THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

VOL. I.—NO. 1. PHILADELPHIA, SATURDAY, JANUARY 9, 1886. PRICE 15 CENTS

A BROAD STREET IMPROVEMENT.

There have been many new buildings erected in Philadelphia during the past year, but few, if any, can exceed in beauty and convenience the "MUHR BUILDING," at the southwest corner of Broad and Race streets, which has just been completed.

A portion of the structure will be occupied by H. Muhr's Sons, for the manufacture of watch-cases and fine jewelry. The remaining portions of the building will be devoted to different tenants, in the manufacture of staple articles.

The building is seven stories in height, including an exceptionally high and light basement, with a frontage on Broad street of 100 feet. The Race street frontage is 140 feet, at the western end of which is an imposing driveway entrance to the yard area, which is paved with compressed asphaltum blocks, and in which all the receiving and shipping of goods will take place. The exterior walls of the building, resting upon heavy battered brownstone six feet high, are laid up in pressed and selected stretcher brick, richly decorated with molded brick and terra-cotta work, each front being surmounted by an appropriate pediment, one bearing the name "Muhr Building," the other the date of erection "1885" in raised gilded letters. On each of the corners is a battlemented tower, 114 feet high from the pavement level. In the tower at the corner of Broad and Race streets is a large clock, with dials facing the four points of the compass.

Although a manufacturing building, the architect and engineer, W. H. Geissinger, under whose supervision the entire work has been executed, has made it a decided ornament to the city, and by placing the business entrances, both for drayage and operatives, on the Race street side of the structure he has entirely removed the objections which the most critical person could raise at having a factory on one of the world's finest thoroughfares. The entrance to the office departments of the various floors is from the south end of Broad street front, where the visitor has the choice of ascending to the desired floor by means of an iron stairway, or of being lifted to his destination in the richly carved and upholstered mahogany car of a hydraulic elevator, of the Otis make, in which he may be landed at the top floor in less than half a minute.

Both of the stairways of the building are made strictly fireproof, being in isolated brick shafts, with iron-lined doors, and form an efficient and safe means of exit in case of panic. In addition to these, however, is an outside iron stairway or fire-escape on the wall of the west wing, having a broad landing at each floor. Two power elevators of heavy capacity, one in the Broad street building and one on the outside of the west wing, constitute the means of transporting material to and from the seven floors. The plumbing and sanitary measures of the building are prominent among its many points of excellence. A large fire and burglar-proof vault has been constructed in the office department of each floor. A special belt race has also been provided, in which the belts transmitting the power from a highly finished Corliss engine to the various floors are confined, thus preventing the spread of fire caused by the belt openings in the floors, and at the same time obtaining the advantage of having the head-shafts of each line permanently set in wall boxes, with belts running entirely clear from all obstructions. Interesting in connection with this shaft are the landings, which jut out over each countershaft, for the purpose of lubricating or adjusting the main driving belts. The shaft constitutes a sight worthy of notice, owing to the enormous height of the same, in which the belts and pulleys are driven at a rapid rate.

The area of each floor is about 8500 square feet, well lighted by high windows from two or three sides at the various parts of the building, and, being entirely unobstructed, not a dark corner can be found at any point. The ceilings are 13 feet 4 inches in height, thus naturally insuring good light. The boiler-room is strictly of fire-proof construction, being 26 feet in clear height. The buildings are heated with steam by means of the vacuum-pump system, and brilliantly lighted in every department.

...S P. MORNEN,
...L ESTATE BROKER,
923 Walnut Street,
PHILADELPHIA,
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

LAW OFFICES
—OF—
FRANCIS H. THOLE,
REMOVED TO
909 WALNUT STREET,
PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St, Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

ESTABLISHED 1873.
E. L. MINTZER, Jr.
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

GEORGE LAYCOCK,
REAL ESTATE AND INSURANCE BROKER,
914 Walnut Street,
PHILADELPHIA.
27th Ward Rural Property a specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.
CONVEYANCERS & REAL ESTATE AGENTS,
337 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

FRED. SYLVESTER. CHARLES SYLVESTER.
FRED. SYLVESTER & BRO.,
REAL ESTATE BROKERS,
203 South Sixth Street,
PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a specialty.

EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.

Established 1867.
C. HARRY SHOWAKER,
CONVEYANCER & REAL ESTATE BROKER,
NOTARY PUBLIC,
Offices, N. W. Cor. Twenty-First and Columbia Ave., N. E. Cor. Seventeenth and Oxford Sts.,
PHILADELPHIA.
Rents, Interests, Etc., Collected. OPEN UNTIL 9 P. M.

WM. F. DEAKYNE,
REAL ESTATE BROKER,
No. 255 South Fifth Street,
PHILADELPHIA.
Telephone Number 1163.

J. C. WORTHINGTON,
ARCHITECT,
735 WALNUT STREET,
(FIRST FLOOR FRONT.)
Special Plans and Designs for every description of Architectural Construction, and Exterior and Interior Decoration.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 and 141 S. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
—AUCTIONEERS—
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STS.,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

ESTABLISHED 1863.
CHARLES MATHEWS, JR.,
CONVEYANCER,
Real Estate and Insurance Broker,
N. E. COR. 15th STREET AND COLUMBIA AVENUE,
PHILADELPHIA.
Notary Public and Commissioner for New Jersey.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA.
CAPITAL $100,000,
10,000 Shares, - - Par Value, $10.00
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

THE REAL ESTATE TRUST CO.,
321 CHESTNUT STREET.
CAPITAL $500,000.
Purchases, sells and rents REAL ESTATE, collects income and gives
ESPECIAL ATTENTION
TO THE CARE AND
MANAGEMENT OF PROPERTY.
Guarantees Rents on Special Terms.
Issues Policies of Title Insurance, also Special Insurance against Decedents' Debts, Mechanics' Liens, Judgments, old Ground Rents, Mortgages, etc.
Acts as Assignee, Receiver, Committee, Guardian, Executor, Administrator, and Agent for registration of stocks and loans.
Executes TRUSTS of every description.
Authorized to act as surety for trustees, etc.
FRANK K. HIPPLE, President.
LOUIS B. HENRY, Sec. and Treas.
GEORGE JUNKIN, Solicitor.

DIRECTORS:
FRANK K. HIPPLE, HENRY C. GIBSON, WILLIAM M. SINGERLY, LEMUEL COFFIN, BEAUVEAU BORIE, JOHN WANAMAKER, GEORGE PHILLER, JOHN F. BETZ, EDWARD T. STEEL, CHARLES W. HENRY, THOMAS DOLAN, R. DALE BENSON.

J. L. GALLOWAY,
Real Estate and Fire Insurance Agent,
—OFFICE—
N. W. COR. 11th ST. and WASHINGTON AVE.,
PHILADELPHIA,
And Moore's Station, P., W. & B. R. R.

JAMES DUFFY,
SUCCESSOR TO D. K. HOUTZ & CO.,
Wholesale and Retail LUMBER MERCHANT,
N. W. Cor. 11th St. and Washington Ave.
Have constantly on hand, or saw to order, all kinds of Bill Stuff, Girders, &c.

DANIEL A. HALL,
Wholesale Lumber Dealer,
Northwest Corner
Eleventh St. and Washington Ave.,
PHILADELPHIA, PA.

ALLEN B. RORKE,
CONTRACTOR =AND= BUILDER.
Stores and Buildings Altered.
No. 423 WALNUT STREET,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
General Eastern Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
Siding, Lathing and Patent Standing Seam Roofing. Send for Catalogue and Price List.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO. 1. PHILADELPHIA, SATURDAY, JANUARY 9, 1886. PRICE 15 CENTS

F. A. McNAMEE, Editor. *HENRY BRIGHT, Business Manager.*

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

PUBLISHED EVERY SATURDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - - - $5.00

All communications should be addressed,

McNAMEE & BRIGHT, Publishers.

PHILADELPHIA, SATURDAY, JAN. 9, 1886.

THE PHILADELPHIA REAL ESTATE RECORD AND BUILDERS' GUIDE is presented to the business men of Philadelphia with the conviction that there is a field in which it can work to advance the interests of real estate brokers, insurance writers, conveyancers and builders. In striving to attain this object it will, with the utmost care and fidelity, present weekly, for the guidance of its subscribers, the latest and most reliable information upon all matters pertaining to those interests.

Of the many special matters to which attention will be given, we may mention the recorded transfers of real estate in Philadelphia and adjoining counties; the permits issued for the erection of new buildings in Philadelphia and vicinity; accurate reports of the market prices of all building materials; and special reading matter and comprehensive editorials on pertinent topics. All large building operations, in whatever part of the country they occur, will be noted in full. The fullest and most reliable information that can be obtained will at all times be laid before its readers, and the paper will discuss with impartiality all matters pertaining to the welfare of its subscribers.

The publishers of the REAL ESTATE RECORD AND BUILDERS' GUIDE feel convinced that if real estate owners, brokers, conveyancers, insurance writers and builders can have placed in their hands each week, in convenient form, all the transactions occurring in their several vocations, together with the latest market quotations of all building materials, they will find it an invaluable aid in their business. The field which the paper proposes to cultivate is an extensive one, but at all times the best efforts of its conductors will be put forth to make the publication interesting, useful and profitable to its subscribers.

THE list of delinquent taxpayers for 1885, a synopsis of which is published in another column, shows that the year just closed was one of prosperity for real estate owners. Although there has been a decided increase in the number of taxable properties during the past year, there has been a decrease in the number of delinquents, equal to thirty per cent. Some of the wealthiest corporations in the city appear on the list of delinquents, but it is probable that through recent transfers, or other circumstances, they are resisting the right of assessment, on legal grounds.

A BOSTON architect has made some interesting experiments with Portland cement, showing that that material does expand. Three glass bottles were filled with cement and sealed tight. One burst in two days, one in eight days, and the third in ten days.

A PROCESS for toughening timber has been invented, by which it is claimed that whitewood can be made so tough as to require a cold chisel to split it. This result is obtained by steaming the timber and submitting it to end pressure, technically "upsetting" it, thus compressing the cells and fibres into one compact mass. It is the opinion of those who have experimented with the process, that wood can be compressed seventy-five per cent., and that some timber which is now considered unfit for use in such work as carriage building, could be made valuable by this means; and more especially since the rapid consumption of our best ash and hickory will sooner or later render some substitute necessary.

IT is a great mistake for owners of realty to allow their vacant property to be used for advertising purposes, by permitting the placarding of large posters on the fences surrounding their ground. In some cases a rental is received for the privilege granted to advertisers, but in others the posters are stuck up without the knowledge or consent of the owner. The large boards obstruct the lots from view, and keep them from being purchased by investors or for improvement. Buyers are attracted by a nice, clean patch, enclosed with a simple fence, and pass by plots defaced with advertisements. An instance is known where a valuable piece of property sold for a good deal less than its market value, and it was considered that the disfiguring advertisements had depreciated its value.

BUILDING laws mean something in Glasgow, Scotland. A builder recently chose to vary from the plans and specifications filed with the authorities, putting in lighter joists and cross timber than provided for. He was hauled up before the court, fined £21, and ordered to reconstruct the entire building, which was roof-high when the dereliction was discovered.

THE tax upon mortgages in Pennsylvania, owing to the practical workings of the law, is a tax upon a poor man's property, for in nearly every case the mortgagor is obliged to pay the tax. A man who owns a $5000 house, on which there is a mortgage for half its value, not only pays the city tax on the full assessment of his property, but probably also pays the State tax on the $2500 mortgage. The house owner in that case is not only unequally and unjustly taxed, but is to that extent oppressed. The extent to which this injustice exists can be understood when it is known that a large portion of the property in Philadelphia is mortgaged. The evil is one which could be remedied if real estate owners would exact a pledge from legislative candidates that they would vote for a repeal of this law. The State could well spare the revenue which is derived from this tax; but even if the money is needed, there are other resources from which it could better be obtained, thus relieving real estate of a portion of the heavy burden it is now compelled to carry.

Oakland Seminary, with its seven acres of land, belonging to the estate of the late Dr. J. Grier Ralston, has just been sold to Archbishop Ryan, of Philadelphia, to be used by the Catholic Church as a branch of the House of the Good Shepherd, for the better class of females whom the Church find it necessary to shelter in that reformatory institution. The price has not been given to the public. The building was used for thirty years as a ladies' seminary. It is situated on a prominence along the turnpike, in the eastern suburbs of Norristown, and commands a view of the surrounding country for miles around. The site has been spoken of as a desirable one for the St. Patrick's Church, the Schuylkill Valley Railroad encroaching upon the grounds of the present edifice and school, and it is thought now that the church will be sold and a new one erected on the Ralston premises. A petition has been filed in Court for the appointment of a jury to assess damages against the railroad company, to the St. Patrick's Church.

Messrs. Simpson & Wade, who have made a signal success of the new town of Chesilhurst, N. J., have removed their office to No. 7 S. Merrick St., where they will be pleased to see all their old customers and many new ones. They have recently purchased a tract of land at Fort George Island, Florida, and have erected a large hotel and made other improvements.

The new hall at Ridley Park is quite an imposing structure. It is in perfect keeping with its neighboring stately private mansions. A neat cinder sidewalk leads to the building, which, at present, is somewhat isolated. In the opinion of many of Ridley's citizens, however, that portion of the park upon which it is located is likely to be the choicest for building purposes. The hall stands on a lot 150 feet front by 170 feet deep. This will be fenced in by the school board shortly, and Tome and Ward streets and Darby street to Swarthmore avenue, macadamized by the Ridley Park Association. The building is two stories high. The first story, which is the school, is stone; and the second story or hall is brick. The first floor contains three rooms, two school rooms, each 25x33 feet, and a reception room. The hall is divided up into a main audience and two dressing rooms. The former is 33x47 feet, and has a capacity for seating 230 persons. The contract price for the building was $8500. The entire cost, including the land, is about $10,000. Mr. P. A. Welsh is the architect, and Mr. J. R. Shirley the contractor. A tall spire rises above the peaked roofs, which gives to the building the appearance, somewhat, of a church.

REAL ESTATE.

The State of Trade.

The market during the past week has been unusually steady. No important transactions have been reported, nor were there any large sales. However, brokers speak hopefully of the future, and there is a good feeling abroad. It is predicted that there will be a lively spring trade, even if the volume of business should not be so heavy as in other years. There is a better demand for improved properties.

Increased Capital.

The capital of the Philadelphia Mortgage Insurance Company has been increased from $500,000 to $750,000 and all taken. The purpose of the company is to deal in Western mortgages. The stockholders of the company are among the strongest and best known business men of Philadelphia, among them being Stephen A. Caldwell, I. V. Williamson, Henry Lewis, William Wood and Charles Platt.

Our Water Rents and Penalties for Non-Payment.

Water rents are due in advance, and payable February 1st, at the Department's headquarters, northwest corner of Thirteenth and Spring Garden streets. A penalty of five per cent. is added to all bills remaining unpaid on May 1st, and an additional penalty of 10 per cent. on all bills remaining unpaid on July 1st. If bills are not paid by September 1st, the water will be shut off, and will not be turned on again until all arrearages are settled, and the payment of an additional $2 for expenses of shutting off and turning on the water.

Rates for Gas.

The price of gas is $1.60 per thousand feet, and is collectable quarterly from private residences and stores. Theatres and large halls pay their bills weekly, and manufacturers and saloon keepers monthly. A penalty of three per cent. is added to all bills five days after being presented, and if not paid within ten days the flow of gas will be shut off. All bills due for gas consumed in buildings west of Sixth street and north of Vine street are payable at the Spring Garden Office, Thirteenth and Spring Garden streets. All other bills for city properties are payable at the main office, on Seventh street, above Chestnut.

A Telegraph Company's Heavy Mortgage.

A heavy mortgage has been filed for record in the Macon County Recorder's Office. It is filed by the "United Lines Telegraph Company," of which Edward S. Stokes is president, which company will operate telegraph lines through this part of the State, out of New York. The mortgage is for $1.200,000, in favor of the Farmers Loan and Trust Company, of New York City, and is to draw interest, in gold, at the rate of 6 per cent. per annum, until 1905. This is one of the largest mortgage bonds ever filed for record in this county. Business men here look upon the enterprise with interest, as they believe the proposed opposition will give them better facilities and cheaper rates.

1153 Fires in a Year.

There were 1153 fires in Philadelphia during 1885, according to the report of Fire Marshal Wood, or 241 more than in the previous year, and nearly twice the number in 1875.

The fires of 1885 "touched the risks of $9,506,565.66 worth of real and personal estate insurance," the loss on which was about $1,586,972.75. That loss was about $1,500,000 less than the loss in 1885.

The largest fire last year was the one that started at 125 Chestnut street, on February 19, causing a loss of over $212,000. The fire most disastrous to life was the one at 1539 Pine street, on February 21, there being four persons killed and three injured.

Delinquent Real Estate Owners.

The total number of delinquent tax payers for 1885 was 9721, or 4488 less than for 1884. The names of many wealthy real estate owners and corporations appear in the list, but it is probable that they are resisting the payment of the tax, on legal grounds. The number of delinquents in each ward of the city, for the two years mentioned, was as follows:—

Wards.	1884.	1885.	Wards.	1884.	1885.
1	616	534	18	348	353
2	302	282	19	569	495
3	158	152	20	823	794
4	178	158	21	342	306
5	224	188	22	723	623
6	162	180	23	631	747
7	360	303	24	837	758
8	276	255	25	1574	1374
9	176	184	26	790	595
10	289	362	27	818	325
11	148	107	28	881	879
12	168	145	29	543	424
13	240	198	30	388	292
14	278	213	31	378	346
15	594	569			
16	184	128	Totals	12,438	9,721
17	257	148			

Complying with the Fire Escape Law.

Since the Board of Fire Escapes, of Philadelphia, have laid before the City Solicitor the names of the persons, firms and corporations in certain wards, who had not complied with the fire escape law, nearly every delinquent has taken steps to erect proper escapes. There is much uncertainty in the public mind concerning the class of buildings to which the law applies, and for the benefit of all we print the first section of the act:—

SECTION 1. That all the following described buildings within this commonwealth, to wit: Every building used as a seminary, college, academy, hospital, asylum or hotel for the accommodation of the public; every storehouse, factory, manufactory or workship of any kind in which employés or operatives are usually employed at work in the third or any higher story; every tenement house or building in which rooms or floors are usually let to lodges or families; every public hall or place of amusement; every parochial or public school building, when any of such buildings are three or more stories in height, shall be provided with a permanent, safe, external means of escape therefrom, in case of fire, independent of all internal stairways

Fire Escapes Erected.

The Board of Fire Escapes last Thursday informed City Solicitor Warwick that sixty persons had complied with his notification to erect fire escapes. Among them are George Carson, 1917 East York street; Friendship Hall, Sepviva and Norris streets; Ivins, Dietz & Magee, Marshall street and Lehigh avenue; C. A. Blessing, Randolph street and Montgomery avenue; John Dobson, Falls of Schuylkill; Masonic Hall, Manayunk; Kensington Council, O. U. A. M., 208 East Girard ave; St. Christopher Hospital, Lawrence and Huntingdon streets; T. McCracken, Seventeenth and York streets; Baptist Home, Seventeenth and Norris streets; Rosine Home, 3216 Germantown avenue; Robert Dornan, 2431 Amber street; J. Dunlap, Eleventh and Cambria streets; St. Timothy Workingmen's Institute, Manayunk; Morse & Williams, 1103 Frankford road, Powers & Weightman, Ridge avenue and Falls of Schuylkill; John and James Dobson, River road, Manayunk; E. H. Fitler, Tenth and Germantown avenue; Thomas J. Luckey, 2022 Abigail street; Gillender & Sons, Howard street and Columbia avenue; J. Pollock & Sons, Otis street; Masonic Home, 3337 North Broad street; William Schollenberger, Master and Putnam streets.

Real Estate Agents Combine.

The real estate agents of Atlantic City are about forming an association for mutual protection. For several years past their business in that city has been demoralized. Property owners would place their cottages in the hands of two or more agents, and, in many cases, in the hands of every agent in the city. The several agencies published their catalogues, and parties desirous of renting, on obtaining the several lists, would conceive the idea that more property was for rent than was really the case; and again, where two or more agents had the same property for rent, with the rent fixed at, say $500, but permission to accept $450, the regular rent was very rarely obtained, each agent only asking the smaller sum, fearing that the other parties would rent it at that figure, and he would thereby lose his commission. In other cases the owners would rent the property themselves by "throwing off" the agents commission. This made it an inducement for renters to avoid the agents.

The agents have now agreed to accept no property until the owner signs an agreement to pay the agent a commission when the property is rented or sold, and, if it is placed in the hands of two agents, both are to have a commission. The commission for renting will be 5 per cent. on all rents of $1500 or under, and 2½ per cent. on sums over $1500. The commission on sale of property is to be 2 per cent. The agents also agree to show no property not on the books of some member of the association.

The officers of the association are: President, Hon. J. J. Gardiner; Secretary, A. W. Irving; Treasurer, I. G. Adams.

An Active Year for Builders.

During the year just closed building operations have been more numerous, and the trade has been more active than in any previous year in the history of the city. The many different operations for which permits are required exceeded those of 1884 by 1506, and the number of dwellings erected was 1329 more than in the previous year. The following is a comparative statement of the number of operations and of the dwellings enumerated among them for the past five years:—

	1881	1882	1883	1884	1885	Total.
Operations	4250	4355	6045	6394	7900	28,999
Dwellings	2104	2280	3727	4298	5627	18,036

Of the dwellings erected during 1885, 4104 were two stories, 1519 three stories and 4 four stories.

The other operations comprise 158 factories and business houses, 21 chapels and churches, 183 stables, 14 dye houses, 25 boiler and engine houses, 5 skating rinks, 73 shops, 12 ice houses, 7 breweries, 4 laundries, 2 foundries, 6 slaughter houses, 2 coach houses, 2 conservatories, 1 ferry house, 3 church spires, 3 bottling houses, 15 sheds, 2 panoramas, 2 sacristies, 3 halls, 4 market houses, 38 offices, 5 "homes," 1 convent building. 6 drying houses, 2 hotels, 2 club houses, 9 school houses, 383 back buildings, 175 kitchens, 16 one-story buildings, 6 bake ovens, 50 bay windows, 1 reading room, 1 carriage factory, 1 chemical building, 1 studio, 1 milk house, 2 vaults, 1 wagon house, 1 smoke house, 1 public bath house. 1 hot house, 1 lime house, 2 wash houses, 1 dead house, 1 saloon, 1 pump house, 2 photograph galleries. 1 ball alley, 1 grand stand, 5 chimneys, 357 additions, 306 alterations, 139 new fronts, 83 walls, 38 baths, 2 border settings, 13 repairs, 2 floor beams, 1 stairs, 1 porch, and 8 removals.

Laws Relating to Taxes on Real Estate.

Taxes in Philadelphia are due on January 1st of each year, and payable at the office of the Receiver of Taxes in the City Hall. On all bills paid on or before June 30 a discount of one per cent. per annum is allowed. This discount is fixed by ordinance of Councils. No discount is allowed on State tax. After June 30 a penalty of ½ of 1 per cent. is added to all unpaid bills; after August 1st, 1 per cent.; after September 1st, 1½ per cent.; after October 1st, 2 per cent.; after November 1st, 3 per cent.; and after December 1st, 4 per cent. After July of each year a penalty of 5 per cent. is added on all unpaid State taxes. After December 31st unpaid taxes become delinquent, when 5

per cent. more is added, together with 15 cents for advertising each name. On February 1st a penalty of 1 per cent. is added by the Delinquent Department; on March 1st, 2 per cent.; on April 1st, 3 per cent.; on May 1st, 4 per cent.; on June 1st, 5 per cent.; on July 1st 6 per cent.; and on August 1st, 7 per cent., together with interest at the rate of 6 per cent. from December 31 of the year for which the taxes were assessed.

The tax rate for 1886 is $1.85 per $100, which has been the rate since 1883. In 1880 the rate was $2; in 1881, $2.95, and in 1882, $1.90 per $100. The highest rate since the city was consolidated was in 1866 and 1867, when it was $4 per $100, and the lowest in 1868, when the rate was $1.40 per $100. The rate on suburban real estate is $1 23½ per $100, and on farm lands, 92½ cents per $100. The rate of $1.85 is levied upon the following basis: Poor, 6 cents; School, 22 cents; Lighting City, 4 cents; Loan, 71 cents; Highways, 8 cents; Water, 9 cents; Police, 20 cents; Markets and City Property, 3 cents; Fire, 7 cents; Prisons, 2 cents; City Commissioners, 9 cents; Health, 2 cents; Expenses of Municipality, 21 cents—total, $1.85 The total assessed valuation of all kinds of property in Philadelphia during the past seven years is as follows:—

1880	$536,667,834
1881	543,669,129
1882	553,775,229
1883	571,483,255
1884	583,612,683
1885	597,785,428
1886	611,309,615
Total	$3,998,303,173

What Makes an Office Building Popular.

Builders and investors are often puzzled to know what are the qualities which make an office building popular. They see that one building, well located, is never in good demand, while a neighboring structure is always filled with tenants. They look for the reason, and in most cases find that the popular office building fulfills these conditions: It has an attractive entrance; has a quick and accessible elevator; its hallways are light and airy; and the offices are light and convenient.

The attention of persons seeking office accommodations is directed to a given building, either by some of the present occupants, with whom they have social or commercial relations, or from its location and surroundings being suited to their business.

If at the entrance they are repulsed by a contracted doorway, disfigured or concealed with signs, they will scarcely even enter.

If the entrance be fair but the stairs forbidding, they will not ascend. If there should be an elevator, and on entering they are rattled at a slow pace through a dark hole in the building, they will be likely to return to the sunshine without further inspection.

But if, on the other hand, they are attracted into the building by a fine entrance and through a pleasant passage to a convenient elevator, and taking this they find themselves quickly and imperceptibly elevated to broad, light halls above, their favor is won at once, and they have but to find an arrangement of rooms suited to their requirement, well lighted, clean and containing the modern conveniences, to rent at fair prices, to secure their engagement.

While it may perhaps be said that there are some old buildings that show a comparatively large rent roll and small cost of maintenance, it will invariably be found that the loss of rent from bad tenants and vacancies, *in a term of years*, reduces the net income to a low average.

There are many good buildings, the upper floors of which are unproductive. With an elevator these floors would become as valuable as the lower floors, and yet owners throw away the cost of an elevator every year while their tenants either demand lower rents as an offset for the lack of conveniences or desert the building altogether. Nor is it always the large modern buildings that pay the best to the square foot of ground surface, though the very large ones undoubtedly do.

Public Halls Defective in Acoustics.

When architects are requested to draw plans for public halls they should be required to give proof that they understand something of the science of acoustics. In a number of instances recently they have brought into existence legislative chambers, churches and business exchanges utterly unsuited for the purpose of speaking or hearing. In every case we believe that the architect has assured the different committees that the acoustic properties of the rooms would be all right, but after they were constructed it was found that alterations must be made to fit them for the uses for which they were originally designed. There is usually very little difficulty with theatres and opera houses. The cone form of the interior, the galleries, tiers and pillars break the volume of sound, while the stage itself acts as a great sounding-board, throwing the voices forward into the auditorium. The problem there is simplified because the speaking is from one part of the house only. The acoustic properties of many churches are defective, as they are generally modeled after temples which were originally designed for sacrifice and not for speaking. The Roman Catholic cathedrals were intended when first built, in the middle ages, for music and the mass, not for oratory. Hence the artificial sounding-board which they all require. And after all, how few of them are satisfactory to those who go to hear the sermon?

The legislative halls are often defective acoustically, because the speakers occupy different parts of the hall, a fact not taken into consideration by the architects. It has been noticed that in a certain location one speaker of average loudness can be distinctly heard, while a debater with powerful lungs in another part of the room is often inaudible. The problem is still further complicated in an exchange, for there the sounds of the voices come from every direction, and every part of the hall ought to be equally good for the transmission of sound.

The New York Real Estate Exchange has had its troubles also. The architect was sure everything was all right before the opening, nor was any difficulty experienced the first day, when the speeches were made from the stand erected under the dome at the north end of the room. When business commenced, however, and several auctioneers began selling property simultaneously, there was confusion at once, for the waves of sound re-echoed against the marble floor and the flat walls and ceilings. There were no extending galleries or pillars to break the sound or absorb it. By the stringing of wires and other devices this defect has, in a measure, been cured, and will be finally overcome. But building committees and others who have the construction of halls, should insist that the architects give them guarantees, in advance, of their knowledge of acoustics. They usually assume to their employers that they have nothing to learn on this subject, but their excuse, after the mischief is done, is that every new hall is a new problem. This, of course, is all nonsense. With the experience gathered in the construction of churches, legislative halls, and exchanges, there should be no defective structures of this kind.

Our Public Land System.

The public lands of the United States which are still undisposed of and open to settlement lie in nineteen States and eight Territories. In each case, except Ohio, Indiana, Illinois, the Indian Territory and Alaska, land offices are established in charge of an officer known as the Registrar of the Land Office, where records of all surveyed lands are kept, and applications concerning lands in each district are filed and inquiries answered. The public lands are divided into two great classes. The one class have a dollar and a quarter an acre designated as the minimum price, and the other two dollars and a half an acre—the latter being the alternate sections reserved by the United States in land grants to railroads, etc. Titles of these may be acquired by private entry or location under the homestead, preëmption, and timber-culture laws, or, as to some classes, by purchase for cash, in the case of lands which may be purchased at private sale or such as have not been reserved under law. Such tracts are sold on application to the Land Registrar, who issues a certificate of purchase, the receiver giving a receipt for the money paid, subject to the issue of a patent or complete title if the proceedings are found regular by the Commissioner of the General Land Office at Washington.

Entries under land warrants (given mostly for military services under acts of Congress) have fallen off very largely by the absorption of such warrants, there having been no military bounty-land warrants provided for on account of services in the late war. Entries under the preëmption law are restricted to heads of families, or citizens over twenty-one, who may settle upon any quarter-section (160 acres), and have the right of prior claim to purchase, on complying with certain regulations.

The homestead laws give the right to one hundred and sixty acres of a dollar-and-a-quarter lands, or to eighty acres of two-dollar-and-a half lands, to any citizen, or applicant for citizenship over twenty-one who will actually settle upon and cultivate the land. This privilege extends only to the surveyed lands, and the title is perfected by the issue of a patent after five years of actual settlement. The only charges in the case of homestead entries are fees and commissions, varying from a minimum of $7 to a maximum of $34 for the whole tract entered, according to the size, value or place of record.

Another large class of free entries of public lands is that provided for under the Timber-Culture Acts of 1873-78. The purpose of these laws is to promote the growth of forest trees on the public lands. They give the right to any settler who has cultivated for two years as much as five acres in trees to an eighty-acre homestead, or, if ten acres, to a homestead of one hundred and sixty acres, and a free patent for his land is given him at the end of three years instead of five. The limitation of the homestead laws to one hundred and sixty acres for each settler is extended in the case of timber-culture, so as to grant as many quarter sections, of one hundred and sixty acres each, as have been improved by the culture, for ten years, of forty acres of timber thereon; but the quarter sections must not lie immediately contiguous. The fees and commissions in timber-culture entries vary from $13 to $18 for the tract.

From the report of the Commissioner of the General Land Office for 1885 it appears that during the last fiscal year the sales, entries, and selection of public land under various Acts of Congress relating thereto embrace 20,113,663.37 acres, and of Indian lands 881,850.21 acres, making a total of 20,995,513.58 acres, being a decrease, as compared with the year 1884, of 6,535,656.41 acres, and an increase over the year 1883 of 1,565,480.78 acres.

Among the classes, in acres, were the following: Public sales, 3,093 76; private entries, 473,023.84; preëmption entries, 2,311,296.71; timber and stone land entries, 139,301.93; desert-land entries, 928,250.06; mineral-land entries, 35,215.02; coal-land entries, 3,675.19; town-site entries, 60.34; abandoned military reservations, 1,318.89; homestead entries (original), 7,415,885.53; timber-culture entries (original), 4,755,005.57; entries with military bounty-land warrants, 26,833.18; railroad selections, 3,558,914.10; Indian homestead entries, 3,637.77; entries with agricultural college scrip, 961.83; entries with private land-claim scrip (Supreme Court), 7,944.37; entries with Valentine scrip, 400.00.

Disabilities of Real Estate.

That real estate, under the most favorable conditions, labors under many disabilities which should not exist, every one familiar with the subject will admit. Title companies have been organized to perform work which ought not to be necessary.

A commission has been appointed by the Legislature of a neighboring State to devise plans for securing greater simplicity in legal forms, and the reform movement has been recognized in this city, where a number of conveyancers have discussed the matter at a meeting called for that purpose. These are all evidences that men are beginning to

discover the necessity for a change in the administration of real estate interests. The evils of private ownership in land, which Mr. Henry George affects to have discovered, exist, but they are not due to the fact of possession. They are due rather to the incompleteness of possession; to the fact that while men nominally hold land as a personal appurtenance, they hold it by a tenure that withdraws it from the list of readily exchangeable commodities. It absorbs an enormous proportion of the fruits of annual production, while it contributes nothing or next to nothing to the resources of commercial exchange.

But it is not alone the legal rubbish under which it is buried, and uncertainties respecting title, that prevents the full utilization of landed property as an agent for keeping in motion the forces of industry. We need, it is true, and must have, such a simplification in the forms of transfer that titles may be verified without tedious and costly searches and a thorough investigation of their almost ancestral records. It is a shame that, after the practicability of such reform had been demonstrated in several of the young and rising colonies of the British Empire, we have so long failed to imitate the example furnished. But even after we have simplified the forms of transfer, and made titles to real estate as clear as titles to stocks, or any other description of securities, we shall not have removed all the causes that lead to the sequestration of capital invested in realty.

One of the most formidable obstacles in the way of placing real estate on a perfect position of equality with other kinds of property in the channels of exchange, is found in the uncertainty in which values are involved. There is no true basis for estimate. The property, not being handled in blocks, and varying in value according to location or the service for which it is utilized, is subject to the widest differences in valuations. In growing cities prospective estimates, founded often on fanciful and mistaken ideas of the course of future improvements, are permitted to give inflated ideas of values. In any such case strong investors who are able to buy and hold will place one estimate on their possessions, while the builder who wishes only to improve and sell will place another, and often very much lower estimate. The latter will look to the present market value, founding his estimate upon recent sales, while the former, forgetful sometimes even of the incidents of taxation and interest, will see only what he thinks will be the inevitable increment.

This obstruction is possibly beyond the reach of any of the ordinary commercial agencies that fix the values of other marketable property, and so long as it lasts it will be idle to suppose that real estate securities will exchange freely in the market. The merchant who holds a piece of realty which on his own personal judgment he estimates at $100,000, would not consent that an estimate of $75,000 made by a banker or broker should be permitted to limit the exchanging power of his possession. Not until he was threatened with bankruptcy, would he consent to see his property go at what he would consider such a ruinous sacrifice. Real estate exchanges might do a great deal to correct this difficulty. Broadly and generally, over fields covered by their transactions, their estimates would be accepted as an approximation to true values; but without a vast and not heretofore contemplated enlargement of their machinery they could not cover the ground sufficiently for the work of estimating in detail. Every piece of real estate should have a definite and fixed value, not regulated, it is true, by the agency that makes the estimate, but holding the established figures until the laws of trade have compelled a readjustment.

Assessment officers seem like the natural agents for securing this reform. Their functions at present appear to be exercised for the misrepresentation of values; and no one who wishes to buy or sell a piece of property pays much attention to their figures. Their work is sufficiently regarded, however, to show that, under a better regulated system of assessment, their estimates, made from year to year, might represent the true market value of the property assessed. But it does not now so represent it, and the entire community suffers for the irregularity.

It might be objected that it would be an enlargement of the functions of assessors to make them the regulators of prices. But this is not proposed. Prices must always be regulated by the exigencies of the market, influenced, it should be said, also, by an intelligent popular comprehension of economic lands; but assessors should be compelled to watch more closely the conditions of the market, and to make their estimates accordingly.

Suburban Homes on the Pennsylvania Railroad.

The adaptability of the country along the main line of the Pennsylvania Railroad, near this city, for suburban residences, has been appreciated during the past two years by a large number of Philadelphians. Building operations have never before been so numerous in that favored section, and the country is dotted over with hundreds of handsome and costly dwellings. Upon many of these houses, and the spacious grounds which surround them, a small fortune has been expended. Among the Philadelphians who are now erecting dwellings in that section, and which will be occupied during the coming spring and summer, are many of the most prominent business and professional men of the city.

At Overbrook, Joseph B. Townsend, Jr., the attorney-at-law, has erected a handsome house on Union avenue. Merion will receive an acquisition in Charles Hartshorne, Vice-President of the Lehigh Valley Railroad, Mrs. Anna W. Baird, Richard H. Davids and George L. Crawford, the lawyer. At Bala, a prominent physician has erected a dwelling at Bryn Mawr and Highland avenues. T. Broom Belfield, the brass founder, will occupy a new dwelling at Elm. Mr. Isaac H. Clothier, of Strawbridge & Clothier, has erected a magnificent country seat at Wynnewood, where Mr. Pierce Archer, the lawyer, will also occupy a new dwelling. Haverford will secure Mr. Charles Williams, well-known in insurance circles, while Mr. C. P. Perkins, of the Pennsylvania Railroad, will locate at Bryn Mawr. At Rosemont, Mr. Elbert Kochersperger, of the Philadelphia National Bank, Mr. Henry F. West, President of the Philadelphia Warehouse Company, and Mr. William T. Tiers, the tea importer, have erected elegant new homes. Charles McKeone, the soap manufacturer, will locate at Villa Nova, and David R. Garrison, the lumber merchant, will occupy a new house at Radnor, while another lumber merchant, Mr. Theodore Williams, will not be far away—at St. Davids. At Wayne, Dr. Joseph C. Egbert, and one of our leading business men, expect to move into new dwellings. Eagle will rival Merion in the number of its handsome new residences; Joseph R. McElroy, the real estate broker, D. S. Newhall, Assistant Secretary of the Pennsylvania Railroad Company, Henry D. Hughes and James Robertson being among those who will move to the place. T. M. Rogers, the architect, in closing the list, has designed a handsome residence for himself at Devon.

The houses erected by Mr. Hartshorne, Mr. Clothier, Mrs. Baird and Mr. Garrison, will rank among the handsomest country seats to be found near Philadelphia. In each case from $50,000 to $100,000 has been expended in erecting the dwelling and beautifying the grounds.

Highway Bills Approved by Councils.

At the meeting of City Councils on the 7th inst., action was taken on a large number of bills to open, grade and pave certain streets in Philadelphia; to build sewers and to lay water pipe. In Common Council the measures of this character which were passed were as follows:—

To Open Streets.—Gratz street, between Berks and Norris streets, Twenty-eighth Ward; Wyalusing avenue, between Lancaster and Haverford avenues, Twenty-fourth Ward; Pennsylvania avenue, between Twenty-fifth and Thirtieth streets, Fifteenth Ward.

To Grade Streets.—Palethorp street from Huntingdon street to Lehigh Avenue; Comly and Erdrick streets, in the Twenty-third Ward; Tasker street, in the First Ward; Brown street, in the Twenty-fourth Ward; Hansberry, Morris and Bouvier streets, in the Twenty-eighth Ward; Centre street, in the Twenty-second Ward; Queen lane, in the Twenty-eighth Ward; Longshore, Washington, Tyson, Jackson, Glenlock, Ditman, Marsden and Vandyke streets and Torresdale avenue, in the Twenty-third Ward, with House of Correction labor; and Oregon street, between Markoe and Forty-seventh streets.

To Pave Streets.—Parrish street, between Forty-second street and Lancaster avenue; Tasker street, from Otsego to Ash; Poplar, Winchester and Baldwin streets, in the Twenty-first Ward; Duval street, from Germantown avenue to Adams street; Bouvier street, from Montgomery avenue to Berks street, in the Twenty-eighth Ward; Dudley, Palethorp, Seventh and Berks streets, and Church street, between Nash and Chew streets, Twenty-second Ward.

To Revise Grades.—Church street, Frankford; Mount Vernon street, between Division and Fowler streets, Twenty-first Ward.

To Lay Water Pipe.—On Church street, Twenty-second Ward; and on Twenty eighth, Richfield, Eleventh and Warnock streets and Indiana avenue, Twenty-eighth Ward.

To Build Sewers.—On Lombard street, between Broad and Fifteenth streets; and on Lynn street, between Twenty-second and Twenty-third streets.

An Interesting Real Estate Suit.

The Supreme Court of Pennsylvania last week heard argument on the interesting real estate case of Warren vs. Steer, which came before it on a writ of error from Common Pleas Court No. 2, of Philadelphia. The controversy was about a piece of property on Eighteenth street, between the wife of the late William J. Warren, of this city, and the purchaser from Henry Davis and wife, the brother-in-law and sister of Warren. The property was given by Warren to his sister in 1854. He purchased it and had the deed made out to his sister. It was registered in her name at the Survey Department, although Warren still continued to collect rents and manage the property It was alleged by the widow that a trust had resulted in Warren's favor, although the property is in his sister's name, inasmuch as there was not sufficient evidence to rebut the presumption which equity raises when property is purchased with one man's money and title taken by another. The court held the case under advisement.

A City's Liability for Safe Streets.

Justice Paxson has filed an opinion in the Supreme Court, in the case of Monongahela City vs. Fisher. Fisher recovered damages against the city for an accident occurring upon a country road within the city limits, the Court below holding that under the charter of the city, it was bound to keep its streets clear from obstruction and in good condition and repair. In reversing the lower court, Justice Paxson holds that, although this rule may apply to the closely built-up portions of a town or city, it has never been held to be the rule as regards country roads. They are seldom, if ever, kept in repair from side to side, a sufficient portion of the middle only being kept in a smooth condition and safe and convenient for travel.

—A Paper Door.—A durable and weighty-looking door is now made of paper. While it costs about the same as wood, it is much better, because there is no shrinking, swelling, cracking or warping. It is composed of two thick-paper boards stamped and moulded into panels and glued together with glue and potash, and then rolled through heavy rollers. It is first coated with a water-proof coating and then with a fire-proof coating, and is painted and varnished, and hung in the ordinary way.

—It is said that the making of white brick in France, from the immense accumulations of waste sand at glass factories, is likely to prove a valuable industry. The process of production consists in subjecting the sand to an immense hydraulic pressure and then baking in a furnace at a high temperature, so as to produce blocks of various forms and dimensions, of a uniform white color, and of almost pure silex. The product is unaffected by frosts, sun or rain.

NEW YORK REAL ESTATE.

The trouble at the County Clerk's office seems not altogether at an end. It is stated that the officials decline to return a search under twenty days. The completion of several important purchases was adjourned yesterday on this account. As the officials are now paid entirely by salary, and not by fees, they seem inclined to do all they can to prove that the change of system has some disadvantages. John V. Dudley, of No. 171 Broadway, has been posted for membership in the Real Estate Exchange, proposed by John Davidson and Nathanial Niles; also John M. Gibson, of No. 137 Broadway, proposed by John R. Foley and Jere Johnson; also T. Oliver Carter, No. 39 Nassau st., proposed by Hale J. How and James Carr.

An Efficient Fire Department.

The work that the New York Fire Department has accomplished during the past year, justly entitles it to the credit of being second to none in the world. The active force of the department comprises 900 men—1 chief, 2 assistant chiefs, 12 battalion chiefs, 164 company officers, 110 engineers, and 611 firemen and privates. The Fire Department now consists of 54 engine companies, 19 hook and ladder companies, and 2 water towers. The engines, hook and ladder carriages, and other running apparatus and wagons, number about 300. The total number of horses is 262.

During the year there have been 2472 fires, causing a loss of property valued at $3,966,401. The monthly fire record for 1885, and the corresponding dates of 1884, together with the estimated losses, are given below:—

	1884		1885	
	Fires.	Loss.	Fires.	Loss.
January	262	$563,631	247	$587,496
February	237	861,283	193	121,035
March	232	433,251	203	300,067
April	246	374,690	218	553,210
May	203	284,373	188	423,171
June	192	372,942	225	117,712
July	222	199,574	176	126,146
August	132	153,040	143	182,279
September	161	203,470	172	129,822
October	187	258,607	183	344,105
November	198	210,360	195	208,285
December	200	254,180	241	356,551
Totals	2472	$3,966,401	2381	$3,450,379

The following shows the amount of insurance on the property injured or destroyed by fire during the year, compared with that of 1884:—

	1885.	1884.
January	$4,139,646	$3,037,929
February	3,573,900	1,571,250
March	2,430,495	2,519,803
April	2,973,788	8,236,849
May	1,859,525	1,829,923
June	2,936,126	2,936,540
July	2,653,675	1,127,605
August	1,341,000	1,477,040
September	1,619,735	1,279,400
October	2,652,200	2,048,860
November	2,900,658	2,817,100
December	2,619,860	2,030,000
Totals	$33,660,600	$25,006,299

The casualties during the year were numerous. Four brave firemen were killed while in discharge of their duty and 180 were injured, many of them seriously.

A Good Year for Builders.

The year just brought to a close has been a very successful one to builders in New York city. An examination of the records of the Department of Buildings shows that during 1885 plans for 2946 new buildings were filed and acted upon, against 2905 in 1884, or an increase of 41. The estimated cost of these new buildings is $45,537,360. It has been thought that the flat-house speculation has been overdone, but it appears not, for there are 325 flat houses to be built, at an outlay of $5,755,500. The poor are cared for to the extent of 765 tenement houses, estimated at $13,191,700. The balance is made up of places of business and public and private buildings, including 3 theatres.

Plans for the alteration of 2310 old buildings have been filed during the year, representing a cost of about $5,718,000 against $5,000,000 last year. Two thousand six hundred and fifty-six buildings were reported as unsafe, and complaints were received against 2972 others. The following figures show the rapid growth of New York city, as represented annually for the last ten years in the estimated cost shown by the number of plans filed:—

	Est. Cost.		Est. Cost.
1876	$15,903,880	1881	$43,291,300
1877	13,365,114	1882	44,793,186
1878	15,219,680	1883	43,214,346
1879	22,507,322	1884	44,160,423
1880	29,115,385	1885	45,537,360

BUILDERS' NOTES.

THE CITY'S PERMITS.

New store front, 1321 Arch st., Stacy Reeves & Sons, 120 N. Thirteenth st.

New front, N. W. cor. Franklin and Race sts., John G. Ruff, 825 Filbert st.

Two-story brick dwelling, 16 ft. by 31 ft., 826 Burns street, Lewis H. Dunn, 2126 Sharswood street.

Four 2½-story stone houses, 18 ft. by 50 ft., N. E. cor. Ridge ave. and Jefferson st., Wm Blair, 2048 Reed st.

Three-story brick store and dwelling, 18 ft. by 45 ft., West side Twenty-seventh street, south of Columbia avenue, Louisa Davidson, 2629 Oxford Street.

Twenty-five two-story brick dwellings, 14 ft. by 35 ft., South side Fernon street, between Twentieth and twenty-first, Simpson A. McVickar, 913 South Thirteenth street.

One-story brick building, 13 ft. by 15 ft., N. E. side Lancaster ave., between Thirty-ninth and Spring Garden streets, J. K. Little, 642 North Fortieth st.

Four two-story brick houses, two 16 ft. by 44 ft., two 14 ft. by 40 ft., S. side of Master st., between Twenty-seventh and Twenty-eighth sts, C. E. Coulston, 1408 N. Twelfth st.

Operations Outside the City.

—The Episcopal Society, of Wayne, Pa., will erect a new church edifice.

—The County Commissioners of Murray County, Ga., will build a court-house at Spring Place.

—Thos. E. Blackshear and others, of Thomasville, Ga., contemplate building a factory for making picket fencing.

—The congregation of the Wall Street M. E. Church, Auburn, will erect a new edifice. Address the Board of Trustees.

—Mr. Waterman, of Aurora, Ill., will erect a large block of stores and dwellings. Architect, Theo. Wadskier, 218 Lasalle St.

—Wayne, Pa., is to have a system of waterworks. Plans and specifications are now being prepared.

—Water-works are to be constructed at Gallatin, Tenn., at a cost of $35,000. Work will begin March 1st, 1886. Address Wm. Spradin, engineer.

—B. F. McCormick, Mt. Sterling, Ky., will erect at once one large 2-story brick warehouse, with elevators, on the corner Locust and Sycamore Sts.

—Lazarus Silverman, 93 Dearborn St., will at once erect a furniture factory at the cor. of Fillmore St. and Pan Handle tracks. Architect, Oscar Cabb, 57 Major Block.

—The Plimpton Manufacturing Co. (envelope and stationery), Hartford, Conn., will erect a four-story building in the spring. Contracts not yet awarded. O. H. Easton, Hartford, is the architect.

—St. Luke's Episcopal Church, Mont Clair, N. J., will erect a new edifice on the corner of Union Street and Fullerton Ave. The lot, which cost $25,000, has been donated by Capt. Wm. Fellowes.

—Lockwood, Greene & Co., mill engineers, of Providence, R. I., have recently made plans for a wool stock-house, 202 feet long by 103 feet 4 inches wide, two stories and basement, for the Riverside and Oswego mills, and they are now erecting the same at their Providence mills.

—The Sumner Glass Co., Sharpsburg, Pa., are looking for a site on which to erect new works.

—Peter Emshe, sewer engineer, Buffalo, N. Y., has prepared plans for a $150,000 sewer.

—Taylor & Crate, Buffalo. N. Y., have bought a saw mill at Chattanooga, Tenn., and will make additions.

—The Fredonia Watch Co., Fredonia, N. Y., will remove their factories to Peoria, Ill., where they will erect new brick factories. E. D. Howard, president.

—The Oswego Hosiery Co., Oswego, N. Y., will remove to Canastota, N. Y., where they will erect a building to be ready for occupancy in thirty days.

—The congregation of the French Catholic Church, West Troy, N. Y., will erect a schoolhouse on the corner of Stafford and Buffalo Streets. Honore Goyette is one of the interested parties.

—The Riverside and Oswego Mills, at Providence, R. I., are adding to their plant a three-story building, 244 feet long by 69 feet 4 inches wide, and in connection with same a boiler house, engine house and chimney. Plans for the buildings and arrangement of power, shafting, etc., are being made by Lockwood, Greene & Co., mill engineers, Providence.

Morrisson & Woodward, Chattanooga, Tenn., will build an addition to their mill, and add new machinery. Cost..... $5,900

The F. C. Bishop & Co. Company, of Chicago, Ill., has been incorporated. Francis C. Bishop, James N. Buchanan. 184 Dearborn St., Fred. N. Bishop and Wm. M. Golden, incorporators. Capital stock..... 30,000

J. C. McCrary, of Madison, N. C., will sink a shaft and add new buildings, etc. Estimated outlay..... 50,000

The Western Coal and Iron Company, of New York, has been incorporated. George W. Dithridge, C. M. Reynolds, H. M. Conover, F. H. Campbell, E. L. Schumann and John S. Smith, 45 William St., incorporators. Capital stock.....1,000,000

J. A. Pierson will erect a residence on West Jackson St., near Loomis, Chicago. Architects, Burnham & Root, 115 Dearborn St. Cost..... 15,000

C. W. Vosburgh will erect a three-story residence on Leavitt St., Chicago. Architect, W. L. Carroll, 79 Ashland St. Cost..... 10,000

D. B. West will erect a pressed brick residence on West Jackson St., Chicago. Architect, W. L. Carroll, 79 Ashland St. Cost..... 7,000

Three-story and basement brick dwelling on the south side of Greene Avenue, near Reid Avenue, Brooklyn. Owner, Mrs. M. A. Tostevin. Architect, Theo. Engelhardt, 779 Broadway, E. D. Plans have not yet been filed. Cost about..... 8,000

Four-story brick dwelling on the corner Nevins and Warren Streets, Brooklyn. Owner, Mr. O'Donnell. Architect, Robt. Dixon, 219 Montague St. Plans have not yet been filed. Cost..... 12,000

Two three-story and basement brownstone dwellings on the south side of Rodney Street, near Bedford Avenue, Brooklyn. Owner, H. B. Scholes, 119 Bedford Avenue. Architect, E. F. Gaylor, 40 Broadway, E. D. Plans have not yet been filed. Cost..... 14,000

The Wheaton Sub. Electric Conduit Company, of New York City, has been incorporated for the purpose of laying underground wires. John A. Belvin, Samuel Conover, Charles A. Post, 31 Astor House, New York City, John J. Kiernan, John A. Todd, Stephen T. Willetts and Henry A. Keiser, incorporators. Capital stock.....1,500,000

Three four-story frame tenements and stores, on the northeast corner of Central Ave. and Suydam Street, Brooklyn. Owner, Henry Roth, 213 Johnson Ave. Architect, Theo. Engelhardt, 779 Broadway, E. D. Plans have not yet been filed. Cost..... $24,000

Two five-story frame tenements, at 299 and 301 Fifth St., Brooklyn, E. D. Owner, Peter Delap, 1620 Broadway, E. D. Plans have not yet been filed. Estimated cost..... 15,000

Plans for the extension of the water-works supplying Brooklyn from Rockville Centre to South Oyster Bay, have been sent to the Common Council. Estimated cost.....3,000,000

The Tampa Water Works Company, of New York, has been incorporated to operate water-works at Tampa, Fla. Incorporators, Chas. W. Knight, Wm. J. Leddell, Chas. G. Hildbreth, Geo. W. Bower and Herbert L. Smith. Capital stock..... 100,000

Two 2-story and attic dwellings at 1341–1343 Vernon Ave. Owner, Michael Keating; architect, F. L. Charnley, 163 State St. Cost..... $10,000

Three-story dwelling at 3626 Michigan ave. Owner, G. S. Chapin, 75 Monroe st. Cost..... 35,000

Three-story flat building at 87 31st st. Owner, J. S. Hoskins; architect, J. Speyer, 135 Madison st. Cost..... 13,000

Three 4-story brownstone stores and dwellings will be erected on the north side of Fulton St., near Bedford Ave., Brooklyn, N. Y., for A. C. Brownell, 242 Adelphia St. Plans have not yet been filed. Cost..... 50,000

Jas. B Jermain, Albany, N. Y.. will erect a building for the Young Men's Christian Association. Cost..... 50,000

G. Wetterlund, 143 W. Lake St., will erect a building during the winter on North Carpenter St., West Side, Chicago. Architect, Gabriel Isaacson, 98 Ashland Block. Cost..... 13,000

R. F. Brown, Spring City, Tenn., will build a storehouse to replace one destroyed by fire. Work will begin January 1. Estimated cost..... 10,000

L. M. Elder, Chattanooga, Tenn, will soon commence work on a business block, to cost..... 11,500

The Trustees of the Episcopal Church, Richmond, Ky., will erect a new brick church next spring on Lancaster Ave. Cost..... 10,000 to 20,000

The Illinois River Elevator Company, of Chicago, Ill., has been incorporated. Samuel D. Norton, 822 Opera House Building, John L. and Edmund Norton, incorporators. Capital stock..... 50,000

The Southwestern Elevator Company, of Chicago, Ill., has been incorporated. George J. Dunlap, C. R. Cummings, 3236 Graves Place, and John J. Jewett, 97 Clark St., incorporators. Capital stock..... 500,000

Rudolph Nunnemacher and others, Milwaukee, Wis., will build a grain elevator, to cost..... 100,000

Greene Bros., Danbury, Conn., will erect a three-story hat factory 28x100 with a wing 24x36. Fred. Olmstead, Danbury, contractor. Cost..... 20,000

The Sterling Manufacturing Co., 16 W. Van Buren St., Chicago, Ill., have broken ground on North Ashland Ave., near Fulton St., for a four-story factory. Builder, W. S. Edwards. Cost 10,000

Willcox, Crittenden & Co., Middletown, Conn., will erect an iron foundry to cost..... 10,000

Six 4-story brick dwellings, on the north side of 78th St., west of 4th Ave. Owners and builders, Jas. V. S. Wooley and Anson Squires, 75 E. 79th St.; architect, J. E. Ware, 239 Broadway. Cost..... 108,000

Two 4-story brick tenements, on the north side of 133d St., east of 8th Ave. Owner, Thomas J. O'Kane, 700 E. 134th St.; architect, J. H. Valentine, 108 E. 125th St. Cost..... $30,000

Two 5-story brick tenements, on the east side of 7th Ave., north of 121st St. Owner and builder, Peter McCormick, 302 W. 140th St.; architect, J. H. Valentine, 108 E. 125th St. Cost..... 60,000

Four-story brownstone store and flat, on the northwest corner of Macon St. and Summer Ave. Owner, O. K. Buckley, 890 Gates Ave.; architect, Wm. H. Burhans. Cost..... 12,000

Two-story brick stable and car house, on the south side of Flushing Ave., near Marcy Ave. Owner, Brooklyn City Railway Co., 10 Fulton St; architect, A W. Dickie, 1129 Myrtle Ave. Cost.. 70,000

Three 2-story brick factories, on the south side of 8th St., near 3d Ave. Owners, Chas. S. Higgins & Co., 197 3d St.; architects, Maurice Freeman's Sons. Cost..... 18,500

Two-story frame factory, on the north side of 19th St., near 3d Ave. Owner, E. Parsons, 229 18th St. Cost..... 2,200

Three-story brick dwelling, at 255 Hamilton Ave. Owner, John O'Brien, 257 Hamilton Ave.; architect, Geo. Damon, 468 Court St. Cost..... 6,500

Four 2-story and basement brownstone dwellings, on the south side of 10th St., near 6th Ave. Owner, architect and builder, John Kolle, 141½ 22d St. Cost..... 22,000

Ten 3 story and basement brownstone dwellings, on the north side of Hancock St., near Tompkins Ave. Owner, architect and builder, J. C. Bushfield, 592 Herkimer St. Cost..... 80,000

Three-story brick tenement, at 208 Schenck St. Owner, Earl C. Marsh, 206 Schenck St.; architect, Amzi Hill, Fulton St. near Bedford Ave. Cost.... 7,500

Four-story frame tenement, on the south side of 16th St., near 5th Ave. Owner, Jas. Doyle, 16th St., near 5th Ave.; architect, W. S. Conway. Cost..... 6,000

A brick dwelling at 306 Beacon St. Otto Dresel, 150 Charles St., owner. Rotch & Tilden, 85 Devonshire St., architects. Cost..... 25,000

Three 3 story stores and flats at 336 W. 12th St. Kraus & Mayer, 77 Clark St., owners. Cost..... 37,500

Club house at 531 North Wells St. Owner, M. Cohen; architects, Fromman & Jebsen, 95 5th Ave. Cost..... 15,000

Six-story club house at 104 East Jackson St. Owner, Union League Club, 202 Dearborn St. Cost..... 150,000

Two-story hospital at 3158 Rhodes Ave. Woman's Hospital. S. Park Ave, cor. Douglass Ave., owners. Cost..... 25,000

Two 2-story dwellings at 505–507 W. Adams St. Owner, Dr. E. E. Ingals, 65 Randolph St. Cost..... 15,000

Two-story dwelling at 2951 Groveland Park Ave.; architect, W. L. B. Jenney, Lakeside Building. Cost..... 9,000

—A fine masonic hall is to be erected in Syracuse, N. Y. Address Edward Kanaly.

The Fire Record.

During the past week the principal losses by fire were as follows:—

Southern Hotel, New Orleans. Loss.....$ 17,000

David G. Hirsh's tobacco warehouse, Lancaster, Pa. Insurance, $16,500; loss..... 20,000

Depot of the Southern Florida Railroad, at Sanford, Fla. Supposed to be fully insured. Loss..... 50,000

Appleton Manufacturing Company's Works, at Appleton, Wis. Fully insured. Loss..... 15,000

The creamery of Farrand & Shank, at Lansing, Mich. Fully insured. Loss... $17,000

The forge shop and rolling-mill of the E. D. Clapp Company, at Auburn, N. Y. Insurance, $28,000; loss..... 40,000

Dunlap's hat factory, Nos. 70–78 Nostrand avenue, Brooklyn, N. Y. Insurance, $200,000; loss..... 250,000

At Lynchburg, Va., tobacco warehouse of Ford & Moorman. Loss..... 35,000

At Pearlington, Miss., Poiteneute & Favre's planing mill and 2,000,000 feet of lumber. Loss..... 30,000

At Union City, Tenn., the furniture factory of Beck, Bransford & Ekdahl. Insurance, $10,500; loss..... 50,000

At Wilmington, Del., Zion's African M. E. Church, Ninth and French streets. Loss..... 6,000

At Belleville, Ontario, Bridge Street Methodist Church. Insurance, $20,000; loss..... 40,000

At Groton, Dak., the elevator of D. R. Putnam, with 14,000 bushels of wheat. Loss.....

The Brand Manufacturing Co.'s factory (piano hardware) on Elm St, New Britain, Conn., has been damaged by fire. Insurance, $45,000; loss..... 30,000

The Rubber Paint Company's Works at Cleveland, Ohio, have been destroyed by fire. Insurance, $11,500; loss..... 25,000

Workshop Notes.

—Cherry may be stained to imitate mahogany by dipping it in a solution of logwood chips, digested for twenty-four hours or more in vinegar; continue the dipping until the proper color is obtained.

—Polished floors should be rubbed two or three times with linseed oil, and then polished every week with turpentine and beeswax. The oftener the oil is rubbed in to begin with, the darker the boards will be.

—A very complete filling for open cracks in floors may be made by thoroughly soaking newspapers in a paste made of one pound of flour, three quarts of water, and a tablespoonful of alum, thoroughly boiled and mixed; make the final mixture about as thick as putty, a kind of paper putty, and it will harden like papier-mache.

—Polish for Pine Wood.—A wash of one part nitric acid in ten parts of water will impart a stain resembling mahogany to pine wood that does not contain much resin. When the wood is thoroughly dry, shellac varnish will impart a fine polish to the surface. A glaze of carmine or lake will produce a rosewood finish. A turpentine extract of alkanet root produces a beautiful stain, which admits of French polishing. Asphaltum, thinned with turpentine, makes an excellent mahogany color on new wood.

—To glue leather to iron, paint the iron with some kind of lead color, say white lead and lampblack; when dry, cover with a cement made as follows: Take the best glue, soak it in cold water till soft, then dissolve it in vinegar with a moderate heat, then add one-third of its bulk of white-pine turpentine, thoroughly mix, and by means of the vinegar, make it of the proper consistency to be spread with a brush, and apply it while hot; draw the leather on quickly, and press it tightly in place. If a pulley, draw the leather around as tightly as possible, lap and clamp.

—The glues generally used have the inconvenience of leaving yellowish traces, which have a disagreeable appearance, especially if the articles to be joined together are transparent. The following process yields a glue, gum, or cement, which is absolutely colorless: Mix in a stoppered bottle sixty parts of chloroform and seventy-five parts of caoutchouc cut into very small fragments. When it is dissolved, and the mixture is quite fluid, add fifteen parts of mastic in tears, and let the whole digest for eight days. The glue thus prepared is used in the way commonly directed for joining glass, porcelain, etc.

REAL ESTATE MARKET.

Real Estate Sold at Auction.

FREEMAN & CO.

Mortgage of $500 on 3-story brick dwelling, 2118 Lombard St.	$ 325
Ground rent ($40) on 2-story brick cottage, 1427 Barclay St.	675
Ground rent ($120) on 3-story brick store and dwelling, 1301 Passyunk ave.	2,000
Ground rent ($12) on 2½ story frame house, 121 Marion st.	220
2½-story frame house, 114 Federal st., and 2½-story frame house, 119 Marion st.	2,000
2½-story brick dwelling, 116 Federal st., subject to a silver ground rent of $24...	1,850
3 story brick dwelling, 2118 Park ave.	4,000
2½ story brick house, 1338 Hanover st.	1,975
3-story brick house, 1242 Crease st.	1,675
3-story brick dwelling, 621 Montgomery st.	2,775
Lot, Tulip, N. of Venango st., 20 ft. by 155 ft.	130
3½-story brick store and dwelling, 414 N. Front st.	4,500
3-story brick store and dwelling, 16 Callowhill st.	5,025

M. THOMAS & SONS.

$833.33 interest in a mortgage for $15,000 at 6 per cent.	140
3-story brick dwelling, No. 944 Randolph st., 19 by 59 feet.	3,275
3-story brick dwelling, No. 414 Fairmount ave., with 3-story brick dwelling in the rear, on Lynd st., No. 413, lot 15 by 145 feet.	4,425
3-story brick store and dwelling, No. 416 Fairmount ave., with 2½-story frame dwelling in the rear, on Lynd st., No. 415, lot 15 by 145 feet.	4,000
3½-story brick store and dwelling, Nos. 537 and 539 North Second st., 21 by 81 feet.	7,500
3-story brick dwelling, No. 1106 Arch st., 18 by 80 feet.	1,375
2-story brick dwelling, No. 223 Siegel st., 14 by 53 feet, subject to a yearly ground rent of $48.50.	400
3-story frame dwelling, No. 3606 Warren st., with a 2-story frame dwelling and a frame stable in the rear, 50 by 204 feet	4,050
2-story brick dwelling, No. 906 Tahassa st., 13 by 60 feet.	1,385

CONVEYANCES.

PHILADELPHIA.

SATURDAY, January 2d, 1886.

Caernarvon St., W. s., 67 ft. and 81 ft. N. Tasker, Samuel Young to Samuel Young, Jr., Dec. 30, 1885, each 14 ft. by 50 ft.	nom.
Christian St., S. s., 65 ft. E. Barnett, John J. Conway et al., ex'rs, to Elizabeth Bolan, Dec. 30, 1885, 31 ft. by 63 ft. 11 in.	3,540
Clinton St., N. s., 100 ft. E. Tenth, Isaac Myer, ex'r, to Theodore Earp, Dec. 24, 1885, 19 ft by 115 ft.	2,300
Same to Isaac Myer and Susan S. Duy, Dec. 26, 1885, 19 ft. by 115 ft.	2,300
Columbia Avenue, N. W. cor. Eighth, William Moock to Aug. Steppacher, Dec. 28, 1885, 18 ft. by 67 ft. 6 in.; mtge. $3,600.	5,400
Crown St., 258, George G. Pierie et al., exrs., to Jonathan R. Fox, Dec. 28, 1885, 19 ft. 2 in. by 40 ft. 8 in.	2,500
DeLancey St., 1833, C. D. Clark, ex., to Arthur E. Newbold, Dec. 26, 1885, 20 ft. by 75 ft.	14,000
Eighth St., E. s., 451 ft. 6 in. S. Susquehanna Ave., Walter S. Stevenson to William J. Moock, Dec. 29, 1885, 15 ft. by 71 ft.	$ 2,950
Essex St., 812, D. P. Corcoran to Mary A. M. M. Freeman, Jan. 2, 1886, 24 ft. by 30 ft. 4 in.; g. r. $30, mtge. $400	600
Fifteenth St., 2434-2440, John Holton to Thomas B. Shriver, Dec. 28, 1885, 64 ft. by 100 ft.	12,300
Germantown Ave., S. W. s., 221 ft. 2 in. S. E. of Seymour, Twenty-second Ward, 20 ft. by 95 ft., Robert M. Lewis to John Kerrigan.	2,000
Hancock St., S. E. cor. Hancock and Lehigh Ave., Wm. H. Kemble to the Union Passenger R. W. Co., Dec. 29, 1885, 422 ft. by 92 ft. 6 in.	40,000
Hicks, W. s., Wm. R. Matchett to Annie Duffy, Dec. 31, 1885, 145 feet S. Dickinson, 14 ft. by 49 ft.	1,750
Kensington Ave., Edward L. Evans to John Meighan, Dec. 26, 1885, E. cor. Kensington Ave. and Clearfield, irreg.	2,260
Kensington Ave., Edward L. Evans to John Meighan, Dec. 26, 1885, S. E. s. Kensington Ave., 130 ft. ⅜ in. S. W. Allegheny Ave., irreg.	3,860
S. cor. Kensington and Allegheny Aves., Edward L. Evans to John Meighan, Dec. 26, 1885, irreg. shape.	4,860
Kensington Ave., S. E. s., John Meighan to William B. and Robert H. Neilson, Dec. 30, 1885, one-half part 130 ft. ⅜ in. S. W. Allegheny Ave., irreg. shape; also S. cor Kensington and Allegheny Aves., irreg. shape; also E. cor. Clearfield St. and Kensington Ave., irreg. shape; also N. W. cor. Pine and Seventh Sts., 22 ft. by 95 ft.	6,520
Letterly St., S. W. s, Harry C. Harper to George A. Risley, Sept. 30, 1885, 92 ft. 7 in. N. W. Amber St., 14 ft. by 60 ft. 3 in.	1,850
Mount Holly St., W. s., 1524, Elizabeth Miskey et al., exrs., to John McNeil, Dec. 29, 1885, 14 ft. by 50 ft.	1,000
Mount Holly St., W. s., William R. Matchett to Alexander Caldwell, Dec. 19, 1885, 75 ft. 1¼ in. N. Dickinson St., 14 ft. by 48 ft.	225
Nineteenth St., W. s., John L. Carre to Mary L. Moore, Dec. 24, 1885, 160 ft. S. Poplar St., 16 ft. 6 in. by 110 ft.	3,500
South St., N. s., 18 ft. E. of Twenty-sixth St., James Brisson to Margaret Conner, March 21, 1859, 17 ft. by 88 ft.	nom.
South St., N. s., Martin Conner to Thomas McDermott, Oct. 8, 1885, 18 ft. E. Twenty-sixth, 17 ft. by 88 ft.	249
Spring St., N. s., Elizabeth Morris et al., to Mary L. Mahoney, Dec. 18, 1885, 111 ft. N. E. Church St., 22 ft. by 93 ft. 4 in. by 103 ft.	nom.
S. W. cor. Sixth and Jackson Sts., Arthur M. Greene to Philip Cummings, Dec. 28, 1885, 16 ft. by 55 ft.	1,620
N. E. cor. Sixteenth and Montgomery Ave., William G. Serrill to Henry M. Jordan, Dec. 21, 1885, 16 ft. by 74 ft. 2 in.	4,500
Seventeenth St., E. s., Edward Perry to Arthur Stretch, Dec. 18, 1885, 148 and 212 ft. N. of Reed St., each 16 ft. by 62 ft.	1,100
Third St., E. s., 833, Oscar Weichhardt to Pauline Lehman, Dec. 28, 1885, 20 ft. by 115 ft; also, Orianna St., E. s., 12 ft. by 49 ft.; also, Walter St., N. s., 16 ft. by 43 ft.	3,000
Tenth St., W. s., Selina W. Crangle to Nicholas Crangle, Dec. 29, 1885, 204 ft., 9¾ in. N. Poplar St., 18 ft. by 100 ft.	nom.
Williamson St., N. side, 229, Henry W. Wilant to William Simon, Dec. 21, 1885, 14 ft. by 50 ft.	875
Centre St., N. W. s., Enos McDermond to Dorothea Freas, Jan. 1, 1886, 239 ft. 7¾ in., 261 ft. 1¾ in. and 276 ft. 7¾ in. N. of Germantown Ave., 54 ft. by 71 ft.	5,150

MONDAY, January 4th, 1886.

Almond St., S. E. s., Mark Devlin to Catherine M. Devlin, Dec. 30, 1885, 155 ft. S. W. Lehigh Ave., 16 ft. 3 in, by 135 ft.	$1,500
Almond St., S. E. s., Edward E. Devlin to Mark Devlin, Dec. 30, 1885, 155 ft. S. W. Lehigh Ave., 16 ft. 3 in. by 135 ft.	1,500
Bancroft, E. S., Wm. R. Matchett to Geo. W. Brines, January 2, 1886, 56 ft. N. Reed. 14 ft. by 64 ft.	1,050
Buttonwood St., S. s., Wm. H. Bines to Arsilla Ross., Dec. 23, 1885, 54 ft. E. Eighth St., irreg.	6,125
Chestnut St., S. s., John B. Love to Charlotte McConnell, Dec. 31, 1885, 60 ft. W. of Thirty-sixth St., 20 ft. by 130 ft.	24,000
Christian St., S. W. s., 2524 and 2526, John J. and Charles J. Conway to Phillipanna C. Donnelly, Dec. 30, 1885, 31 ft. by 63 ft. 11 in.	3,540
Chestnut St., 1902, John B. Cox to Lydia R. Clapp. Dec. 26, 1885, 22 ft. by 123 ft.	23,000
Columbia Ave., N. s., 54 ft. 3⅜ in. W. Uber, Phœbe B. Wade to Robert T. Thornton, Dec. 28, 1885, 18 ft. by 102 ft.	4,500
College Ave., 811 ft. W., Chas. W. Henry to Hannah and Elizabeth Ryan, Dec. 1, 1885, 15 ft. by 50 ft.	2,350
Dauphin St., S. s., 75 ft. E. Eleventh, Richard M. Hartley to Mary A. Powell, Dec. 29, 1885, 15 ft. by 66 ft. 9 in.; mtge. $1700.	1,500
Erwig Ave., S. E. s., 100 ft. S. W. Eighty-seventh, Elmwood Mut. L. and I. Co. to James H. King, Dec. 7, 1885, 100 ft. by 100 ft.	nom.
Eighteenth St., N. E cor. North, D. H. Buck to Chas. McC. McFadden, Dec. 21, 1885, 92 ft. 5⅞ in. by 110 ft. 10 in.	40,000
Emerald St., N. W. s., 127 ft. N. E. Ontario, A. H. Gillingham to Robert K. McCurdy, Dec. 28, 1885, 42 ft. by 79 ft.	3,800
Eleventh St., 18 N., Martin Kuemerle to Charles Lentz, Dec. 23, 1885, 16 ft. by 62 ft.	12,000
Everett St., S. s., 174 ft. W. Twelfth, Samuel A. Crozer to Mary McKelvey, Oct. 31, 1885, 16 ft. by 89 ft.	3,075
Eighth St., E. s., 100 ft. 1 in. N. Huntingdon, John Loughran to Caroline G. Link, Dec. 21, 1885, 14 ft. 11 in. by 75 ft. 6 in.	3,800
Eighth St., 924 S., Rebecca Cook et al. to Fedeilbus Domenico et ux., Dec. 30, 1885, 14 ft. by 73 ft.	3,100
Frankford Rd., E. s., 123 ft. 3⅛ in. N. Trenton Ave., William H. Letterman to Wilhelmina A. Letterman, Dec. 29, 1885, irreg. shape; g. r. $50; mtge. $3,400.	500
Fourth St., E. s., 127 ft. 7 in. S Huntingdon, Eldridge & Stewart to Casper Eberwein, Nov. 25, 1883, 15 ft. by 60 ft. 6 in.	2,750
Fairmount Ave., N. E. cor. Eighteenth, Guarantee Trust and Safe Deposit Company et al. to Charles Hoey, Nov. 17, 1885, irreg. shape.	7,000
Florida St., W. s., 155 ft. S. Bainbridge, George M. Stetson to Eliza E. Ellwell, Dec. 15, 1885, 16 ft. by 54 ft.	3,000
Fifteenth St., W. s., 129 ft. N. York, Harriet Richards to Lemuel A. White, Dec. 30, 1885, 66 ft. by 177 ft. 10 in.; g. r. $288.	200
Germantown Ave., S. W. s., 114 ft. 3⅜ in. N. W. Rittenhouse, Frank F. Brightly to Byron Brierley, Dec. 28, 1885, 15 ft. by 110 ft. 10 inches.	6,150
Hope St., W. s., 96 ft. S. Huntingdon, Charles H. Kennedy to David Goodbread, Dec. 30, 1885, 12 ft. by 45 ft. 6 in	700
Arch St., 1521, Mary E. Morton to Eleanor R. James, Dec. 17, 1885, 22 ft. by 178 ft.	25,000
Harrison St., S. W. s., cor. Leib, William T. Eva to William E. Eva, Dec. 31, 1885, irreg.	nom.

Longshore St., N. E. s., 85 ft. N. W. Tulip, Thomas L. Makin to John S. Makin, Dec. 28, 1885, 25 ft. by 150 ft. $ 1,075

Lawrence St., W. s., 250 ft. N. Lehigh, William F. Norris to Reinhardt Metzger, Dec. 24, 1885, 150 ft. by 81 ft. 9 in. 8,750

Leithgow St., 2551 and 2559, Val Franz to Charles Sapper, Dec. 23, 1885, irreg. shape.......... 3,100

Mt. Pleasant St., S. E. s. and S. W. s. Mower, Charles F. Myers to William Lamb, Dec. 30, 1885, irreg. shape...... 500

Mutter St., W. s., 154 ft. N. Cumberland, George B. Pugh to John S. Serrill, Dec. 21, 1885, 14 ft. by 41 ft. 6 in.; g. r. $60.......... nom.

Meadow St., N. E. s., 51.88 ft. S. E. Paul, M. A. Furbush et al. to Mary Ann Shaw, Dec. 10, 1885, 100 ft. by 226 ft. 5 in.; N. E. s. Meadow, 100 ft. N. W. Cedar, 19 ft. by 126 ft., E. corner Paul and Meadow, 51.88 ft. by 87 ft. 9 in. and 80 ft.......... 28,000

Melon St., S. s., 56 ft. 5½ in. E. Thirteenth, Mary Jaggers et al. to Leopold Kline, Dec. 15, 1885, irreg.......... 3,050

Moyamensing Ave., W. s., 36 ft. 3¼ in. N. Greenwich, Edwin S. Armstrong to Robert S. Patterson, Dec. 22, 1885, irreg.......... 3,275

Moore St., S. s., W. of Moore, William A. Levering to Neal O'Donnell et al., Dec. 29, 1885, irreg.......... 1,500

Passyunk Rd., N. E. s., 2 acres 23 perches, S. D. Fabian to James L. and William H. Fabian, Nov. 15, 1885.......... 2,000

Richmond St., N. W. s., 10 acres, Elias F. Schauer to the Redemptorist Fathers of the State of Pennsylvania, Jan. 2, 1886.......... 1,000

Sansom St., 3434, Robert K. McCurdy to Hugh Mulligan, Dec. 29, 1885, 16 ft. by 80 ft. 2 in.; mtge. $2500.......... 3,250

Sixteenth St., W. s., 232 ft. 6 in. S. McKean, Charlotte M. Kinzer to James Roberts, Dec. 24, 1885, 32 ft. by 70 ft. 500

Sixteenth St., W. s., 17 ft. 7½ in. S. Catharine, Eliza Loague to William Murphy, Dec. 31, 1885, 16 ft. by 76 ft.; Seventeenth St., E. s., 43 ft. S. Stiles, irreg. shape.......... 6,200

Sixty-first and One-half St., E. s., 148 ft. ¾ in. S. Media, John Frost to Thomas Shaw, Dec. 26, 1885, 19 ft. 11 in. by 46 ft.......... 250

Sixty-first and One-half St., E. s., 128 ft. ¾ in. S. Media, John Frost to John Collier, Dec. 26, 1885, 20 ft. by 145 ft. 250

Twelfth St., N. W. cor. Mosley, James Hastings to Thomas Martin, Dec. 30, 1885, 17 ft. by 55 ft.......... 2,700

Twentieth St., W. s., 250 ft. N. Moore, Edwin F. Abel to Richard J. Dobbins, Dec. 18, 1885, 14.338 acres.......... 45,000

Twentieth St., W. s., 240 ft. N. Tasker, Alex. Guthrie to John Maguire, Dec. 24, 1885, 32 ft. by 66 ft.; g. r. $120.... 2,350

Twenty-first St., 316 S., H. J. Keen to John S. Newbold, Dec. 28, 1885, 18 ft. by 90 ft.......... 13,500

Tenth St., E. s. 146 ft. N. Snyder Ave., James M. Howard to Hugh Sinney, Dec. 24, 1885, 16 ft. by 415 ft.......... 700

Tenth St., E. s., 178 ft. N. Snyder Ave., F. M. Harris to Francis M. C. Leonard, Dec. 26, 1885, 16 ft. by 115 ft.......... 700

Tenth St., E. s., 162 ft. N. Snyder Ave., James W. Howard to John Carroll, Jr., Dec. 24, 1885, 16 ft. by 115 ft.......... 700

Vine St., 1521, James A. McCurdy to Frank H. Rocap, Dec. 30, 1885, 16 ft. by 125 ft.; g. r. $40.......... 6,733

Venango St., S. s., 115 ft. W. Tulip, William F. Harrity, assignee, etc., to Isaac P. Clegg, Nov. 11, 1885, 20 ft. by 80 ft.......... 180

Walnut St., 1509, Henry Pettit to H. Ernest Goodman, Dec. 16, 1885, 22 ft. by 120 ft.......... 36,000

Washington St., S. W. s and S. E. s., Edmund, Estate Henry Disston, dec'd, to David B. Umstead, Sept. 28, 1885, irreg. shape.......... $ 60

York St., S. W. s., 136 ft. S. E. Belgrade, C. A. Snyder to John Lovekin, Dec. 15, 1885, 14 ft. by 60 ft. 6⅛ in.......... 2,200

York St., N. E. cor. Philadelphia, Harriet Richards to Lemuel A. White, Dec. 30, 1885, 109 ft. by 129 ft.; g. r. $360.......... 500

N. W. cor. York and Fifteenth, 68 ft. 10 in. by 129 ft.; g. r. $282.......... 300

Tuesday, January 5th, 1886.

Allegheny Ave., N. W. s. 40 ft. and 240 ft. S. E. Amber, John Martin to Martin Cleary, Sept 12, 1885, each 20 ft. front. 1,166

Almond St., N. W. s. and S. W. s. Birch, Harry G. Clay to John Crozier, Dec. 30, 18 5, 15 ft. by 57 ft.......... 1,125

Auburn St., S. W. s., 256 ft. N. W. Tulip, Sarah H. Dickinson to Joseph Penn, Sept. 22, 1885, 14 ft. by 51 ft.......... 570

Bank St., 11, Frederick Wilcox to Henry Charles Lea, Dec. 10, 1885, 30 ft. 6 in. by 131 ft. 8 in.......... 32,900

Chew St., N. E. s., 51 ft. 1 in. N. E. Chew, William Kinnier to William Scratchard, Jan. 2, 1886, 51 ft. 1 in. by 100 ft.......... 7,500

Chew St., E. cor. Locust Ave., Alexander Kinmer to William Scratchard, Jan. 2, 1886, 51 ft. 1 in. by 100 ft....... 7,500

Clearfield St., S. E. cor. Twenty-second, Constance Pelletier to Julius Meitner, Dec. 16, 1885, 180 ft. by 112 ft. 6 in... 2,600

Clifton St., S. E. s., 146 ft. 10½ in. S. W. Neff, Charles Judge to Sarah Douglass, Dec. 16, 1885, 13 ft. 8 in by 46 ft. 1,125

Delaware Ave., S. W. S., and N. W. s. Holme Av., Edward Gessner to Tustin Boileau, Dec. 30, 1885, 40 ft. by 124 ft. 1,500

Diamond St., N. W. cor. Leithgow, Abraham S. Weiss to Anna France, Dec. 21, 1885, 15 ft. by 60 ft.......... 4,100

Duval St., 42, Thomas E. Winstanley to Gottfried Richter, Dec. 24, 1885, 19 ft. by 113 ft. 6 in.......... 1,700

Emerald St., S. E. s., 72 ft. 1½ in. N. E. Ontario, Edw. J. Devlin to Chs. Warren, Dec. 29, 1885, 112 ft. 4½ in., irreg. shape..........

Same to Edw. J. Devlin, Dec. 30, 1885; subject to 7 mtges, $800 each.......... nom.

Emily St., S. s., 195 ft. 6 in. E. Sixth, Geo. W. Stinsman to Wm. W. Deckhart, Dec. 28, 1885, 14 ft. by 44 ft. 6 in. 1,100

Fernon St., S. E. cor. Nineteenth, Geo. A. Wagner to William Galbraith, Dec. 31, 1885, irreg. shape; g. r. $66......... 300

Filbert St., S. s., 132 ft. E. Thirty-eighth, William T Morrison, adm'r, to Mordecai M. Pugh, Dec. 30, 1885, 16 ft. by 80 ft.......... 3,775

Filbert St., S. s., 120 ft. 3 in. W. Thirty-seventh, John Shedwick to Patrick F. Gallagher, Dec. 23, 1885, 30 ft. by 56 ft. 3 in.......... 5,200

Franklin St., W. s., 36 ft. N. Indiana, John M. Hollworth to Gottfried Weiler, Dec. 30, 1885, 36 ft. by 66 ft.......... 800

Front St., 32 N., Samuel A. Rulon to Cooper Smith et al., Jan. 2, 1886, 19 ft. 5¾ in. by 129 ft. 10½ in.......... 19,500

Fourth St., 491 N., William Hy. Ingram et al. to Gustavus C. Seidel, Dec. 24, 1885, 18 ft. 8 in. by 108 ft.......... 3,950

Germantown Ave., N. E. s., 179 ft. S. E. Bringhurst, George W. Hewitt to John C. Kelly, Dec. 31, 1885, irreg. shape... 8,000

Girard Ave., 1204, H. G. Swartz to F. D. Graham, in trust, Jan. 1, 1886, 17 ft. by 100 ft.......... nom.

Harvey St., N. W. s., and N. E. s. Wayne, John L. Haines to Enoch Taylor, Dec. 29, 1885, irreg.......... 1,641

Harvey St., N. W. s., 275 ft. N. E. Wayne, same to same, etc.......... 4,083

Haverford St., N. E. s., 96 ft. S. E. Forty-eighth, Charles Scott, Jr., et al., to Horatio Gates Jones, Sept. 29, 1885, irreg. shape.......... nom.

Haverford St., N. E. s., 253 ft. ⅛ in S. E. Forty-ninth, Andrew D. Turner to Clorinda H. Simmons, Dec. 31, 1885; mtges. $3700.......... nom.

Judson St., 1927, Anna Jackson Ferris to Napoleon L. Lafreniere, Jan. 4, 1886, 19 ft. 5 in. by 87 ft. 6 in.......... $ 5,500

Fairhill St., S. W. cor. Cambria, John Schieber to Christian Bower, Jan. 2, 1886, 17 ft. by 68 ft.......... 5,000

Kimball St., S. s., 102 ft. E. Twenty-first, William J. Muldoon et al. to John P. Fitzgerald, Nov. 19, 1885, 23 ft. by 30 ft. 5 in.; g. r. $48.......... 200

Lancaster Ave., S. s., 231 ft. 5¾ in. E. Thirty-third, J. E. Scattergood to Ann C. Law, Sept. 24, 1885, 35 ft. ⅛ in by 27 ft. 2⅞ in..........

Market St., N. s., 178 ft. 8 in. E. Thirty-third, irreg. shape.......... 8,000

Liberty St., S. W. s., 120 ft. W. St. Vincent's Ave., Claude Ramspacher to Frank Ramspacher, July 10, 1885, 40 ft. by 200 ft.......... 5,025

Locust St., S. s., 140 ft. E. Twenty-second, John M. Walls to James M. Irwin, Dec. 12, 1885, 20 ft. by 100 ft.; E. s., Sixty-second, 80 ft. S. Locust, 20 ft. by 100 ft.......... 300

Locust St., N. s., 17 ft. 8 in. and 34 ft. 8 in. W. DeKalb, Lydia D. Maxwell to Robert D. Maxwell, Dec. 30, 1885, 17 ft. by 90 ft. 9½ in.......... 14,000

Marshall St., E. s., 80 ft. 10⅜ in. S. Oxford, John Hay to Mary E. Rau, Dec. 31, 1885, 16 ft. by 73 ft.......... 3,000

Meehan Ave., three lots between Germantown Ave. and Chew, William Garoin to Frederick Johnson, Dec. 16. 1885...... 6,700

Moore St., 820, John Everett to James Everett, Dec. 30, 1885, 16 ft. by 62 ft. 2,000

Mutter St., W. s., 154 ft. N. Cumberland, Henry Haines to George B. Pugh, Dec. 19, 1885, 14 ft. by 41 ft. 6 in.......... 1,500

Ninth St., W. s., 107 ft. S. Buttonwood, Edmund A. W. Hunter to Joseph F. Scheswohl, Dec. 7, 1885, irreg. shape. 5,100

Nineteenth St., S. s., N. of Wylie and N. W. S. Wylie, 193 ft. N. E. Nineteenth, Charles N. Thorpe to Keystone Watch Co., Dec. 30, 1885; mtge. $30,000...... 4,281

Ogden St., S. E. cor. Forty-second, Joseph D. Thornton to William Matthews, Jan 1, 1886, 15 ft. 10 in. by 40 ft.......... 1,400

Parrish St., N. s., 112 ft. 10 inch W. Twelfth, Engelbert Hemmersbach to Theresa Unnerstadt, Dec. 31, 1885, 16 ft. by 78 ft.: moiety.......... 1,850

Seybert St., N. s., 158 W. Twenty-fifth, John W. Everham, trustee, to Mabel Lang, Jan. 4, 1885, 14 ft. by 44 ft. 2⅞ in.......... nom.

Third St., 228 N., Harry C. Roberts to Margaret B. Roberts, Jan. 2, 1886, 18 ft. 4 in. by 86 ft.......... 15,000

Third St., W. s., 44 ft. N. Christian, interest William Skill to Daniel Fitzpatrick, Dec. 19, 1885, 40 ft. by 94 ft.; g. r. $100.......... 150

Twelfth St., 327 S., C. D. Clark, adm'r to Thomas Neilson, Dec. 31, 1885, 20 ft. by 116 ft.......... 9,400

Thirteenth St., W. s., 41 ft. 1¼ in. S. Jefferson, Martin Cleary to John J. McConnell, Dec. 31, 1885, 22 ft. 6 in. by 93 ft.......... 7,500

Thirteenth St., E. s, 167 ft. 2 in. S. Washington, John McCarthy to Hy. Le Barre Jayne, Dec. 30, 1885, 20 ft. 6 in. by 63 ft. 1 in.......... 1,000

Twenty-third St., 1840, H. R. Schoch to Ebenezer Wood, Nov. 13, 1885, 15 ft. 7 in. by 70 ft. 3 in.; mtge. $2250........ 1,750

Twenty-third St., 1850 N., 16 ft. 7 in. by 70 ft. 3 in.; mtge. $2250.......... 1,750

Thirty-sixth St., W. S., 200 ft. 4½ in. S. Walnut, Emma C. Grant to Washington Scholey, Dec. 29, 1885, 20 ft. 5 in. by 120 ft..... $6,800

Tiernan St., E. s., 105 ft. 2 in. N. Dickinson, William R. Matchett to John Jacob Leitenberger, Dec. 30, 1885, 15 ft. by 74 ft.; mtge. $1500..... 950

Vine St., 1520, Samuel H. Hoopes et al. to Charles Lockrey, Dec. 29, 1885, 17 ft. 9 in. by 80 ft..... 5,000

Westview Ave., S. E. s., 611 ft. S. W. Germantown Ave., A. S. Tourison to Walter W. Lance, in trust, Oct. 17, 1885, 28 ft. 6 in. by 105 ft..... 3,250

Wissinoming St., S. E. s., 50 ft. S. W. Washington, Jacob S. Disston, trustee, et al. to John W. Morgan, Dec. 10, 1885, 10 ft. by 180 ft..... 130

Jarvis St., N. s., 189 ft. W. Second, William J. Crowe to Mary A. Wagner, Dec. 31, 1885, 16 ft. by 64 ft; g. r. $16 nom.

Twenty-first St., E. s., 242 ft. 9 in. N. Norris, Charles M. Baker to John Duross, Dec. 30, 1885, 15 ft. 9 in. by 80 ft.; g. r. $120..... 2,000

WEDNESDAY, January 6, 1886.

Ann St., 1924-1928, William Ewing to John F. Bubeck, Dec. 31, 1885, 36 ft. by 50 ft..... 2,550

Aspen St., S. s., 226 ft. W. Thirty-eighth, N. Shoemaker to Mary A. McNaughton, Dec. 15, 1885, 14 ft. by 90 ft..... 2,750

Chestnut St., N. s., 25 ft. W. Fifty-second, D. S. Lindsay to Samuel A. Bunch, Jan. 2, 1886, 25 ft. by 214 ft. 6 in..... 1,000

Croskey St., 1729, Jane Wiggins to Albert Lippincott, Dec. 29, 1885, 13 ft. 10 in. by 56 ft..... 1,900

Cumberland St., N. s., 66 ft. E. Warnock, John J. Woods to Francis Dealy, Dec. 31, 1885, 16 ft. by 64 ft..... 2,600

Dauphin St., 418, William H. Bodine to Jacob Greb, Dec. 19, 1885, 14 ft. by 50 ft..... 2,100

Dreer St., N. E. s., 52 ft. N. W. Amber, John Boyd to James Boyd, Jan. 2, 1886, 24 ft. by 55 ft..... 2,500

Eleventh St., 711 S., Elizabeth Pessano to Jas. H. Elliott, Dec. 15, 1885, 16 ft. by 85 ft..... 3,350

Eleventh St., E. s., 96 ft. S. Cumberland, Edwin R. Cochran to L. A. Maycamp, Oct. 26, 1885, to Chas. P. Turner, Nov. 7, 1885, to David H. Mount, Dec. 22, 1885, 3 lots, 16 ft. by 66 ft. each; also, E. s. Eleventh, 16 ft. S. Cumberland, 16 ft. by 66 ft.; also, E. s. Eleventh, 48 ft. S. Cumberland, 2 lots, each 16 ft. by 66 ft., each subject mtge. $2550..... 10,000

Fiftcenth St., E. s., 205 ft. S. Dauphin, J. H. Hentz to Hannah M. Slifer, Dec. 29, 1885, 17 ft. by 88 ft. 11 in..... 1,000

Fifteenth St., 2218 N., Jos. Shoemaker to Rosa C. Jones, Dec. 22, 1885, 17 ft. by 86 ft..... 3,500

Firth St., 803, G. Ellis to Eliz. Bower, April 18, 1885, 13 ft. by 42 ft..... 1,650

Same to Con. Leichthammer, Dec. 30, 1885..... 1,600

Frankford St., E. s., 239 ft. 5 in. N. James, C. R. Taylor to John McDade, Dec. 26, 1885, 40 ft. by 152 ft..... 1,100

Germantown Ave., N. cor. Church, Benjamin G. Godfrey to George W. Unruh, July 1, 1885, irreg. shape..... 4,000

Rear 5060-5071 Germantown Ave., Jane R. Haines to Conyers Batton, Dec. 12, 1885, irreg. shape..... 900

Chadwick St., W. s., 22 ft. and 36 ft. S. Tasker, Andrew Miller to Catharine Spellbrink, Dec. 19, 1885, 14 ft. by 44 ft. 1,500

Holstein Ave., S. E. s., 200 ft. S. W. Eighty-sixth, Elmwood Mutual L. & I. Co. to James P. Erwin, Dec. 7, 1885, 50 ft. by 100 ft..... nom.

Laycock Ave., S. E. s. and N. E. s. Eighty-ninth, Elmwood Mutual L. & I. Co. to Peter York, Aug. 5, 1885, 150 ft. by 100 ft..... nom.

Master St., 2419, Frank Schmidt to Frederick W. Kralert, Dec. 11, 1885, 20 ft. 3 in. by 48 ft. 8½ in; g. r. $96..... $2,150

McKean St. (Twenty-second Ward), N. E. s., 175 ft. N. W. Clapier, J. C. Strawbridge to William W. Justice, Dec. 16, 1885, irreg. shape..... 4,512

Mervine St., 1606, L. Henly to Ida Silberman, Dec. 26, 1885, 12 ft. by 93 ft.. 2,100

Dallas St., 1613 and 1637, Thomas Dallas to Edward L. Mintzer, Dec. 30, 1885, each 15 ft. by 39 ft., and subject to a g. r. $42..... 700

Passyunk Rd., 1823, Samuel Wagner to Henry C. Narr, Dec. 23, 1885, 15 ft. 1 in. by 100 ft..... 3,325

Penn St., N. W. s., 279 ft. N. E. Ross, Pauline Temporary Home to Emma L. Taylor, Dec. 15, 1885, irreg. shape..... 6,484

Reed St., 1731, Frederick William Kaufholz to Christine Kaufholz, Dec. 31, 1885, 18 ft. by 62 ft..... 2,000

Seventh St., W. s., 17 ft. 11 in. S. Orange, Abigail Hutchinson to Elizabeth K. Hutchinson, Jan. 1, 1886, 16 ft. by 62 ft. nom.

Seybert St., 1548, S. E. Wildman to Mary A. Kerns, Dec. 29, 1885, 14 ft. by 41 ft. 1,400

Sixteenth St., S. E cor. Montrose, Philip H. Kakel to Joseph Stuebel, Dec. 30, 1885, 18 ft. by 66 ft..... 5,700

Seventy-fifth St., W. s., between Buist Av. and Av. F, John F. Scott to Jane A. Yates, Nov. 6, 1885..... 275

Spring St., Twenty-first Ward, Henry Schlichter to Charles P. Farner, Nov. 28, 1885; to David H. Mount, Dec. 22, 1885, 40 ft. by 200 ft..... nom.

Spruce St., 2126, Charles W. Budd to Frank G. Rogers, Dec 28, 1885, 20 ft. by 107 ft..... 2,300

Third St., 228 N., George H. Roberts to Harry C. Roberts, Jan. 4, 1886, 18 ft. 4 in. by 86 ft..... 15,000

Harvey St., N. W. s., and N. E. s. Wayne, John L. Haines to Enoch Taylor, Dec. 29, 1885, 230 ft. by 275 ft..... 16,041

Tenth St., W. s., 52 ft. 6½ in. S. Green, Lewis S. Hall to Wilmer Atkinson, Dec. 28, 1885, 17 ft. 6 in. by 98 ft. 9¾ in..... 8,000

Twelfth St., 1853 N., A. Amanda Robb to Max Steppacher, Dec. 22, 1885, 16 ft. by 78 ft..... 4,000

Thirteenth St., N. W. cor. McKean, N. T. Clapp to Joseph Parker et al., Jan. 2, 1886, 104 ft. by 201 ft. 4 in.; g. r. $300..... 2,000

Greenwich St., N. s., 150 ft. E. Moyamensing Ave., Joseph M. Paynter, Dec. 31, 1885, 16 ft. by 84 ft.; mtge. $1197..... 1,900

THURSDAY, January 7, 1886.

Allinan St., S. cor. Sixty-eighth, Jane Coburn to Matilda Watson, Jan. 2, 1886, 22 ft. 6 in. by 100 ft..... 100

Anthracite St., S. s., 135 ft. N. W. Almond, Terence Donahue to Patrick Byrne, Dec. 1, 1885, 40 ft. by 70 ft.; g. r. $16..... 800

Cambria St., S. W. s., and N. W. s. Amber, William Lawn to Patrick J. Brankin, Nov. 17, 1884, 60 ft. by 146 ft. 6 in.; g. r. $102..... 4,000

Canton St., E. s., 51 ft. 2¾ in. S. Noble, Christian Gossman et al. to Robert Hamilton, Dec. 17, 1885, irreg..... 3,400

Columbia Ave, N. s., 180 ft. 6 in. E. Sixth, John M. Hollwarth to William Hollwarth, trustee, Dec. 30, 1885, 12 ft. by 47 ft..... nom.

Columbia Ave., N. E. cor. Randolph, Joseph Harvey to Henry H. Sheip, Dec. 30, 1885, 70 ft. by 125 ft..... 10,000

Cottage St., N. W. s., 200 ft. S. W. Comly, Wissinoming M. L. and I. Co. to Wm. Moretz, Nov. 9, 1885, 33 ft. 4 in. by 200 ft..... $125

Edgmont St., W. cor. Bockius, Mary Ann Lukens to Hy. Wernie, Dec. 31, 1885, irreg. shape..... 675

Eighteenth St., 1229 S., Robert A. Wilkinson to Wm. J. McCandless, Jan. 2, 1886, 16 ft. by 67 ft.; g. r. $90..... 375

Federal St., S. s., 166 ft. E. Twenty-sixth, Jane B. McFetrich, et al., ex'rs, to Margaret N. Watson, Dec. 29, 1885, 16 ft. by 68 ft. 5 in..... 1,900

Vernon St., S. s., 197 ft. E. Nineteenth, Thomas L. Grinan to Jas. Thompson, Dec. 29, 1885, 16 ft. by 47 ft. 6 in.; g. r. $48..... 750

Fifteenth St., W. s., 105 ft. 5½ in. W. Herbine, William G. Serrill to Jas. H. Robinson, Dec. 31, 1885, 17 ft. by 68 ft. 4½ in.; g. r. $210..... 3,300

Frankford Rd., E. s., 250 ft. N. Norris, William J. Jones to Edward W. Richards, Jan. 1, 1886..... 5,800

Franklin St., 1218, Elizabeth H. Bromley to Carl Frederick Huch, Jan 5, 1886, 16 ft. 2 in. by 111 ft..... 6,900

Germantown Ave., rear of, Hugh McCallum to William H. McCallum, Dec. 23, 1885, to Mahala McCallum, Dec. 24, 1885..... nom.

Hancock St., N. E. cor. Lehigh Ave., James G. Shaw et al. to Frank Leake, Dec. 26, 1885, 125 ft. by 95 ft. 6 in..... 30,500

Herbine St., 1512, William G. Serrill to Jessie Janet Simpson, Jan. 5, 1886, 15 ft. by 56 ft. 5½ in.; g. r. $108..... 2,200

Ingersoll St., N. s., 210 ft. W. Twenty-second, Joseph Pyke to Benjamin P. Elliott, Dec. 5, 1885, 14 ft. by 37 ft.; mtge. $900..... 500

Long Lane, W. s., 105 ft. 4½ in. S. W. Oakford, Oliver Landreth et al. to Lucius S. Landreth, Dec. 22, 1885, irreg. shape..... 1,000

Margaret St., N. E. s., 120 ft. S. E. Mulberry, Charles Durr to William Martin, March 27, 1872, 20 ft. by 100 ft.... 150

Margaret St., N. E. s., 140 ft. S. E. Mulberry, Agnes Martin to William Martin, Dec. 10, 1885, 10 ft. by 100 ft..... 60

Marshall St., 1613, Frederick Schoen to George M. Traub, Jan. 2, 1886, 16 ft. by 77 ft. 2⅝ in..... 3,500

Meehan Ave., N. W. s., 199 ft. 5½ in. N. E. Musgrove, Frank G. Taite to Martin Heizel, Dec. 22, 1885, 20 ft. by 83 ft..... 200

Mountain St., N. s., 71 ft. 6 in. W. Twentieth, Alexander Guthric to William Simpson, January 7, 1886, 25 lots, the easternmost and westernmost being 75 ft. front, and the other 23 being 14 ft. by 47 ft..... nom.

Ninth St., N. W. corner Huntingdon, James Parsons to Mahlon L. Heist, Jan. 2, 1886, 22 ft. by 173 ft.; mtge. $10,000..... 13,000

North St., 517, John M. McCoy to William Keinath, Jan. 5, 1866, 18 ft. by 80 ft..... 1,450

Olive St., 182⅔, Rachel Porter, administratrix, to John M. Brunner, Dec. 31, 1885, 20 ft. by 32 ft..... 1,400

Ontario St., S. W. s., 102 ft. S. E. Jasper, C. C. Cooper, trustee, to John G. Lang, Jan. 1, 1886, 34 ft. by 146 ft. 7 in..... 100

Richfield St., S. s., 125 ft. 6 in. W. Twelfth, Hiram A. Miller to William H. Sholenberg, Dec. 22, 1885, 11 lots. nom.

Sepviva St., E. s., 152 ft. N. Venango, Mary A. Shaffer to Elizabeth Jones, March 30, 1878, 18 ft. by 100 ft..... 300

Spruce St., N. s., 22 ft. E. Twentieth, Ann E. Biddle to Joseph P. Brinton, Jan. 4, 1886, 24 ft. by 58 ft..... 2,500

Tenth St., W. s., 72 ft. N. Jefferson, Carrie Williams to Isaac Shotwell, Dec. 15, 1885, 27 ft. by 70 ft..... 6,000

Tulip St., N. W. cor. Pepper, L. Thomas to Isabella Dunsbury, Nov. 4, 1885, 15 ft. by 60 ft $1,000

Twenty first St., S. E. cor. Oakford, Oliver Landreth et al. to Lucius S. Landreth, Nov. 25, 1885........ 2,000

Warnock St., W. s., 42 ft. S. Somerset, G. E. Schutzhold to Mary Russell, Dec. 23, 1885, 14 ft. by 61 ft........ 1,650

Wildey St., 328, M. A. Byrne to Otto Harff, Jan. 1, 1886, 50 ft. by 20 ft...... 1,500

Aspen St., 4049, M. Seddinger to John Clouds Building and Loan Association, Dec. 29, 1885, 25 ft. by 95.52 ft.......... 4,150

739 N. Forty-first St., 25 ft. by 100 ft... 5,450

N. W. cor. Richmond and Marlboro, irreg. shape........ 6,800

Seventh St., 1514 N., M. Seddinger to Clara V. Day, Jan. 5, 1886, irreg........ 7,000

FRIDAY, January 8th, 1886.

Allegheny ave., N. E. s., 80 ft. S. E. Amber, William B. M Conklin to John Martin, Dec. 7, 1885, 40 ft. by 100 ft... 1,000

Aspen st., S. s., 296 ft. W. Thirty-eighth, Nathan Shoemaker to John P. Gilliard, Dec. 17, 1885, 14 ft. by 90 ft.............. 1,500

Ashwood st., N. W. s., 200 ft. S. W. Eighty-sixth, Elmwood Mutual Land and Improvement Company to James B. Black, Oct. 17, 1885, 50 ft. by 100 ft. nom.

Bounty st., 1140, Samuel Haddock, executor, to Andrew Lamont, Dec. 22, 1885, 16 ft. by 62.95 ft........ 1,100

Cherry st., S. s., 15 ft. E Albion, W. H. H. Childs to Henry Irwin, Dec. 14, 1885, 15 ft. by 59 ft.; mtge. $1000...... 1,400

Chestnut st., N. E. cor. Fifty-fifth, William B. Grubb to Charles M. Grubb, April 6th, 1882, 26 ft. by 99 ft 2,000

Mifflin st., E. s., 40 ft. S. south, Shiloh Baptist Church to African M. E. Wesley Church, Dec. 28th, 1885, 80 ft. by 40 ft.: g. r. $120........ 3,000

Duncan st., E. cor. Cambridge, Edward Dougherty to Christiana Dougherty, Jan. 5th, 1886, 60 ft. by 100 ft........... nom.

Eighteenth st., 518 N., S. H. Gartley to Katie E. Hughes, Dec. 29th, 1885, 18 ft. by 100 ft........ 13,500

Fifth st., W. s., 220 ft 10¾ in. N. Girard ave., Henry Garlech to Simon Archer, Dec. 31st, 1885, 20 ft. by 100 ft.......... 9,000

Fifth st., 1333 N., Christiana C. Keyser, Ex'r, to Michael Mallo, Sept. 4th, 1885, 40 ft. by 208 ft.; g. r. $60; mtge. $3500 4,000

Frankford rd., S. E. s., 18 ft. 6 in. N. William Edw. Dougherty et al. to Christiana Dougherty, for life, Jan. 5th, 1886, irreg. shape........ nom.

Frankford rd., S. E s. and S. W. s. Unity, Jane W. Griscom to Howard A. Engel, Dec. 31st, 1885, irreg. shape... 7,000

Franklin st., W. s., 230 ft. N. Huntingdon, Jacob Rightly to Maria E. Miskey, Jan. 4th, 1886, 13 ft. by 58 ft............. 1,650

Funk st., N. E. s., 50 ft. N. W. Jackson, Wissinoming Mut. L. and I. Co. to John W. Rhoads, Dec. 3d, 1885, 50 ft. by 100 ft...... 125

Hicks st., E. s., 58.99 ft. N. Tasker, Frank A. Getchell et al. to John Friel, Jan. 6th, 1886, 13 lots, each 14 ft. by 47 ft........
W. s. Hicks, 59 ft. N. Tasker, 13 lots, each 14 ft. by 47 ft .... nom.

Hurst st., E. s., African M. E. Wesley Church to Edward Kelley, Dec. 9th, 1885, 24 ft. by 80 ft........ 1,980

Mervine st., E. s., 121 ft. N. Somerville, Joseph N. Pattison to Henry M. Day, 25 ft. by 68 ft........ 5,000

Master st., N. s., 53 ft. W. Twenty-fifth, John J. Ziegler to Max Schreiber, Dec. 30th, 1885, irreg. shape........ 3,100

Mole st., 13 lots W. s, 59 03 ft. N. Tasker, F. H. Getchell to John Friel, Jan. 6th, 1886, 14 ft. by 47 ft. each; also 13 lots W. s., Mole, 59.04 ft. N. Tasker, each 14 ft. by 47 ft........ nom.

Montgomery st., S. E. cor. Bambrey, J. A. Beaver to Emma C. Packham, Dec. 29th, 1885, 15 ft. by 60 ft........ $2,200

Mountain st., S. s., 296 ft. and 311 ft. E. Twentieth, John P. Leonard to William Harkins, Dec. 29th, 1885, each 15 ft. by 45 ft, g. r. $39........ nom.

Mount Pleasant st., 2706, John J. Alter to Annie McShane, Jan. 5th, 1886, 18 ft. 6 in. by 52 ft. 3 in........ 2,300

American st., E. s., 60 ft. S. Diamond, Catherine Hein et al. to Sebastian Gartner et ux., Jan. 2d, 1886, 24 ft. by 86 ft. 9 in........ 3,400

Nineteenth st., E. s., 89 ft., 209 ft. and 224 ft. S. Indiana, Mills B. Weed to John Baxter, Dec. 18th, 1885, each 15 feet by 68 ft........ 2,100

Old York Road, S. E. cor. Fisher's Lane, Sarah Ann Honuller, adm'x, to Elizabeth H. Nice et al., Dec. 15th, 1885... 6,733

Percy st., 2107, Henry Keller, Jr., to Pauline McCabe, Jan. 7th, 1886, 14 ft. by 45 ft........ 1,000

Ridge ave, N. E. s., 95 ft. N. W. James, John Dobson to William John Crooks, Dec. 26, 1885, 26 ft. ⅛ in. by 99 ft. ⅞ in. 4,500

Ridge ave, N. E. s., 25 ft. E. Spencer, John Dobson to Lambert Shuster, Dec. 20th, 1885, 25 ft. 9 in. by 99 ft. 6 in.... 4,500

Ritner and Thirty-sixth sts., 31.07 acres, James D. Lippinc tt, ex., to John J. Wilson, to J. Dundas Lippincott, Jan. 6th, 1886........ nom.

Sepviva st., E. s., 188 ft. N. Venango, John Moffett to James McDade, Jan. 15th, 1874, 18 ft. by 100 ft.. 150

Sixth st., S. W. cor. Watkins, Powelton Building Association to Daniel Gruuig, Jan. 2d, 1886, 17 ft. by 60 ft. 2 in...... 900

Haverford st., S. E. cor. Sixty-third, Mary Lizzie Keichline to Edward D. Hannum, Nov. 19th, 1885, 75 ft. by 177 ft........ 3,500

Sixteenth st., S. W. cor. Tasker, Ridgway Est. to Andrew Miller, Dec. 31st, 1885, 400 ft. 3 in. by 248.66 ft........ 30,000

Sixteenth st., 1412 N., Helena Stewart et al. to Albert James, Jr., Dec. 23d, 1885, 24 ft. 6 in. by 172 ft. 10 in......... 4,000

Seventh st., W. s., 227 ft. N. Huntingdon, Isaac and Henry Norris to Courtland Rhodes, Jan. 6th, 1866, 273 ft. by 137 ft. ½ in........ 22,750

Spruce st., N. s., 53 ft. W. Thirty-seventh, Alfred H. Williams to Daniel J. Green, Dec. 24th, 1885, to Emanuel R. Martien, Dec. 26th, 1885, 18 ft. by 100 ft... 520

Susquehanna ave. (late Otis st.), N. s., 114 ft. W. Amber, Edward Dougherty to Christiana Dougherty, Jan. 5th, 1886, 18 ft. by 156 ft. 6¼ in........ nom.

Marshall st., 817, Bertha Rosskam to Anna J. Eisner, Dec. 31st, 1885, 18 ft. by 81 ft........ 5,500

Swanson st., W. s., N Catharine, Archibald C. Drain to Michael J. Cavenaugh, Dec. 29th, 1885, 18 ft. by 71 ft 10 in.... 1,900

Swanson st., same to Robert H. Neilson, Dec 30th, 1885........ 2,400

Sergeant st., 106, William Hillary to S. Gilbert, Dec. 7th, 1885, 16 ft. by 91 ft. 6 in.; Twentieth st., 821 N., 16 ft. by 100 ft........ 3,400

Tasker st., 1509–1531, F. H. Getchell to John Friel, Jan. 6th, 1886, each 16 ft. by 56 ft........ nom.

Twenty-eighth and Master sts., S. W. cor., Jonn J. Stark to Robert W. Fitzell. Dec. 23d, 1885, irreg. shape; also S. E. cor. Twenty-eighth and Master, irreg. shape........ 6,000

SATURDAY, January 9th, 1886.

Allegheny ave., N. E. s., 160 ft. S. E. Amber, Martin Cleary to John J. McConnell, Jan. 7th, 1886, 20 ft. by 118 ft; N. E s. Allegheny. 220 ft. S. E. Amber, 20 ft. by 97 ft.; N. E. s. Allegheny, 140 ft. S. E. Amber, irreg; N. E. s. Allegheny, 240 ft. S. E. Amber, irreg.; N corner Allegheny and Trenton aves, irreg; N. W. s. Trenton ave., 80 ft. ¾ in. N. E. Allegheny ave., irreg. shape; S E. s. Waterloo, 70 ft. S. W. Culvert, 275 ft. by 80 ft........ $5,300

Almond st., E. cor. B rch, Hy. Hanna to Boyle & McGlinn, Jan. 6th, 1886, 49 ft. 3 in. by 80 ft.; g. r. $[illegible]........ 900

Broad st., cor. Bigler, William D Rau to Eugene E. Nice, Jan. 6th, 1886, 6 acres 20.74 perches........ 7,000

Brown st., 1621, William L. Austin to John Islip to Mary Austin, Jan. 6th, 1886, 18 ft. by 90 ft.; mtge. $5000...... nom.

Cheltenham ave., 228 ft. S. E. Cheltenham and Willow Grove Pike, E. M. Davis to Benjamin C. Thornton, Jan. 2d, 1886........ 4,500

Clarion st., W. s, 150 ft. N. Wharton, Ellen McCaige to Bridget McColgan, Dec. 24th, 1885, 14 ft. 6 in. by 47 ft 6 in.; g. r. $30........ 750

College ave., 808–810 W., C. W. Henry to Linda F. Crawford, Dec. 22d, 1885, 30 ft. by 49 ft........ 4,500

Clearfield st., 124 ft. E. Sedgely ave., C. W. Henry to Joseph S. Harrison, Jan. 6th, 1886, irreg. shape; also, S. E. s. Sedgely ave., 57 ft. 11 in. W. Clearfield, irreg. shape........ 5,250

Cumberland st., 1129 E., Isaiah Bird to Wilson Pierson, Jan. 6th, 1886, 20 ft. by 93 ft. by 98 ft........ 8,000

Doak St., E. s., 79 ft. 6 in. S. Bainbridge, Eugene T. Leonard to John Woods, Dec. 31, 1885, 15 ft. 6 in. by 43 ft.; g. r. $49........ 1,169

Hubbs St., N. s., 112 and 140 E. Twenty-first, John B. Heil to Hettie M. Parker, Jan. 7, 1886, 14 ft. by 40 ft. each........ 700

Market St., 3736, Union S. and B. Asso. to Frank Mott, Jan. 1, 1886, 17 ft. 7½ in. by 114 ft........ 5,500

Marston St., E. s., 143 ft. 10 in. N. Jefferson, John T. McMines to John Scholl, Dec. 31, 1885, 13 ft. 10 in. by 62 ft. 9 in........ 1,650

E. s. Marston, 102 ft. 6 in., 130 ft and 157 ft. 8 in. N. Jefferson, each 13 ft. 10 in. by 62 ft. 9 in........ 4,950

Mt. Holly St., W. s., 15 ft. 1¼ in. N. Dickinson, Wm. R. Matchett to Margaret McCaffrey, 14 ft. by 48 ft.; also three others, 13 ft. by 13 ft. 10¾ in. and 14 ft. front........ 1,300

Norris st., N. s., 87 ft. E. Third, John T. Sanders, Jr., to Charles G. Erb, Dec. 31, 1885, 14 ft. by 62 ft........ 2,400

Orkney st., E. s., 182 ft. S. Indiana, Thomas L. Kelly to Mary Eagin, Nov. 25, 1885, 12 ft. by 40 ft.; g. r. $30...... 225

Pine Road, 45 15 acres, Henry A. Stephan to William J. Shettsline, Dec. 8, 1885; mtge. $3000........ 15,060

Seybert st., 3450, George Kimmell to James E. Dingle, Dec. 9, 1885, 31 ft. 4 in. by 69 ft........ 2,525

Susquehanna ave., N. s, 18 ft W. Carlisle, Caroline M. T. Adamson, et ux. to William Marshall, Dec. 12, 1885, 18 ft. by 87 ft........ 2,000

Budd st., N. W. s., 43 ft. 6¼ in. S. W. Welsh Road, Benjamin F. Crispin et al. to Charles Sowerby, Jan 6, 1886... 300

Eighth st., N. E. cor. McClellan, R. R. Thomas to Frank H. Norley, Dec. 24, 1885, 16 ft. by 70 ft.; g. r. $97.50 800

Rodman st., 1327, John McIntyre, trustee, to Catharine McFetrich, Dec. 29th, 1885, 18 ft. by 46 ft........ 1,850

Tasker st., S. W. cor. Sixteenth, Andrew Miller to Robert Montgomery. Jan. 7th, 1886, irreg. shape; mtge. $15,000...... 1,750

Tasker st., S. E. cor Chadwick, Andrew Miller to John McConaghy Jan. 7th, 1886, irreg. shape........ 21,000

Tudor st.. E. s., 147 ft. and 161 ft. S. Reed, Thomas L. Sibley, exr., to John D. Ragio, Dec. 16th, 1885, each 14 ft. by 44 ft.; each subject to g. r. $42..... 1,108

Sixth st., 2454 N., Daniel Wendle to Pauline Kane, Dec. 24, 1885, 16 ft. by 80 ft. $2,500

Tulpehocken st, S. E. s., 200 ft. N. E. Green, William E. Weber to William R. Lebrenz, Dec. 28th, 1885, 100 ft. by 292 ft. 16,500

Twenty-first st., E. s., 64 ft. S. Carpenter, John Arnold to Joseph C. Kelly, Dec. 19th, 1885, 16 ft. by 62 ft.; g. r. $84... 800

Twenty-fifth st., W. s., 145 ft. 6 in. S. Thompson, James Corcoran to Mary Prince, Nov. 28th, 1885, 15 ft. 6. in. by 94 ft. 2⅜ in. 3,050

Watkins st., 625 and 627, heirs of Mary A. Stephens to Matilda Thole, July 24th, 1885, 14 ft. by 48 ft. 1,100

Welsh road, cor. Frankford and Bristol Pike, Benjamin F. Crispin to Oliver B. Robinson, Jan. 6th, 1885, irreg. 5,000

Winton st., S. s., 141 ft. W. Ninth, H. A. Cass to Margaret McAnany, Jan. 4th, 1886, 14 ft. by 47 ft; g. r. $36. 300

Woodland ave., 3451, Emily P. Hare et al. to Horatio C. Wood, M.D., Dec. 14th, 1885, 22 ft. 6 in. by 130 ft. 8½ in. 4,000

Twenty-second st., N. E. cor. Dauphin, William M. Singerly to Edward H. Flood, January 8th, 1886, 337 ft. by 200 ft. 65,000

Page st., 2240, E. H. Flood to Thomas H. Phipps et ux., Jan. 5th, 1886, 15 ft. 6 in. by 63 ft. 9 in. 3,000

Suburban Sales.

The Ezekiel Entriken farm, in Pocopson township, near Lenage Station, 128 acres, was sold at public sale on Tuesday, by John E. Huey, trustee, to Edward Brinton, of West Chester; per acre. 79

The farm belonging to the estate of Ann Eliza Sidwell, in Upper Oxford township, 65 acres, was sold at public sale on Thursday last, to Harlan Bicking, for 1,400

Lewis Mendenhall has sold his farm in Penn township, containing 110 acres, to M. Casselberry, of Montgomery county, for. 8,000

John R. Baldwin, assignee for Ezra H. Hall, of Newlin township, sold, on Tuesday, the farm of the assigned estate, consisting of 172 acres, to Dr. Kendrick, of Asbury Park; per acre.. 74

The farm includes all the land surrounding Glen Hall Station, with saw mill and other improvements.

Mrs. Joseph S. Townsend, of Oxford, bought the 100-acre farm in Fulton township, Lancaster county, sold by Joseph S. Townsend, assignee of Emmor Smedley and wife, last week; per acre. 69.25

Kenneth McKinzey bought the house and three acres of land belonging to the estate of the late George McCauley, in New Prospect, at public sale, on the 31st ult, for 800

BUCKS COUNTY, PA., January 8th, 1886.

Transfer of Real Estate as presented for record in the Recorder's Office of Bucks County, at Doylestown, Pa., since January 1st, 1886.

Henry Geyman to Isaac G. Overholt, for a lot in Bedminster township, May 8th, 1885. $30.00

Daniel Street to Rosa M. Callanan, for a lot in Bristol, Dec. 30th, 1885. 1,350.00

Aaron K. Oberbeck et ux. to Newberry Lear, for a lot in Nockamixon township, April 2d, 1883. 125.25

George A. Shoemaker to Frank S. Moss, for a lot in Bristol, Dec. 31st, 1885. 1,000.00

Bertha Schatt to Louisa Schatt, for a lot in Hulmeville Borough, December 18th, 1885. 1,500.00

William Kinsey to Methodist Episcopal Church, for a lot in Bristol, December 1st, 1885. 400.00

George A. Shoemaker to James Wright, for a lot in Bristol, January 1st, 1886 $2,000.00

George A. Shoemaker to Earnest Lawrence, for a lot in Bristol, January 1st, 1886. 2,000.00

George A. Shoemaker to A. Wier Gilkeson, for lots in Bristol, Jan. 1st, 1886 6,000.00

George A. Shoemaker to William and Mary Winterwerb, for a lot in Bristol, January 1st, 1886. 1,000.00

Isaac Fritz to J. Wilson Beer, for a lot in Bedminster township, February 16th, 1884. 180.00

James V. Randall to William E. Randall, for a lot in Newtown, January 1st, 1886 500.00

Davis Watson to James V. Randall (release), January 5th, 1886.

Joseph L. Angeney to Henry B. Nace, for a lot in Hilltown township, March 14th, 1877. 100.00

Thomas Rooker to Jonas Shive, for 4 acres and 94 perches in Rockhill township, March 26th, 1875. 218.00

Isaac Shive to Jonas T. Shive, for 3 tracts in Rockland township, April 4th, 1878. 10,500.00

Administrator of Elizabeth S. Smith to George P. Bailey, for a lot in Bristol, January 2d, 1866. 1,310.00

CHESTER COUNTY.

David M. Johnson, Chester. to Chas. P. Farner, Camden, New Jersey, brick messuage and lot 15¾x96 feet, on Tilghman street, Chester, subject to lien, for 1,400

I. Engle Cochran, Jr., Chester, to Arthur U. Hamilton, South Chester, brick messuage and lot 20x122 feet, on the southwest corner of Seventh and Tilghman street, Chester, for. 1,400

Ellen M. Lewis, Nether Providence, to Isaac M. Lewis et al., same place, messuage and farm, containing 60 acres, in Upper Providence.

Patrick Tighe et ux., South Chester, to George M. Booth, Chester, lot 48x97 feet, corner of Second and Edwards streets. Chester.

George M. Booth et ux., Chester, to Alice Tighe, South Chester, lot 48x97 feet, corner of Second and Edwards streets, Chester.

George M. Booth et ux., Chester, to Francis M. Dowling, same place. brick dwelling and lot 19x96½ feet, on Broomall street, Chester, for. 1,700

Amos Davis, Easton, Northampton county, to Elizabeth Davis and others, same place, lot containing 10 acres, 1 rood and 24 perches, in South Chester; also a lot 190x22 feet, on Jeffrey street, South Chester.

Borough of South Chester to John Deveney, South Chester, lot 40x140 feet, on Morton street, Chester, for. 320

Wm. Marron to Harry G Mason, of Chester, a brick house and lot 37½x68½ feet, on Morton avenue, Chester, for... 3,500

DELAWARE COUNTY.

The following transfers of real estate have been entered on record in Delaware County during the past week:—

Harry R. Coulomb, Philadelphia, a lot 140⅓ by 120 feet, Thirteenth street, Chester, to Ebenezer Britwell, of the latter city, for. $1,762.50

Samuel Greenwood, Chester, a lot 40 by 141 feet, on Third street. Lower Chichester township, to Mary Clark, South Chester, for. 400

John Little, Chester, a house and lot 45 by 123 feet, Fourth and Hinkson streets, that city, to Edward M. Nelson, Ridley township, for. 2,400

David W. Morgan, Camden County, N. J., a lot half an acre, in Marple, to Rudolph C. Lukens, of the latter township, for. 450

John B. Hinkson, Chester, a lot 60 by 111 feet, Eighteenth street, North Chester, to C. Kirk Miller, of the latter place, for. 840

Lewis M. Suplee, Philadelphia, a tract of 7 acres, 3 rods, 3½ perches, in Middletown township, to Maurice J. Smith, of the latter township, for. 1,050

Edward Walden, Upper Darby, a tract of land in that township to H. M. Ash, of the same place, for. 1,803.70

And Mr. Ash sold to Mr. Walden a tract of two acres in the same township, for.. 1,251.33

Rebecca White, Philadelphia, a tract of 99 acres and 90 perches, with two dwellings, known as "Wild Orchard," in Upper Darby township, to Josiah White, of the latter place, for. 10,000

John Stacker, Radnor, a lot in that township to the Church of the Good Shepherd. nom.

Sarah J. Matlack, Radnor, a lot 100 by 220 feet, in that township, to William and Fanny Short. of same place, for... 450

Gottlieb Schmidt, Philadelphia, a tract of half an acre in Birmingham township, to J. Martin, of the former place, for. 92.65

Preston C. Bullock, Birmingham township. a tract of 20 acres and 85 perches, in that township, to Joseph Martin, Philadelphia, for. 1,100

A. and M. J. Scott, Concord, a tract of 2 acres and 32 perches, in Thornbury, to Wm. R. Pyle, of the latter township, for. 350

William Sturgis, Trustee, Ridley township, a lot 32 by 60 feet, Chestnut street, North Chester, to Star of Zion Church, of latter place. nom.

Samuel A. Dyer, Chester, a lot 248 by 143 feet, Ninth and Norris streets, South Chester, to J. Engle Cochran, of the former place, for. 3,250

Reynolds Pigott, Chester, a brick house and lot 14 by 100 feet, Rose street, that city, to Henry Boyle, same place, for.. 1,100

Brudence E. Hawkins, Upper Providence township, a brick house and lot, 17 by 150 feet. Lemon street. Media, to Maggie B. Hawkins, of former place .. nom.

J. Howard Cochran, Chester, a lot 65 by 118 feet, Third street, that city, to the Chester Electric Light and Power Company, for. 4,500

Patrick Cassidy, Chester, a brick house and lot 13 by 120 feet, Hinkson street, that city, to Wm. T. Teeney, same place, for. 1,300

John V. McGoeghegan, Chester, a brick house and lot, 20 by 100 feet, Lamokin street, South Chester, to Stephen P. Gibbs, of latter place, for. 950

MONTGOMERY COUNTY.

John W. Loch to The Second National Saving Fund and Loan Association, a town lot on Sandy street, Norristown, for. 200

George B. Roberts et al. to Timothy Murphy, a blacksmith shop and small lot of land, in Lower Merion township, for. 20

Hannah Friel, administratrix, to Phillip Caffrey, a house and two lots on Sixth avenue, Conshohocken, for $1000. Philip Caffrey has transferred these same premises to Hannah Friel for a like sum.

Charles Hartshorne to Anna W. Baird, 4$\frac{9}{100}$ acres of land, in Lower Merion township, for. 15,000

Eliza W. Hobart to Mary Little Potts, a house and lot on Hanover street, Pottstown, for. 4,500

Charles T. Medary to Sarah Ann Cathers, a farm of 72 acres of land, in Montgomery township, for. 6,000

James Lloyd to George Abendschien, a town lot, in Lansdale, for. 525

James Lloyd to Henry W. R. Reed, a town lot, in Lansdale, for	$ 650
John Nice to Thomas A. Heger, a lot in Jenkintown, for	800
Thomas M. Feeley to M. A. Rynearson, a hotel stand and 45 acres and 111 perches of land, in Whitemarsh township, for	3,000
John G. Kelley to Harrison Townsend $\frac{5}{12}$ interest in the manufactory buildings, machinery, and lot of land on Washington street near mill, Norristown, for	9,160
Samuel Place to Webster Reaber, 11 acres and 92 perches of land, in Upper Providence township, for	3,500
John Custer to Thomas J. Siegfried, a house and lot on Chain street, Norristown, for	1,500
Sarah Jane Robinson to Charles Willing, 15 acres of land, in Abington township, for	6,357
Isabella B. Wentz et al. to Walter J. Sheive, a lot corner of Main and Noble streets, Norristown, for	600
Isabella B Wentz et al. to Samuel L. Butz, a lot on Main street near Noble, for	600
John Jamison to Hannah Sheave, a house and lot on George street, Norristown, for	2,500
Jacob M. Cowden to Louis Deshey, a house and lot on Lafayette street, Norristown, for	630
John F. Lenhart to Samuel C. Rorer, a house, grist mill and 7 acres and 30 perches of land, in Abington township, for	3,675

Real Estate to be Sold at Auction.

M. Thomas & Sons, auctioneers, will offer for sale on Tuesday, January 12, at 12 o'clock noon, at their auction store, Nos. 137, 139 and 141 South Fourth Street, the following properties:

Union, Nos. 313 and 315—2 3½-story brick dwellings, with 2 2-story brick dwellings in the rear on Cypress St.; lot 30x100. Sale by order Heirs—Estate John Dudley.

Eighth (North), No. 825, above Brown—Handsome 3 story brick residence, 14 rooms, stationary washstands, heater, water-closet, etc.; lot, 18x115.

Cumberland, No. 2029—2-story brick cottage, 7 rooms, range, bath, hot and cold water, etc.; lot 13¾x78. Executor's sale—Estate Margaret Leibrandt.

Franklin, No. 1407—3-story brick residence (brownstone trimmings), 11 rooms, all modern conveniences; lot, 17x76¼.

Haverford. No. 3409—Handsome 3-story stone residence, 12 rooms, all modern conveniences, and stone stable and coach house; lot 70x175 to Mount Vernon St. Executor's sale—Estate Eliza M. Caldwell.

Thirty-fourth and Haverford, N. W. corner—Large lot and 2 2-story stone dwellings, each 6 rooms, bath, range, etc.; lot 102x175 to Mount Vernon St. Same estate.

Thirty-fourth and Wallace, S. W. corner—3-story stone residence, 10 rooms, all modern conveniences; lot 37x131 ft. 4 in. Same estate.

Ridge Ave., No. 1835—3-story brick 10-room store and dwelling; lot 18x105. Peremptory sale to close an estate.

2 ground rents, $48 each, on 2-story brick dwellings, west side Leithgow St., below Cumberland. Same estate.

Christian, No. 1016—3-story brick, 7-room dwelling, lot 15x45.

Cathedral Ave., 24th Ward, Nos. 4948, 4954, 4956. 4958, 4960 and 4962—6 2-story brick, 5-room dwellings; lots 14x50.

Jas. A. Freeman & Co., 422 Walnut st., will offer for sale, at the Phila. Exchange, on Wednesday, Jan. 13 h, the following Real Estate:

Ground Rent, $76.50, on 2-story brick house, No. 1819 Fairmount ave; lot 17x100 to Olive st. Estate Christiana C. Hermann, deceased.

No. 770 Howard st. (22d and Brown), 2 story brick house, 6 rooms, conveniences; lot 146x50. Same estate.

No. 744–52 N. 36th st, five 2-story brick houses, 5 and 6 rooms, and five 2-story houses, 4 rooms, on Little Union street; lot 80x165.

No. 1911 Brandywine st., 3-story brick dwelling, 8 rooms, conveniences; lot 15x70, to Wilcox st.

Southern Md., R. R.—See Catalogues.

MARKET QUOTATIONS.

LUMBER.—Offerings of stock continue fair and pretty well assorted, with the demand possibly somewhat better from manufacturers, some of whom have found desirable accumulations slightly reduced and feel the necessity for replenishing somewhat promptly. Prices are steady.

White Pine—	
Best log run	$25 —@28 —
Ordinary run	22 —@24 —
Select logs.	28 —@30 —
Selects and better	42.50@45 —
Mich. uppers, 1 to 2 in., dry	48 —@52 50
2½, 3 and 4 in	57.50@62.50
selects, 1¼ to 2 in	42.50@45 —
1 in	40 —@42.50
12 in. flooring qual	30 —@32.50
12 in. barn	22 —@23 —
3d com., all widths	15 —@18 —
1¼ to 2 in. plank, barn qual	22 —@24 —
Common plank	20 —@22 —
⅞ box boards, wide	16 —@17 —
⅝ sidin. select	27.50@40 —
Culls, 12 inch	15.50@16.50
Wide	16.50@17.50
Narrow	14 —@15 —
No. 1 moulding	37.50@40 —
Hemlock boards—	
Edge boards	11 —@12 —
12 in. stock	14.50@15.50
Fencing, 6 in., 16 ft	14.50@15.50
Scantling, 2x3 and 2x4.	
16 and 18 ft	13 —@14 —
3x4, 12 to 20 ft	12 —@13 —
Yellow Pine—	
Scantling, 2x4 to 12x14	21 —@23 —
Plank, 1¼ to 2 in	23 —@27.50
Flooring, 1 and 1¼ inch, No. 1 Step	27 —@30 —
Flooring, 1 in. Va	16.50@18 —
1 and 1¼ in. Ga. and Fla. cargo run	21 ——22 —
Cargo lots—	
Yel. pine edge bds	13 —@16 —
Heart face bds	19 —@21 —
Shingles and Posts—	
Cypr's shingles, 24 in. heart, d & b	14 —@18 —
24 in. sap, d and b	11 —@13 —
Cedar shingles, 30 in. h'd dressed	35 —@40 —
Lath, spruce	2.50@— —
Mahogany—	
Cuba (hard)	150 —@— —
St. Domingo (med. hard)	160 —@200—
Mexican (soft)	— —@180—
Cherry—	
Nos. 1 and 2, 1 in	55 —@60 —
Nos. 1 and 2, 1¼ in. and over	65 —@70 —
Walnut—	
Nos. 1 and 2, 1 in. Ind	80 —@85 —
Nos. 1 and 2, 1¼ in. and over	85 —@90 —
Nos. 1 and 2, ⅝ in	70 —@75 —
Culls, 1 in. and over	25 —@30 —
Poplar—	
Nos. 1 and 2, ⅝ in. Ind	25 —@27.50
Nos. 1 and 2, 1 in. Ind	30 —@32.50
Nos. 1 and 2, 1¼ in. and over	35 —@37.50
Columns, 5x5 and over	35 —@37.50
Oak—	
Nos. 1 and 2, 1 in., good	32.50@35 —
Western straight	32.50@35.00
" 1¼ in	35 —@37.50
1 in. quartered	40 —@45 —
1¼ in. quartered	45 —@47.50
Ash—	
Nos. 1 and 2, good Western, 1 in.	37.50@40 —
Nos. 1 and 2, good Western 1¼ in.	40 —@42.50

PAINTS AND OILS.—

Barytes, fine ground qualities	$16.00	@	22.00
Barytes, lower qualities	12 —	@	14 —
Carmine	3.15	@	3.20
Chalk, per 100 lbs		@	40
China clay, English	13.50	@	20 —
Chrome yellow, dry per lb	10	@	25
Lead, red	$ 5¾	@	6
Lead, white, American, pure, in oil	6½	@	7
Lead, white English	8½	@	7¾
Litharge	5¼	@	5¾
Ochre, Rochelle	1.45	@	1.50
Orange mineral, English and Ger	8¼	@	8¾
Paris green	15	@	24½
Paris white, American, per 100 lbs	90	@	1.00
Paris white, English	1.10	@	1.20
Putty	1½	@	1¾
Spanish brown, dry, per lb	¾	@	1
Spanish brown, ground in oil	9	@	12
Venetian red, foreign, per cwt	1.07	@	1.50
Vermilion quicksilver	52	@	57
Whiting, common	40	@	42½
Zinc, American	3½	@	4
Linseed, raw	44		
Linseed, boiled	47		

TIN.—

Straits and Malacca	20¾	@	—
Australian	20¾	@	—
I. C. charcoal tin, Melyn grade	5.50	@	
I. C. charcoal tin, Allaway's	5.12½	@	5.25
Charcoal terne, 14x20, Dean	4.50	@	— —
Charcoal terne, 20x28, Dean	9.00	@	— —
Coke tin, 14x20, B. V. grade	4.50	@	4.55
Coke tin, 14x20, J. B. grade	4.70	@	— —

LEAD.—

Bar	4½	@	4⅛
Pipe	6½		

—Ten thousand acres of land have been leased by Pittsburgh capitalists, for natural gas wells, in the neighborhood of Bolivar, about twenty miles west of Johnstown, Pa.

—It is reported that W. K. Vanderbilt intends to purchase the island of Jekeye, off the Georgia coast, near Brunswick. He recently visited the place, and was pleased with it. The island is about nine miles long and two wide, and is one of the most beautiful beaches of the Atlantic coast. Andrew Carnegie, of Pittsburgh, owns the extreme end of Cumberland Island, adjoining Jekeye.

—Land Commissioner Sparks has made a decision affecting the grant of lands within the conflicting limits of the Atlantic and Pacific and branch lines of the Southern Pacific Railroads in California, holding that the latter company has no legal claim to lands embraced within the indemnity belt of the former. The decision affects the odd numbered sections within an area of 800 square miles, or about 250,000 acres.

Ingenious Device for Taking Down a Chimney.

Builders who have experienced trouble in tearing down chimneys, and attempting to save the bricks at the same time, will appreciate the following ingenious arrangement which was designed and put in use at the Middesborough Iron Works: In taking the chimney down the bricks had to be lowered inside, as it was situated in a crowded locality, and it was desirable to lower them with as little damage as possible, as they were to be used again for building purposes, and would have been broken by throwing them down on the inside, and lowering by ordinary mechanical means was too tedious and in the present instance impracticable. The following device was adopted which would allow them to fall by their own gravity, and at the same time be cushioned sufficiently to break their fall and prevent damage. In order to do this an air-tight iron box was placed at the bottom of the chimney; this box was fitted with an air-tight door, mounted on hinges and closing on an india rubber face, against which it was tightened by a wedge.

A wooden spout, the edges caulked with white lead, making it air-tight, was then fixed on to the top of the box and carried up the chimney.

The inside measure of this spout was slightly larger than a brick, so that the air would cushion it sufficiently to break the fall and prevent damage. The air-tight box was opened by an air-tight door which, when full, was opened by a workman, at the bottom and the bricks removed. This device was simple, ingenious, and proved quite effective.

Building Association Reports.

The Relief took in $1390.50. The fourth series, which matured in October, has been paid off. Borrowers were released of mortgages to the extent of $7550, and the non-borrowers received the same amount.

The Passyunk is three years old, and has 1511 shares in one single series. The members have contributed dues aggregating $54,396, and have made a profit of $5978.67. Each share has paid in $36, and gained $3.98, which is equal to 7.33 per cent. per annum. The total assets are $60,108.19. During the past term the receipts were $26,575.46, loans of $20,800 were made, 114 shares were withdrawn, requiring $3645.12, advance payments of $294 were returned, and $247.50 was paid out for expenses. The society has no real estate on hand.

The Ayrora is a single series society, which has passed its fifth year. The receipts were as follows: Dues, $13,017; interest, $3978; premiums and fines, $48.26; loans paid back, $6922.43, and sundries, $1148.39; total, $25,161.12. The disbursements were: Loans, $8400; withdrawals, $15,554.91; advance payments returned, $24.86, and expenses, $247.50. The assets are; Bonds and mortgages, $67,400; cash, $933.85; arrearages, 397.82; total, $68,731.77. The members have paid in $56,520 in dues, and the shares (942) have earned $11,180. The shares are now worth $72.93, on which $60 has been paid. The gain of $12.93 represents 8.58 per cent. per annum.

The German Enterprise has closed its fifth year. In this association the money is loaned at 6 per cent. interest without premium. The borrower pays back his loan in larger or smaller installments with interest. The association has 509 shares borowed on and 1530 free shares. The borrowed shares are in effect cancelled at the time a loan is taken, the payments on the same are payments on account of the loans and only shares not borrowed on participate in the profits. The amount of interest paid is reduced annually to agree with the balance owing. The present loans when first made aggregated $119,800, of which $51,718 has been paid off in the manner described above. The borrowers now owe $68,082, and the other assets run the grand total up to $69,700.98. The free shares have paid in 53,280, on which a profit of $7845.65 has been earned, which is full 6 per cent., and a surplus of $1713.41. The receipts for the term were $52,450.14. The disbursements were: Loans, $33,250; withdrawals, $11,764.07; advance payments withdrawn, $5320; interest on same, $626 89, and expenses, $298.20. The members are paid in advance $8262.44. The arrearages are only $278. The officers say that the association works entirely to the satisfaction of the stockholders.

The Home-makers sold at last meeting $4500, twenty-two and one-half shares, at an average premium of twenty-five cents per share, payable monthly. The third series was opened, and 200 shares subscribed for. This society charges interest at the rate of 5 per cent. per annum and allows a rebate of interest annually to the extent of dues paid in during the year. The old board of officers was elected, with William C. Wheeler, President; E. E. Nice, Vice-President; William Nice, Treasurer, and S. D. Jones, Secretary. The society is now two years old and transacted a cash business the past term of $56,870.25. The expenditures were as follows: Loans, $33,125; withdrawals, 3281.57, and expenses, $446.75. The assets are: Mortgages, $61,000; cash, $1693, and sundries, $817.98; total $64,834.91. Two thousand three hundred and seventy-one and one-half shares have paid in $56,916 and earned $3394.98, which equals $1.43 per share, or 6 per cent. per annum.

—C. Harry Showaker has opened an office at the N. E. cor. of 21st st. and Columbia ave, but still continues to occupy his old quarters at 17th and Oxford.

—Henry R. Coulomb, the builder, of South Eleventh street, will, it is said, commence the erection of a number of houses at Chester in the spring.

FOR SALE.

BUILDING LOTS,
Ripe for Improvement.

Broad and Montgomery Ave., 146.6 x 270.
Broad St., above Diamond, 140 x 165.
13th St., below Cambria, - 100 x 204, 2 fronts.
40th St., near Locust, - 55 x 140, back outlet.
Square of ground, 20th and Moore Streets.

These Lots will be sold to be improved, for a small cash payment, balance secured on the property.

R. J. DOBBINS,
308 North Broad Street.

FIDELITY IMPROVEMENT COMPANY.

CARPENTERS, BUILDERS AND CONTRACTORS

FOR ALL KINDS OF IMPROVEMENTS.

Alterations and General Repairs to Real Estate, under one management.

WHOLESALE AND RETAIL DEALERS IN WALL PAPER.

TELEPHONE COMMUNICATION.

WM. F. DEAKYNE, *Manager.*
FRANK W. ULMER, *Superintendent.*

The Real Estate Title, Insurance and Trust Company

—OF PHILADELPHIA.—

Capital, $500,000. Full Paid.

THE OLDEST INSTITUTION OF THE KIND IN AMERICA.

THE INSURANCE POLICY OF THIS COMPANY GIVES ABSOLUTE SECURITY TO THE OWNERS OF REAL ESTATE AND MORTGAGES, AGAINST LOSS BY REASON OF FRAUD, ACCIDENT, OR MISTAKE.

Insurance premium and conveyancing (including one deed, examination of title and recording) on sums of $2,000 or under, - - - - $30 00
For each additional $1,000, - - - - 2 50
This one payment procures an absolute GUARANTEE of the title to the insured and his heirs forever.

THE FIDELITY INSURANCE, TRUST AND SAFE DEPOSIT COMPANY,
327-331 Chestnut Street.

JOHN W. MURRAY, Esq., PHILADELPHIA, January 14, 1885.

Prest. Title Guarantee and Trust Company, 55 Liberty Street, New York.

DEAR SIR:—In response to your request for some information in regard to our experience with the Real Estate Title Insurance Company of Philadelphia, I would say that our Company takes their policies in place of the abstract of title, searches and opinion of counsel, formerly required, and pays out its money at once, on presentation of the bond and mortgage and policy of the Title Company, without any other examination or evidence of title.

I consider that the convenience, saving of time, and security afforded by such companies, are of great value to all investors in real estate and mortgages.

Very truly yours,

S. A. CALDWELL, *President.*

N. W. COR. TENTH AND CHESTNUT STS.

OFFICE OF

The Philadelphia Record.

Circulation equal to any other two Philadelphia papers combined.

NO EXCEPTIONS.

Philadelphia, Jan. 9, 1886.

Dear Sir:—

If you desire to dispose of your Real Estate quickly in selling, renting or exchanging, advertise in next Saturday's Issue of THE RECORD.

Rates twenty cents per line, or fifteen cents per line on extended contracts.

Respectfully,

THE PHILADELPHIA RECORD,
917 and 919 CHESTNUT ST.

NOTICE OF REMOVAL.

THE OFFICE OF

CHESILHURST

HAS BEEN REMOVED FROM

312 STOCK EXCHANGE PLACE,

—TO—

7 S. MERRICK STREET.

(WEST SIDE NEW PUBLIC BUILDINGS.)

OWN YOUR HOMESTEAD AT CHESILHURST

Lots 50x150 for $15 clear.

FOR DESCRIPTIVE CIRCULAR

APPLY 7 S. MERRICK STREET.

BENJAMIN H. SHOEMAKER,

205, 207, 209 & 211 N. Fourth St.,

PHILADELPHIA,

IMPORTER AND DEALER IN

FRENCH PLATE & WINDOW GLASS,

OFFERS FOR SALE

ROUGH, RIBBED AND FLUTED GLASS,

For Stores, Depots, Public Buildings, &c.

Rough Plate for Floors	1 inch thick.
Rough Plate for Floors	¾ do.
Rough Plate for Skylights	½ do.
Rough Plate for Skylights	⅜ do.
Rough Plate for Skylights	¼ do.
Ribbed Plate for Skylights	¼ do.
Ribbed Plate for Doors	¼ do.
Ribbed Plate for Doors	⅛ do.

Cut to any required Shape or Size, and in any quantity to suit purchasers.

Also, a full line of Double Thick French Sheet, Double and Single Thick American and English Crystal Sheet, Enameled, Colored, Embossed, Ground Photographic Glass, Mirrors, Door Lights, and every other variety used in Public Buildings, Churches, Dwelling Houses, Stores and Cottages.

MURRELL DOBBINS,

OFFICE, LEDGER BUILDING,

BRICK YARDS,

Long Lane and Mifflin Street,
PHILADELPHIA.

Kinkora Brick Works,
KINKORA, N. J., AMBOY DIVIS ON, P. R. R.

Florence Brick Works and Clay Banks,
FLORENCE, NEW JERSEY.

TELEPHONE CONNECTION.

WM. F. FELL. W. T. DONALDSON.

WM. F. FELL & CO.,

Printers, Electrotypers,

BINDERS,

1220-24 Sansom Street,

PHILADELPHIA.

J. P. Pepper
727 Walnut St
Room 23

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

VOL. I.—NO. 2. PHILADELPHIA, MONDAY, JANUARY 18, 1886. PRICE 15 CENTS

INDUSTRIAL HALL

BROAD, ABOVE VINE STREET,

The Largest Hall in Philadelphia.

FOR RENT BY THE DAY OR WEEK,

FOR FAIRS, BALLS, PARTIES, ENTERTAINMENTS, CONVENTIONS, Etc.

R. J. DOBBINS,

OFFICE—308 NORTH BROAD STREET, - - - PHILADELPHIA, PA.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA,
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

LAW OFFICES
—OF—
FRANCIS H. THOLE,
REMOVED TO
909 WALNUT STREET,
PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St, Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

ESTABLISHED 1873.
E. L. MINTZER, JR.
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER
BENJAMIN F. TELLER & BRO.,
CONVEYANCERS & REAL ESTATE AGENTS,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

FIDELITY IMPROVEMENT CO.,
CARPENTERS AND BUILDERS
255 S. FIFTH STREET,
TELEPHONE, 1168. PHILADELPHIA.
Alterations and general repairs to real estate under one management.

FIDELITY WALL PAPER CO.,
1126 MARKET STREET,
W. J. MOORE, SUPT., PHILADELPHIA.
Samples and Price List sent by Mail. Spring Styles now ready.

OWN YOUR HOMESTEAD
—AT—
CHESILHURST.
Lots 50x150 $15 each, clear.
High, healthy location, near Philadelphia.
For descriptive circular, apply to
SIMPSON & WADE
No. 7 S. MERRICK STREET,
(West Side New Public Buildings.)

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a specialty.

EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.

Established 1867.
C. HARRY SHOWAKER,
CONVEYANCER & REAL ESTATE BROKER,
NOTARY PUBLIC,
Offices, N. W. Cor. Twenty-First and Columbia Ave., N. E. Cor. Seventeenth and Oxford Sts.,
PHILADELPHIA.
Rents, Interests, Etc., Collected. OPEN UNTIL 9 P. M.

WM. F. DEAKYNE,
REAL ESTATE BROKER,
255 South Fifth Street,
Telephone, 1168. PHILADELPHIA.
Money invested in Real Estate Securities; Agent for the care of Estates; Houses for Sale and to Rent; rents, interests and income collected.

J. L. GALLOWAY,
Real Estate and Fire Insurance Agent,
—OFFICE—
N. W. COR. 11th ST. and WASHINGTON AVE.,
PHILADELPHIA,
And Moore's Station, P., W. & B. R. R.

ESTABLISHED 1863.
CHARLES MATHEWS, JR.,
CONVEYANCER,
Real Estate and Insurance Broker,
N. E. COR. 15th STREET AND COLUMBIA AVENUE,
PHILADELPHIA.
Notary Public and Commissioner for New Jersey.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA.
CAPITAL $100,000,
10,000 Shares, - - Par Value, $10.00
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

THE PHILADELPHIA
Real Estate Record
—AND—
BUILDERS' GUIDE.
SUBSCRIPTION, $5.00 PER YEAR,
IN ADVANCE.

See comments of daily papers, on page 14.

Address all communications to
McNAMEE & BRIGHT,
PUBLISHERS,
727 Walnut St., Philad'a.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Agents for Cincinnati Corrugating Co.
IRON AND STEEL STRUCTURAL MATERIAL
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
—AUCTIONEERS—
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 and 141 S. FOURTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STS.,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO. 2. PHILADELPHIA, MONDAY, JANUARY 18, 1886. PRICE 15 CENTS

F. A. McNAMEE, Editor. *HENRY BRIGHT, Business Manager.*

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - - - $5.00

All communications should be addressed,

McNAMEE & BRIGHT, Publishers.

PHILADELPHIA, MONDAY, JAN. 18, 1886.

HOUSE ventilation is a subject that often perplexes architects and builders. There are many theories in existence on the subject, any one of which, if put into practice, would afford some measure of relief to the many thousands who work and live in poorly-ventilated apartments. But it is not always that a real estate owner is willing to provide good means of ventilation for his building, particularly if there is an additional expense. Speaking upon this subject before the Toronto Sanitary Association, Mr. David Dick controverted the theory that the carbonic acid of an inhabited room can be drawn off by outlets placed at the floor level, which is the French practice. He pointed out that, in view of the principle of diffusion of gases, it is impossible to expect that carbonic acid, although the heavier gas, will so far separate itself from the other components of the atmosphere as to be susceptible of withdrawal at a low level. According to Mr. Dick, the only factor to be regarded in ventilation is temperature. The air is cold at the floor line and warm at the ceiling; the difference in rooms artificially heated or full of people being seldom less than 20° Fah. Owing to this tendency of heated air to rise, and to be supplanted at the floor line by cold air coming in from crevices in the doors and windows, etc., Mr. Dick considers that a room cannot be properly warmed solely by the radiant heat of a fire. The heat from this source should be helped by some means for preventing the draughts of cold air on the floor.

With this view, Mr. Dick advises that rooms should be provided with many inlets for warmed fresh air at the floor line, the effect of which would be to drive up all impure air toward the hotter stratum near the ceiling. An outlet at the ceiling line would then carry off the whole of the vitiated air. As the warm air begins to rise as soon as it enters the room, the more it is subdivided into separate inlets the better, because it will ascend by the most direct line to the outlet; and therefore a number of small streams will move the general body of air in the room more effectually than one large current, which would be likely to pass through the body of air without affecting anything that did not happen to be directly in its path.

The temperature of the inflowing air should be moderate, and its velocity low. It is desirable, however, that there should be only one outlet for foul air from an apartment, because if there were more than one the draught might be unequal, and then one would pull against another, causing a flow of air down one and up the other, instead of from the proper inlets. Of course, the one outlet need not appear as such in the apartment, as its mouth may be concealed by a perforated cornice or other device.

EXPERIMENTS were made, some time ago, at the Kronenberg workmen's colony, near Essen, Germany, belonging to the celebrated steel works of Krupp, for the purpose of purifying refuse water from the houses sufficiently to allow of its flowing into a river without danger of the water of the latter being rendered unfit for cleansing purposes. The *Chemiker Zeitung* remarks that this is as much as can reasonably be expected from a process of purification, it being evident that the use of river water for drinking is a remote contingency, against which no special precautionary measures are necessary. The system of purification in question is founded upon the simple fact that all the substances held in suspension by refuse water, and such dissolved substances as have a tendency toward decomposition, can be easily precipitated and decomposed by a relatively small addition of lime and green vitriol. The former is first added, and when it has exercised its full decomposing power, the sulphate of iron completes the process of purification. At the Kronenberg colony this work is carried on satisfactorily by means of two basins, into which the chemical agents are introduced by a simple method. There is an ingenious contrivance for regulating the supply of chemicals, so that it may be in proportion to the quantity of water to be treated. This is effected by the action of a water-wheel, the speed of which is regulated by the volume of refuse water coming in, this varying at different times of the day, according to the domestic operations going on. The cost of the process is about one-tenth of a penny per cubic metre (about 35 cubic feet) of liquid treated.

A ROOF, pronounced superior to that of slate, because of its lightness and other advantages, is now made of any fibrous pulp. From this material tiles of any shape desired are formed by pressure under machinery, or by any other method which may suggest itself. Pressed into the designs wished for, the pulp tiles are partially dried, previous to being subjected to a waterproof solution. Thoroughly impregnated with the preparation to resist moisture, they are baked, to harden in them the waterproof mixture. After the baking, the tiles are treated to a mixture imparting an enameled surface; to this is added a coating of sand, whereby the pulp is rendered proof against the action of heat or flame. By the use of different colored sands, a variety of tints may be imparted to the tiles, which, after the application of the enameling mixture and sands, are baked a second time, after which they are ready for use. Beside the inherent lightness of pulp tiles, which obviates the necessity of a heavy frame to support a weighty roof, the pulp tile, being tough and not brittle, like slate, is far less liable to be broken from blows, stones thrown upon them, or human footsteps. Again, slate tiles cannot be laid compactly together on a roof, on account of their brittleness, which prevents their being drawn tightly together by nails. Through the fibrous pulp nails may be driven as close home as in shingles, thereby binding them closely to the bed and together without any possibility of lateral movement, or being blown away in a high wind, as slates loosely fastened on roofs so frequently are. Nails penetrate the pulp tiles more easily than shingles, and lie closer together, being more elastic than wood.

WHEN walls are to remain simply lime-washed or kalsomined, they are much more effective and prettier if left with what the masons term a rough finish. On this the tint of the wall shows bright and clear, with effective shadows, and it has nothing of the cold, hard look of a smooth surface, or hard finish. No doubt the healthiest surface that living and sleeping rooms can have is whitewash, or a tinted lime-wash, often renewed. We cannot conveniently whitewash the walls oftener than once a year, though many, in fact, of our old-fashioned farmer folks adhere to the old custom of regularly cleaning house twice, and, as the special healthful effect of the lime lasts only a few weeks at most, we should not regard this feature to the exclusion of others. If one has a mason to do it, only the pictures and decorations need be taken from the walls, and the carpet or floor covered near them. Rough-finished walls are treated with thin lime-washes, tinted of any desirable color. The masons nowadays have ways of preparing these washes, using dry colors in them. They slake the lime very smooth, and thicken it with smooth flour paste, and add salt, and perhaps other things to it. It does not rub off, nor peel, like kalsomine, nor does it perceptibly alter the rough surface of the wall. When kalsomine is used, the wall, if an old one, must have all the loose lime well-scraped off, and be sized thoroughly with glue-water, before the wash is applied. Kalsomine is made of glue, Paris white, and dry color for tinting. In selecting tints for parlor, sitting-room and bed-room, delicate or warm neutral tints should be preferred; especially avoid grays, which are cold colors.

Another circumstance illustrating the manner in which real estate owners are often harassed by the municipal authorities is shown in the difficulty experienced by Mr. Matchett in obtaining a permit for laying water-pipe to supply his new houses at Twentieth and Norris streets. The land was owned by the German Hospital at the time the water-main was laid, and, accordingly, no frontage assessment was paid, as the institution is exempt. City Councils afterwards passed an ordinance directing satisfaction to be entered against the property, and on the strength of this legislation, Mr. Matchett purchased the land, as he supposed, free of claims. But the Water Department refused to grant him a permit, because its books showed that the property had not paid its frontage assessment, and Court of Common Pleas, No. 3, has refused to issue a mandamus compelling the Department to give him the permit, which means that Mr. Matchett must submit to further delay and expense before he can supply his houses with water. Such treatment as this discourages prospective real estate buyers, and adds one more burden to the already heavy load which realty is compelled to carry.

For several years attempts have been made to produce a fireproof plastering for buildings. As heretofore used, the wooden lathing has rendered the ordinary plastering objectionable. Metallic laths do not seem to furnish such a desirable substitute as to fill all conditions. We have latterly noticed that a plaster is being made of asbestos, silicate of soda and potash, and without lime or hair, that answers very well. The chemical action of the ingredients forms a hard, stone-like substance, having great cohesive and adhesive quality. So great is the latter quality, that the plaster requires no key or hair to hold it firmly in place, even on the smoothest surface in use in building. Where it is put on iron surfaces, the plaster being an alkali, it has little tendency to produce rust. The adhesive quality of the plaster is such that it will stick so firmly to a plain surface as to require the use of a chisel to separate it from the metal. This plastering can be laid in the coldest weather. If this new material is all that its friends claim it to be, it is certainly something very valuable.

The title of the Northern Pacific Railroad Company to a large and valuable tract of land in Oregon is seriously affected by the decision of Commissioner Sparks, of the General Land Office, and if the Company has no better claim to the tract than is described in the Commissioner's decision, it will have hard work to dispossess the hundreds of settlers who have taken possession of the many thousands of acres under the general land laws. The land is valued at $25,000,000.

A device has been brought forward for protecting water pipes against freezing, the arrangement being based upon the fact that water in motion will remain liquid at a lower temperature than water at rest. One end of a copper rod, placed outside of the building, is secured to a bracket, and the other end is attached to one arm of a weighted elbow lever; to the other arm of the lever is secured a rod, which passes into the building and operates a valve in the water-pipe. By means of turnbuckles, the length of the copper rod can be adjusted so that before the temperature reaches the point at which there would be danger of the water in the pipes freezing the valve will be opened to allow a flow of water; beyond this point the valve opening will increase and the flow become more rapid as the cold becomes more intense, and as the temperature rises the valve is closed. This plan sets up a current in the pipes, which replaces the water as it grows cold by the warmer water from the main.

Experiments on an extensive scale have been made in Germany, to ascertain the relative strength of iron and steel girders. The soft steel girders proved to be 22 per cent., and hard steel girders 66 per cent. stronger than the iron girders; and it is remarked that it seemed pretty well established that the strength of steel girders is about the same for the two flanges, if made alike in section.

OBITUARY.

The death of Napoleon A. Jennings, the well-known auctioneer and senior member of the firm of M. Thomas & Sons, was a great surprise to his many friends. Though he had been complaining for a week, he was at his office on Friday, the 8th inst., the day preceding his death. Mr. Jennings was born in this city in 1816, and when a young man entered the house of Thomas & Sons as a clerk. He was subsequently admitted to an interest in the business with the late Thomas S. Ellis, and when the Messrs. Thomas withdrew, Mr. Jennings and Mr. Ellis continued under the old firm name. Mr. Jennings was married twice, his first wife being a daughter of the late Moses Thomas, and his second, who survives him, the daughter of Judge Treat, of the United States Court, of St. Louis. The funeral was held on Tuesday last, from his late residence, No. 4111 Walnut street, and was largely attended.

Mr. J. Hays Carson, Vice-President of the Real Estate Title Insurance and Trust Company, died at his residence, 3340 Walnut street, at a few minutes after eight o'clock, Saturday night. Mr. Carson was stricken with paralysis while driving in the city last Tuesday. Several years ago his constitution was shattered by an attack of typhoid fever, and he never rallied from the paralytic stroke, but gradually sank until his death. Mr. Carson was 53 years old and a native of Philadelphia. He was one of the founders of the Real Estate Title Insurance and Trust Company, and was one of the originators of the Conveyancers' Association. Until about a year ago he held the position of secretary of the Numismatic Association. In politics he was closely affiliated with all reform movements, never himself taking any prominent part in the work of the organizations in which he held membership, but lending his influence and contributing liberally to their funds. He was one of the original members of the old Reform Club, and was latterly a member of the Committee of One Hundred.

His surviving family consists of two daughters. His wife died before him.

How We Were Received.

The Real Estate Record and Builders' Guide met with a warm reception on its appearance in the world. The publishers have received many congratulations from the business men whose interests it serves, and these tokens of good will have been followed by substantial appreciations of the paper's worth, which have greatly augmented its subscription lists. In the field of journalism it has also been kindly received, as the following notices will testify:—

(*The Philadelphia Times.*)

The Philadelphia Real Estate Record and Builders' Guide has just made its appearance. It is devoted to real estate, building, architectural and insurance interests.

(*The Daily News.*)

The Real Estate Record and Builders' Guide is a new weekly paper, edited and managed by F. A. McNamee, of the *Record*, and Henry Bright, formerly of the *Press*. The first number looks well, and the venture will no doubt prove successful.

(*The Philadelphia Record.*)

The first number of The Real Estate Record and Builders' Guide appeared in this city yesterday. The new publication is a handsome one and it promises to fill an important field creditably. F. A. McNamee is the editor and Henry Bright the business manager. Both of them have had considerable newspaper experience, the former on the *Record* and the latter on the *Press*.

(*Taggart's Sunday Times.*)

A handsome and entertaining business journal is The Philadelphia Real Estate Record and Builders' Guide, the first number of which has been laid on our table. The paper is published at No. 727 Walnut street, by McNamee & Bright, the former being editor and the latter business manager. It is well filled with items of interest to builders and investors in real estate.

(*The North American.*)

The Philadelphia Real Estate Record and Builders' Guide is the title of a new journal published in this city by Messrs. McNamee & Bright, the first number of which has just made its appearance. The Record is a twelve-page paper, with three broad columns to the page, and in point of appearance and useful information for the class of business men for whom it is intended, has no superior.

(*The Public Ledger.*)

Vol. I., No. 1, of the Philadelphia Real Estate Record and Builders' Guide was published last Saturday, by Messrs. F. A. McNamee, editor, and Henry Bright, business manager. It is a neatly printed and sensible paper, with a field of its own that it promises to fill in an acceptable way. Its important features are records of sales and conveyances in Philadelphia and neighboring counties, lists of building permits granted in Philadelphia and vicinity, reports of the market prices of builders' materials, and general news and comments related to the interests the paper represents, which are real estate, building, architectural and insurance interests. The Record gives every promise of being a useful specialty paper.

(*The Railway News, January 14.*)

The Real Estate Record and Builders' Guide is the title of a new sixteen page weekly which Messrs. McNamee & Bright have put before the public interested in the purchase and making of homes, or the investment of money. There is no question as to the necessity of an organ among the real estate men and builders, and the success of the new sheet will depend solely on its merit.

Messrs. McNamee & Bright are young men, who seem to be particularly adapted to the work they have undertaken, and with the support which should be given every Philadelphia enterprise they will no doubt boom things. Mr. McNamee was formerly engaged in the real estate business both here and New York. For the last three years he has been in charge of the real estate advertising of the Philadelphia *Record*, which position he now holds.

Mr. Bright began his journalistic career after an experience as an iron manufacturer in Norristown, where he was Business Manager of *The Daily Times*. Subsequently he went on the *Press* and took charge of its Real Estate Department, in which capacity he served until last summer, when he was given charge of a large portion of the paper's general advertisers.

The Record in such hands cannot help being a success.

—The Hartranft House, one of the leading hotels of Norristown, was sold, on Tuesday, to Percival K. Gable, of Skippack, for $27,000. The hotel was formerly the property of S. E. Hartranft, father of ex-Governor John F. Hartranft, but is now under the management of Major D. B. Hartranft, who will vacate about April 1st.

REAL ESTATE.

"Magnolia Cemetery."

An application has been filed in the Common Pleas Courts for the incorporation of the "Magnolia Cemetery Company, of Philadelphia," which is to establish a cemetery at Tacony. The corporators include Thomas S. Disston, John H. Green, Barton Castor, John H. Currier, William W. Milner, John Shallcross and Thomas W. South.

A Chestnut Street Improvement.

Jacob Reed's Sons, clothiers and merchant tailors, 920 and 922 Chestnut street, have leased the entire premises No. 918 Chestnut street, extending to Sansom street on the rear, which they will occupy this spring. The new acquisition will add a width of twenty-five feet to their already handsome frontage of fifty feet on Chestnut street, and will be altered to correspond in architectural effect to the present building.

Master Plumbers' Election.

At the annual meeting of the Master Plumbers' Association, on Thursday evening, at their room, 141 North Seventh street, these officers were elected: President, W. W. Mentzinger; Vice-presidents, William M. Wright, W. H. Johnson, A. M. Hicks, A. G. Bond, S. W. Norris; Recording Secretary, Enoch Remick; Corresponding Secretary, W. S. Clark; Treasurer John E. Evanson; Sergeant-at-Arms, George F. Uber; Board of Directors, W. W. Mentzinger, William Harkness, Jr., J. A. Heffron, Enoch Remick and A. M. Hicks.

Deputy Tax Collectors Appointed.

The Receiver of Taxes has appointed the following deputy collectors of poll taxes: First Ward, William H. Rose; Tenth Ward, John F. Watson; Thirteenth Ward, G. W. W. Schlempf; Nineteenth Ward, William Copping; Twenty-first Ward, D. K. Hartzell; Twenty-third Ward, D. McMonagle; Twenty-eighth Ward, William Weisseisen; Thirty-first Ward, Jacob D. Johnson. Poll taxes will be received by the collectors and at the main office in the City Hall until thirty days before the election, on the third Tuesday of February.

The Highway Supervisors.

The Board of Highway Supervisors was reorganized on the 13th inst., with Chief Commissioner Joseph McDonald as its president, the other members present being Colonel Ludlow, of the Water Department, and Chief of the Electrical Department David R. Walker. An application from President William H. Johnstone, of the Underground Electric Light and Power Company, was considered, in which the corporation asked permission to open the south side of Chestnut street, from the Delaware River to Broad street, to disconnect their wires in front of each lamp-post. The board declined to grant the request, deeming it inexpedient at this time of the year.

A New Hall to be Erected.

The German Society has decided to sell its property on Seventh street, between Chestnut and Market, because the lease to the Gas Trust has run out and the building has become too small for the purposes of the society. It is valued at $80,000. The Board of Directors has appointed a committee to choose a suitable site for a new building, not too far from the centre of the city, and yet near the German districts. A spot on Spring Garden street, somewhere between Sixth and Twelfth streets, is considered most practicable and convenient. A fine, stately building is to be erected, with a high, roomy meeting-hall, library and fireproof vaults for the archives of the Society, which contain many rare books and manuscripts.

The new hall is to be the place where the Germans of all classes are to meet on common ground.

A Question of Real Estate Law.

The Supreme Court of Pennsylvania, in the recent case of *Mellon* v. *Lemmon*, holds that a mortgagee in possession must account for the rents and profits of the mortgaged premises, so that the net proceeds thereof may be applied to payment of the sum for which the property is pledged as security. If the same be fully paid, the mortgagor is entitled to possession. If not, the mortgagee has the right to retain possession until out of the rents and profits the residue is paid, and that the right of the mortgagor to regain the possession of the land after the debt is paid can be enforced by an action of ejectment. In such case, it is the duty of the jury to ascertain whether the mortgagee has realized from the rents and profits sufficient to pay the debt.

The Borough of Sharon Hill.

The Court, on Thursday of last week, confirmed the judgment of the Grand Jury in regard to the application to incorporate the village of Sharon Hill into a borough, and decreed that the borough be incorporated, in conformity with the prayer of the petitioners, and that the boundaries of the said borough be modified so as to exclude lands of Jacob Rice's estate, Samuel H. Mattson, Samuel Conrad, and Charles Lloyd, which are used for farming purposes. The Court has fixed the place for holding the first election in the public school house, and the time on February 10th, 1886, and designated G. A. Hazlette to give due notice of said election and the names thereof. Parkhurst McLaughlin has been appointed judge of election for the new borough, and Elwood H. James and Edward Shepard the inspectors.

Questioning the Authority of City Councils.

The Board of Building Inspectors on Monday last filed a petition in Common Pleas Court No. 1, asking that court to grant an order upon Joseph D. McKee to show cause why he should not be enjoined from erecting a proposed addition to his mill building on the Northeast corner of Howard and Harrison streets, in the shape of a mansard roof. The petition avers that when the board discovered that heavy machinery was to be operated in the extra story, it refused to approve the owner's plans, on the ground that the walls were not strong enough, and that the addition, although called a mansard roof, was in reality an extra wooden story. Mr. McKee then secured the passage of an ordinance of Councils authorizing the erection. The present proceeding will raise the question of the authority of Councils to give such permission.

New Stores on Ridge Avenue.

George S. Boud, formerly of Freehold, N. J., has just completed four handsome stores and dwellings combined, two of which are at 1418 and 1420 Ridge avenue, and two at 1421 and 1423 Fairmount avenue, the lot upon which the buildings are erected being of an elbow shape. The buildings are three stories in height, and in appearance and general finish are alike. They have a front of 18 feet and a depth of 41 feet, are finished with brownstone trimmings, and have patent cement pavements laid in front. The rooms comprise a commodious store in front, with a 12-foot ceiling, with dining room and kitchen in rear on first floor; a parlor, two bed rooms, bath and water closet on the second floor, and three bed rooms on the third floor.

The buildings are furnished with all the modern conveniences of heaters, hot and cold water, gas fixtures, paper, etc.

West Philadelphia Improvement.

Adam Everly, real estate agent, has just consummated the sale of a large tract of ground on Thirty-second street and Haverford avenue, West Philadelphia, belonging to the estate of his father, the late Adam Everly, Sr. It fronts eight hundred feet on Haverford avenue and extends northward to the line of the Pennsylvania Railroad. Charles L. McIlvaine is the purchaser, and the amount paid for the land is $90,000. It is Mr. McIlvaine's intention to build upon it, next spring, a block of uniform dwelling houses, of moderate size and rental, to be well adapted to families of average means. The land is the highest ground in the vicinity, and from it can be plainly seen the Public Buildings, the gilded dome of the Cathedral, on Eighteenth street, and the spires of the various churches. Operations will commence on the ground as early as the weather permits next spring, and the new buildings, when completed, will be a valuable improvement to the neighborhood in which they are to be erected.

Meeting of the City Trusts.

The directors of the City Trusts, at their meeting on Wednesday last, approved the contract granting permission to the Schuylkill River East Side Railroad Company to construct its road through the lands of the Girard Estate in the Twenty-sixth Ward. The Committee on Minor Trusts was instructed to make the same arrangements for properties of other estates under the jurisdiction of the board. The total receipts on real estate outside of the city for 1885 were reported as $445,792.88; expenditures, $77,817.96; net receipts, $367,974.92, and net income, $362,-047.49. This is a decrease of $12,418 20 from the net income of 1884. For the real estate within the city the total receipts were $342,649.38, disbursements, $132,682.18; net income, $209,967.15, or an increase of $8,235.46 over the previous year.

Bills amounting to $60,663 88 were approved and paid. The report from Girard College showed there were 1133 boys in the institution, and a resolution to admit three more was adopted.

A Property Owner's Quandary.

William R. Matchett, who is just finishing a block of handsome houses at Twentieth and Norris streets, applied to Court of Common Pleas, No. 3, last week, for a mandamus requiring the Water Department to grant him a permit for the introduction of water to the row of houses on the east side of Twentieth street, between Norris street and Park avenue. The permit was refused on the ground that the water pipe laid in front of the property nearly twelve years ago had never been paid for. The land then belonged to the German Hospital, and in December 1874, Councils passed an ordinance directing the City Solicitor "to enter satisfaction on the claims of the city against the German Hospital for water pipe laid in front of their property on Twentieth street." Satisfaction was entered of record, and upon the strength of this Mr. Matchett purchased.

It was contended upon his behalf, on Thursday, that after the passage of this ordinance and the satisfaction of the claim, the city was estopped from prosecuting it. Judge Gordon coincided in this view, but Judge Ludlow was of opinion that the plaintiff was not entitled to such a high prerogative writ as a mandamus, unless he could show that the pipe had been actually paid for. The Court accordingly held the case under advisement.

Granite Selected for Pittsburg's New Building.

The contest in regard to the material for the public building at Pittsburg, which has been going on for months, was ended last Thursday by Secretary Manning's decision to award the contract to the lowest responsible bidder for granite. M. A. McGowan, of Washington, who had offered to furnish the stone for $374.972, was the cheapest on the list, and unless the officials of the department are convinced that he is unable to supply stone of good quality in sufficient amounts, the contract will go to him. The lowest bid for constructing the building of sandstone was $218,000, and of limestone $262,259.

The fight, which, in the department was regarded as one of the most bitter they had ever experienced, commenced through the efforts of Indiana quarrymen to compel the acceptance of their stone. They enlisted the Indiana senators and representatives in their interest, while the Pittsburg Chamber of Commerce sent deputies down

to resist their efforts. Several times the Supervising Architect and Assistant Secretary had to sit in semi-judicial capacity and listen to long arguments from both sides.

The excitement was increased by charges of bribery, an allegation being made that one of the Pittsburg men had been bought to support the cause of limestone.

Cost of Philadelphia's Schools.

It cost $1,794,330.63 to manage the public schools of Philadelphia during 1885. This money was distributed as follows: For teachers' salaries $1,177,921.39; rents of school houses, $29,159.57; general repairs and alterations, $132,916.77; furnaces and stoves, $13,217.24; cleaning, $120,820.51; furniture, $21,085.59; incidentals, $8,706.73; clerk hire, $3,599.67; ground rents, $22,570.82; fuel, $6,732.06; books and stationery, $108,673.16; night schools, $32.222.15; Industrial Art School, $3000; sub-primary schools, $7500; general expenses, $52,204.97.

The Boys' Central High School received $36,982.20; the Girls' Normal School, 32, 291.47; and the Manual Training School. $8,991.58. The remainder of the money was divided among the sections, as follows:—

1st	Section	$66,329.90	17th	Section	$29,461.42
2d	do	45,687.20	18th	do	52,562.50
3d	do	38,673.02	19th	do	67,590.95
4th	do	37,090.31	20th	do	64,163.86
5th	do	29,215.59	21st	do	35,873.62
6th	do	19,498.80	22d	do	57,183.21
7th	do	38,890.75	23d	do	56,466.46
8th	do	18,999.83	24th	do	84,472.36
9th	do	19,313.19	25th	do	68,941.40
10th	do	30,545 18	26th	do	63,850.88
11th	do	27,233 80	27th	do	39,199.10
12th	do	23,391.93	28th	do	72,937.47
13th	do	26,138.59	29th	do	62,622.36
14th	do	48,704 64	30th	do	41,962.93
15th	do	55,373.35	31st	do	78,644.58
16th	do	28,437.65			

Natural Gas Companies Must Pay Damages.

The Cecil Township Natural Gas Company, chartered under the Corporation Act of 1874, attempted to lay its pipes under a public road opposite farm lands and houses of Hugh Stirling without paying or securing the payment of compensation for injury to his property. He filed a bill in equity attaching the charter of the company and claiming the protection of the Court of Equity until his damages were secured. The Court below, on demurrer, dismissed the bill. This decree has now been removed by a decree of the Supreme Court, in an opinion by Mr. Justice Sterrett, which holds that the company, under its charter, had not the powers of eminent domain for the purpose of laying its pipes to distribute natural gas; that the plaintiff had the right to question its charter in his bill for injunction; and, further, even if the company had the power asserted, whatever may be the ruling as to streets and alleys in cities and boroughs, such companies cannot lay their pipes under the public roads in rural districts without making payment or securing the payment of any damages the abutting land owner may suffer, either directly or consequentially, because of the additional burden imposed upon his land, as the public right of way was required for public passage over the surface and the placing of piping under the roads tends to abridge valuable rights which the owner may enjoy subject to the free and unobstructed use of the road for public travel. Judgment reversed.

When Screws Were Invented.

The screw has come to play such an important part in modern industries that, with the single exception of the nail, there is probably nothing of its class which exceeds it in universality and diversity of application. It is believed that the date of this useful invention is unknown, but certainly, the screw was among the five mechanical powers known to the Greek philosopher Archimedes, and its use as a mechanical power was probably known to the builders of the Pyramids.

However, the application of this principle in its present compact form to minor industrial uses is of comparatively far more recent date. The earlier method of manufacture was to form the heads by pinching the red-hot blauss, and to add the threads by filing. This was, of course, a tedious process, and by its own inherent limitations prevented any extended adaptation to the industries. However, in the year 1569, a Frenchman invented a screw-cutting gauge to be used in a lathe, and this invention opened up the way for its present extensive adoption.

In 1641 a watchmaker of York, England, made an improvement on Brisson's device, and the process so improved was used for many years for the manufacture of the screws used in watchmaking. In 1760 the first patents ever issued on screw-making machinery are said to have been obtained by Job and William Wyatt (Englishmen). They covered three machines, one for making blanks, another for slotting the heads, and the third for cutting threads.

The first American patent was issued Dec. 14, 1798, to David Williamson, of Rhode Island, and among other patents on screws issued at various times to different parties, an important one was granted, in 1813. to Jacob Sloat, of Ramapo, N. Y., for making gimlet-pointed screws. Between the years 1834 and 1840 various factories for the making of screws were established in Ramapo, N. Y., and Providence, R. I., and since that time the industry has been so greatly extended and the methods of production so much simplified and cheapened, that to-day the factories turning out these useful little articles are counted by the hundred, and they have become so common, that no one stops to think how they are made or when they were invented.

A Deed or Mortgage

IN WHICH STIFLING CRIMINAL PROCEEDINGS IS PART OF THE CONSIDERATION, IS VOID.

At the June Sessions, 1877, Alfred Pearce and others were indicted in the Court of Quarter Sessions of Butler county, charged, as officers of the Harmony Savings Bank, with embezzlement, making false entries in the bank books, making false bank statements and mutilating and destroying accounts of the bank, all with intent to defraud the bank and its depositors. A civil suit was also pending in Allegheny county. When the jury was empaneled to try the indictment, an agreement was reached between the parties. So far as Alfred Pearce was concerned, it was carried out by a deed of conveyance of a piece of real estate from Pearce and his wife to Henry Goehring, in trust, to hold the same for the use of the Harmony Savings Bank, and a further trust that if Alfred Pearce or any one for him should within four years pay the sum of $8000 to the bank or its representatives, then to reconvey the property in fee simple, clear of incumbrance, to Sarah J. Pearce or such other person as Alfred Pearce should direct. Pearce was to remain in possession and pay the taxes. Goehring and the bank conveyed the property to Mary S. and Jane Wilson, and at the end of four years an action of ejectment was brought by them against Alfred Pearce and wife, for possession of the property, and judgment recovered in the Court below. The Supreme Court, however, have just reversed this judgment, and, in the opinion, by Mr. Justice Sterrett, hold that the transaction between the Bank Trustee and Alfred Pearce and wife is to be construed as a mortgage of the premises in question; and, as it is the fact that at least a part of the consideration was the stifling of criminal prosecutions against the husband, the deed or mortgage is void, as against the policy of the law; it is immaterial that an additional valid consideration existed. Judgment reversed.

Settling Estates in the Orphans' Court.

The Judges of the Orphans' Court of Philadelphia, at their last session, passed upon the following matters:—

Estate of Catharine Dougherty, late minor, exceptions to adjudication; exceptions in part sustained. Estates of N. Dubois and E. Johnson, petitions for grant of letters of administration; granted. Estate of W. White, sale of real estate; confirmed. Estates of A. F. Snyder, J. Fitzpatrick and R. Jacobs, widows' allowances; granted. Estate of A. Marshall, petition of surety to intervene; granted. Estates of J. K. Wolf and J. R. McCurdy; S. P. Wolf and Real Estate Trust Company appointed trustees. Estate of C. Beck, inquest in partition; granted. Estates of M. Quin, minor, and P. Mulholland, minor, M. L. Smith, guardian, petition for order to pay awards; granted. Estate of R. Rittenhouse, petition for leave to pay purchase money to executor; granted. Estates of C. L. Owen and H. McCalmont, petitions to sell real estate at public sale; granted. Estates of J. Hunsworth and H. S. Carr, petitions for private sale of real estate; granted. Estate of J. B. Spackman, petition to sell real estate to pay debts; granted. Estate of L. A. Young and Pitts, minors, petitions for allowance; granted. Estate of Sarah Fox, petition to pay purchase money to executor; granted. Estates of W. W. Cook and George Sharswood, petitions of administrator and trustees to approve investments; granted. Estates of J. F. Hathcote and S. Jungkurth, D. Sharp and C. C. Widdis et al., executors, petitions for discharge; granted. Estate of M. N. Rue, H. S. Rue, administrator, citation to file account; granted. Estate of A. Cavanagh, M. Eagan, administratrix, citation to remove administratrix; granted. Estate of M. S. Wetherell, Real Estate Trust Company appointed trustee. Estate of Martin, minors; J. Shields appointed guardian. G. W. Shoesmith, minor; R. M. Parsons appointed. J. Stienle, P. C. Fulweiler appointed; J. Herman, German American Trust Company appointed; J. H. Kershaw, S. Davis appointed; M. A. Bergeman, Guarantee Trust Company appointed; G. W. Fitzpatrick, A. J. Forten appointed guardian ad litem.

Disputing the Title to 2,500,000 Acres of Land.

Commissioner Sparks, of the General Land Office at Washington, on Tuesday promulgated an important decision affecting the claims of the Northern Pacific Railroad Company to a grant of land between a point on the Columbia River near Portland, Ore., and Tacoma, on Puget Sound, in Washington Territory. The Commissioner says the road between these points was authorized to be constructed by a joint resolution of Congress, in 1869, without a land grant. The original act of 1864 provided for a main line of road across the Cascade Mountains to Puget Sound, and a branch from a point not more than 300 miles east of the western terminus, passing down the Columbia River to a point at or near Portland, Oregon, but made no provision for a road or grant between Portland and Puget Sound. The railroad company lays claim to a grant for this portion of the road under the joint resolution of Congress of 1870, which provided that the company might construct its main line down the Columbia River and its branch across the Cascades, with the same grants as provided for by the original act of incorporation. Commissioner Sparks holds that, as no grant was made by the original act for the construction of the road from Portland to Tacoma, and none by the act of 1869, no such grant can be presumptively drawn from the joint resolution of 1870. He holds that no such grant was made by any of the acts of Congress, and says that he does not find that any formal decision has ever been made by the Interior Department holding that the joint resolution of 1870 embraced a grant of lands between said points. Although withdrawals appear to have been ordered upon the filing by the company of its maps, the Commissioner says no reasons for such withdrawals have ever been assigned, so far as the records of the Land office disclose. This decision affects the odd numbered sections of land, 80 miles in width, for a distance of 106 miles, aggregating some 2,500,000 acres of the best soil in Oregon, and estimated to be worth $25,000,000. The claim of the railroad company to these lands has long been disputed by settlers, large numbers of whom are in occupation, claiming the right to enter under the public land laws. The case of Donald McRea and J. S. Book vs. the Northern Pacific Railroad Company brought out the decision.

The President of the Northern Pacific Railroad, in reference to this decision, says: "There is no foundation in law or reason for such a decision. Appeal will at once be taken to the Secretary of the Interior and, if necessary, the company will resort to the Courts to maintain its rights."

A Simple Method of Cleaning Waste Pipes.

The annoyance arising from the stoppage of waste pipes is but a small matter compared with the danger which may follow obstructed pipes. The "sewer gas," about which so much has been written and which is so justly dreaded, is not, as many suppose, the exclusive product of the sewer. Indeed, the foulest, most dangerous and deadly gases are not found in the sewers themselves, but in the unventilated waste pipes and those which are in process of being clogged by the foul matters passing through them. Any obstruction in the soil or waste pipes is, therefore, doubly dangerous, because it may produce an inflow of foul gas into the pipe, even though the entrance to the sewer itself has been entirely cut off.

The question is, how to get rid of the accumulations in pipes partly stopped or already closed. Digging up and cleaning out is one costly remedy, often ineffectual by reason of careless workmen. The second is the plumber's force pump, which is usually only a temporary relief. In pipes leading from the house to the cesspool there is a constant accumulation of grease. This enters as a liquid and hardens as the water cools, and is deposited on the bottom and sides of the pipes. As these accumulations increase, the water way is gradually contracted till the pipe is closed.

When the pipe is entirely stopped, or allows the water to flow away by drops only, proceed thus: Empty the pipe down to the trap, or as far as practicable, by "mopping up" with a cloth. If water flows very slowly, begin when the pipe has emptied itself. Fill the pipe up with potash, crowding it in with a stick. Then pour hot water upon it in a small stream, stopping as soon as the pipe appears to be filled. As the potash dissolves and disappears add more water. At night a little heap of potash may be placed over the hole, and water enough poured on so that a supply of strong lye will flow into the pipe during the night. Pipes that have been stopped for months may be cleaned out by this method, though it may call for three or four pounds of potash. The crudest kind, however, appears to act as well as the best. If the pipe is partially obstructed, a lump of crude potash should be placed where water will drip slowly upon it and so reach the pipe. It is also well to fill the upper part of the pipe with the potash as before and allow hot water to trickle upon it. Soda and potash are both used for the purpose of removing greasy obstructions, and the usual method of application is to form a strong lye and pour it into the pipe. It is better to put the potash into the pipe because the water which it contains instead of diluting, helps to form the lye. As water comes in contact with the potash it becomes hot, thus aiding in dissolving the grease. Potash, in combination with grease, forms a "soft" or liquid soap, which easily flows away, while the soda makes a hard soap, which, if not dissolved in water, would in itself obstruct the pipe.

When a pipe is once fairly cleaned out, the potash should be used from time to time, in order to dissolve the greasy deposits as they form, and carry them forward to the cesspool or sewer. The potash is very valuable for this purpose, because, in addition to its grease-solving powers, it is exceedingly destructive to all animal and most vegetable matters. The most dangerous and deadly gases appear to come from urinals and wash basin pipes, these, in many cases, seeming to be more foul than those from water closets. The decay of the soap and animal matter washed from the skin appear to be the sources of the gases. The potash will be effective in keeping these pipes clear, and in this way may lessen the dangers.

—The most elegant dining-room chairs are of antique oak richly carved, upholstered in alligator skin, studded with large square nails of antique finish.

BUSINESS AT THE NEW YORK REAL ESTATE EXCHANGE.

MONDAY, January 11, 1886.

It was said on the floor of the Exchange this morning that the purchase of the southeast corner of Broadway and Thirty-third street, reported in this column last week, is intended for a theatre, which is to be erected as soon as the present lease expires. The buyers are from Chicago. The attendance at the public hours was small. No public sales were advertised for to-day, though to-morrow and Thursday in this week will be heavy days.

At the brokers' meeting there was a call for a three or four-story house, from Fifteenth to Thirty-fourth streets, and Third and Sixth avenues, to rent for $1500 or $2000.

The following were offered:—

The four-story brownstone dwelling, No. 937 Tenth avenue, for $16,000; a corner building on Sixth avenue to lease; the store and basement, No. 143 Duane street, for rent for $2200 per annum, and a sum of money to loan on improved property in Harlem at 5 per cent.

TUESDAY, January 12, 1886.

There was a large attendance at the Exchange to-day. Dealers and owners speak hopefully of the future.

At the brokers' meeting there were calls for the following property: A house containing eighteen or twenty rooms, to lease, at New Brighton, Staten Island; business property to exchange for several houses and lots at Inwood; improved or unimproved property on 125th and Manhattan streets, between Eighth and Twelfth avenues; a private house on West 42d street, to cost about $35,000 or $40,000; to lease, a store suitable for drug business, on Third, Sixth or Eighth avenues, and two to eight lots or old buildings on First, Second or Third avenues, not above 86th street.

The following property was offered: Two full lots, with buildings, on Mulberry street, below Prince street, for $24,000; store in Dey street, between Broadway and Church street, with basement and sub-cellar, rent, $3500; stable on West 10th street, between Fifth and Sixth avenues, for $20,000; a dwelling on West 22d street, between Seventh and Eighth avenues, for $20,000; a three-story brownstone house on East 46th street, between Lexington and Third avenues, for $15,000; the ground floor and basement of No. 68 Wall street, to let, for $6000 per annum.

At the auction sales to-day two lots, 100 by 100 and 50 by 100 feet, on Railroad avenue and Fletcher street, in the Twenty-fourth ward, sold to J. R. Foley, for $2900; the sale of twelve lots on 101st street was adjourned until January 20; the four-story brick houses, Nos. 241 and 243 East 127th street, sold to the plaintiff for $30,200; No. 126 Broome street, sold for $10,500; No. 848 East 47th street, sold to Samuel Eisner, for $17.100; No. 852 First avenue, to William Smith, for $10,100; and Nos. 73, 75 and 77 Baxter street, sold for $29,700, to Louis Silverston.

WEDNESDAY, January 13, 1886.

The sale announced for this morning at the real estate Exchange, of a plot of lots on the circle, Fifty eighth street and Fifty-ninth street and Eighth avenue brought together a large crowd of wealthy investors. Lots one to five on the circle, Eighth avenue and Fifty-eighth street, embracing about three and a half full lots, went to Amos R. Eno for $100,000. The same purchaser bought lots 6, 7 and 8 on Fifty-eighth street for $15,000, $15,300 and $15,700 respectively; Nos. 9 and 10 sold to C. E. Appleby for $44,000; No. 11 to the same purchaser for $16,000, and Nos. 12 and 13 to W. F. Van Pelt for $14,000 and $15,300 respectively.

At the brokers' meeting there were calls for a corner lot on Tenth avenue, between Seventieth and 106th streets; a large top loft, or a whole building, on John street or Maiden lane, for light manufacturing purposes, rent not to exceed $3500 per annum, and a medium-sized office building, in the neighborhood of John and Nassau streets and Broadway.

Among the property offered were the two four-story flats, Nos. 683 and 685 East 142d street, for $16,000 each; No. 139 East Seventh street, for $16,000. Sums of $5000 and $10,000 to loan on Brooklyn property at 4½ per cent.; and a vacant plot, 135 by 103.3 on Fourteenth street, 100 feet east of Third avenue, for $100,000.

THURSDAY, January 14, 1886.

The real estate Exchange was thronged to-day on the occasion of the sale of No. 58 Broadway and Nos. 25, 27 and 29 New street. The bidding, which started at $300,000, rose rapidly to $470,000, at which price it was knocked down to F. Jones, who also bought No. 737 Broadway and Nos. 294 and 296 Mercer street for $150,000. Nos. 452 and 454 West Seventeenth street sold to the plaintiff for $20,300; No. 164 West Twenty-second street, a four-story brick dwelling, sold to H. Wronkow for $17,800; No. 108 East Eighty-third street sold to Emily S. Arnold for $12,000; Nos. 375 and 377 Washington street sold to John Bodine for $70.000.

The sale of 836 shares of the capital stock of the Maxwell Cattle Company, of New Mexico, was adjourned to January 20.

A two-story frame dwelling, No. 243 East Thirty fifth street, sold to Rudolph Stake for $10,900; Nos. 114 and 116 East 120th street sold for $26,000 to James Kennedy; No. 515 Hudson street sold to J. Bergmeyer for $20,600; a full lot on the north side of 105th street, 150 feet west of Fourth avenue, sold to Edward Rafter for $3960; a three-story brownstone house, No. 343 East Fifty fifth street, sold to Gillen & Pratt for $8000.

At the brokers' meeting there were calls for business property on East Broadway, below Chambers street; a store with two or three lofts, to lease, to be used for light manufacturing business, below Canal street, west side preferred, rent less than $1500 per annum; a first floor or small building on Fifth avenue, between Twenty-fifth and Thirty-fifth street, to lease; a twenty-five foot house on Tenth, Sixteenth or Nineteenth streets, close to Fifth avenue, to cost about $40,000.

The second floor of No. 104 Broadway was offered to rent for $2000 a year; an English basement house, No. 38 West Thirty-sixth street, for $25,000; two lots, 25 by 100 feet each, on the south side of Fifty-ninth street, offered for $30,000; $30,000 to lend on first mortgage at 5 per cent.; a four-story dwelling, No. 44 Irving Place, for $35,000; $15,000 to lend on New York or Brooklyn property at 4½ per cent.; a brownstone dwelling on West Twentieth street, between Ninth and Tenth avenues, for $15,000, and Nos. 34 to 36 Clinton Place, for $12,500 each.

FRIDAY, January 15, 1886.

The sales by the Postal Telegraph and Cable Company, at the real estate Exchange to-day, of the shops and real estate, the machinery and plant, at Ansonia, Connecticut, attracted a large attendance. The bidding started at $100,000, increasing, by bids of $5000, to $240,000, at which the entire property was knocked down to Mr. E. B. Convers, of No. 5 Beekman street. It was said that the purchase was in the interest of the United Lines. The Receivers also sold all their interest in the same property in one parcel to the same purchaser, for $20,000. All the personal property and contracts were sold, for $20,000, to the same buyer.

At the brokers' meeting there were calls for vacant lots north of 70th street, on First avenue; vacant lots below 42d street, between Seventh and Ninth avenues; one building to rent from May 1, on a five years' lease; three or five lots between Sixth and Seventh avenues and 118th and 122d streets; an office-building between Murray and Wall streets, near or on Broadway; a house from 14th to 32d sts., between Second and Fourth avenues, to cost about $15,000 or $18,000; good tenements on the east side, below 34th street, to cost from $12,000 to $25,000 each; a three-story private house, between Third and Seventh avenues, to 59th street, to cost from $15,000 to $20,000; a three-story, high-stoop house, between Second and Madison avenues and 14th to 60th streets for $1200 or $2000 per annum.

A four-story brownstone house on Bedford avenue, near Fulton avenue, was offered for $11,500; two lots, with buildings, on South Fifth avenue,

near Grand street, were offered for $25,000; and a three-story frame dwelling on East 83d street, near Park avenue, for $12,500.

No busine-s was transacted at the Exchange Auction Room on Saturday, Jan. 16.

The total value of city real estate sold at the Exchange and Auction Room for the week ending with Saturday, Jan. 16, was $1,215,860, as against $150,728, the figures for the week previous.

BUILDERS' NOTES.

THE CITY'S PERMITS.

Front alteration to house 31 S. Seventeenth street, to William Patterson, 4219 Haverford avenue.

One 2-story brick dwelling, S. E. cor. of Kensington ave. and Ontario st., 19 ft. by 50 ft., to Alfred Gardner, 232 E. York st.

One brick stable east side Seventeenth street, between Cayuga and Bristol streets, 25 ft. by 45 ft., to Joseph Williams, 1634 Cayuga street.

One alteration, front and gable of brick dwelling, N. W. cor. Twentieth and Hampton sts., 15 ft. by 43 ft., to Joseph H. Cline, Sixteenth st. and Girard ave.

One 3 story ice-house, East side Thirty-third street, between Thompson and Master streets, 50 ft. by 115 ft., to Haibach & Arnehter, Twenty-sixth and Thompson streets.

Alfred Gardner, No. 232 East York street, a 2-story dwelling, corner Kensington avenue and Ontario street, 19x50.

Joseph H. Cline, Sixteenth street and Girard avenue, alteration and front gable, corner Twentieth and Hampton streets, 15x43.

A. M. Greene, No. 1315 South Sixth street, a 3-story brick stable, corner Lombard and Chippewa, 60x75.

C. B. Terry, No. 2511 North Sixth street, bay window, 2520 North Sixth street, 9x4.

Tout and McLaughlin, No. 317 Cook street, a 3-story dwelling, No. 1318 Locust street, 20x102.

Insurance Notes.

—The Provident Life and Trust Co., of Philadelphia, wrote $7,108,000 in new business during 1885.

—The Girard Fire Ins. Co. announces a semi-annual dividend of $6 per share, payable on demand.

—Louis C. Madeira & Sons, of this city, have been appointed agents of the Exchange Fire Ins. Co., of New York.

—The Union Insurance Co. is reported to be contemplating an increase of its capital, now $375,000, to $500,000.

—The fire losses for the year 1885 reached about $86,000,000, which is $17,000,000 less than the fire waste of 1884.

—The Union Ins. Co., of Pittsburg, is issuing policies against damage by explosions of natural gas, that great disturber of the city.

The following prices were realized at auction:—

10 shs Provident Life and Trust Co	280
10 shs " " " "	278½
10 shs Girard Life Ins., An'ty & T. Co	80
4 shs Guarantee T. & S. D. Co	168½
15 shs Ger.-A. Tit. I. & T. Co. $5 p'd	28
5 shs " " " "	30
135 shs " " " "	27
59 shs Land Title & T. Co., $25 p'd	75¼
170 shs " " " " "	81¼
$6405 Del. Mut. Ins. Co. scrip, '81, '83, '84 and '85	$102@105

—The Insurance Co. of North America is one of the strongest organizations of its class in the country. At the annual meeting, it was shown that the properties of the Company, which, on January 1, 1881, were $6,382,000 (exclusive of new stock and surplus then paid in), are now $8,977,000. Dividends, with taxes thereon, have been paid amounting to $2,885,000. The fire fund has increased $1,370,000; the net surplus has been reduced $550,000, largely owing to the increased amount required to reinsure the outstanding fire premiums, which are now $670,000 more than on Jan. 1, 1881.

The revenue from fire premiums during this period has been	$10.066,000	
From marine premiums	7,800,000	
From interest money	1,852,000	
From perpetual fund at 5 per ct. int.	122,000	
		$19,840,000
The expenditures have been:		
Fire losses and charges..	$8,892,000	
Marine losses & charges..	7,383,000	
General expenses	651,748	
		16,926,748
Excess of income over expenditures..		$2,913,252

Within the past four months several colossal apartment houses have been erected in Brooklyn, in the immediate vicinity of the aristocratic "Heights," some of which add the attraction of first-class restaurants, and, as these are now ready for occupancy, there is something like a stampede from the fashionable boarding-houses in all that part of the town. One of these apartment houses has 400 rooms, which is about equal to the accommodations ordinarily provided by forty dwellings of the usual brownstone front pattern. There are also several large apartment houses in course of erection in Montague street, not far from the Wall street ferry, and, though these will not be ready for occupation until May next, it is said that they are already nearly all rented, chiefly to people who have business interests in Wall street and the exchanges, just across the river. The big building mania thus bids fair ere long to work a thorough revolution in real estate in that portion of the City of Churches, where owners heretofore could always command their own price, and this in most cases was well up to the New York Fifth avenue standard.

Heavy Losses by Fire.

The great fire in the Kensington mill district of Philadelphia on the 10th inst., which inflicted a loss of $750,000 on the unfortunate manufacturers, will also take nearly a half million of dollars from the insurance companies, as all the properties were well insured. The total amount of the policies amounted to $573,479, but they will not all have to be paid in full. Fortunately, Philadelphia companies were not heavy losers. A detailed statement of the insurances is as follows:—

On William Beatty's mill—Citizens', N. Y., $2000; City of London, $2750; Connecticut, $1000; Continental, $1250; Fire Association, $1250; Manufacturers and Merchants', $1250; Orient, $4500; Royal. $6000; St. Paul, $1000; German-American. $4000; Hibernia, $1250; Lancashire, $1000; Lion, $3500; Liverpool, London and Globe, $3000; National, Hartford, $4500; Queen, $2500; total, $40,750.

On Firth & Foster Bros.' mill—American, Newark, $2000; Boston Underwriters, $2500; City of London, $2500; Clinton, $1000; Connecticut, $4000; Continental, $3000; Equitable, $2000; Firemen's, Newark, $2500; London and Lancashire, $10,000; National, Hartford, $3000; Niagara, $2500; Orient, $2000; Phœnix, Hartford, $2000; Star, $2500; Washington, Boston, $2500; Western, Toronto, $3000; Firemen's Fund, $2000; German-American, $3000; Germania, $4000; Guardian, Eng., $3000; Hartford, $5000; Home, $5000; Howard, $2000; Imperial, $4000; Merchants', Providence, $2500; National, N. Y., $2500; North British and M., $2500; Phœnix, N. Y., $5500; Royal, $10,000; Union, Cal., $2500; total, $100,500.

The James Smith Woolen Machinery Company—City of London, $2000; Commercial, California, $1000; German-American, $2000; Insurance Company of North America, $5000; Lancashire, $500; National, Hartford, $2000; total, $12,500.

R. O. Born was insured in the Royal for $9000.

The Arrott Steam Power Mills Company—Ætna, $5000; Citizens', New York, $2500; Hartford, $2500; Howard, $2500; Lancashire, $5000; Mercantile, $2500; Royal, $14,000; Niagara, $5000; North British, $2500; Pennsylvania, Philadelphia, $2500; Phœnix, Hartford, $5000; Queen, $5000; total, $54,000.

William Arrott—American, $2500; Boatman's, $1500; Boston Underwriters, $4000; Citizens' (N. Y.), $5000; County, $1500; Farmers', $2000; German-American, $500; Glen's Falls, $1500; Phœnix (N. Y.), $3500; Provident (Washington), $1500; Hanover, $4750; Insurance Company of North America, $2500; Imperial, $2500; Lancashire, $4000; Merchants', $1000; Norwich Union, $4000; Orient, $2750; total, $41.500.

Henry Grant—British America, $2500; Lion, $2500; North British, $2500; Scotch Union, $2500; Orient, $1000; Springfield, $2500; total, $13.500.

Thomas Henry & Son—American, $2500; Commercial Union, $2500; German-American, $1500; London and Lancashire, $2500; Western (Toronto), $2000; New Hampshire, $1500; Rochester German, $2500; Royal, $5500; total, $20,500.

Joseph Greer—American Central, $2500; City of London, $2500; City, $843; Connecticut, $3000; Fire Insurance Association, $1475; Germania, $3000; Glen's Falls, $2500; Hartford, $2500; Hibernia, $1356; Home, $2500; Insurance Company of North America, $2500; Imperial, $2500; Lion, $3500; Liverpool, London and Globe, $2500; Manufacturers and Merchants', $1500; Merchants', Newark, $1475; Merchants', Providence, $738; National. New York, $2500; Newark, $1581; Norwich Union, $2106; Provident, Washington, $2500; Queen, $1205; Scottish Union. $3500; St. Paul, $2500; total, $52,779.

Joseph Hodgson—County, $2500; German-American, $2000; London and Lancashire, $6000; Lumbermen's, $1500; Manufacturers and Builders', $1000; Royal, $1200; Sterling, $1000; Virginia, $1000; total, $16,200.

Stead & Miller—American, $2500; British America, $2500; California, $2000; Citizens', N. Y.. $2500; Citizens', Pittsburg, $2500; City of London, $2500; Commercial, $2500; Connecticut, $2500; Exchange. $2500; Fire Association, $1500; Firemen's, Newark, $2500; German-American, $4000; Guardian, $2500; Imperial, $2000; Lancashire, $3000; Lion, $2000; Merchants', Newark, $2500; Montauk, $1500; National, Hartford, $4500; Newark, $2000; New Hampshire, $2000; North British, $2500; Northern, $2000; Norwich Union, $2000; Ohio, $1250; People's, Pittsburg. $1250; People's, New York, $2500; Phœnix, New York, $3000; Phœnix, Hartford, $2000; Phœnix, England. $2500; Queen, $2000; Rochester German. $1250; Scottish Union, $6500; Standard, $2000; Star, $2500; Spring Garden, $2500; Union, California, $2000; Western, Pittsburg, $2000; total, $91,750.

All the above insurances were placed by William Arrott. The following were placed by Creth & Sullivan, insurance agents, 225 Dock street:

Robert Beatty—Royal, England, $8000; London and Lancaster, $6400; American, Philadelphia, $3200; Hartford, Connecticut, $3200; Niagara, New York, $3200; Hanover, New York, $3200; Home, New York, $2400; Liverpool, London and Globe, $2400; Phœnix, England, $2400; Scottish, United and National, $2400; Lion, England, $2400; British America, $2400; Western, Canada, $2400; Fire Association, Philadelphia, $2400; County, Philadelphia, $2400; Ætna, Connecticut, $2400; Phœnix, Connecticut, $2400; Connecticut, $2400; Union, California, $2400; California, $2400; Firemen's Fund, California, $2400; America. New York, $2400; Rochester, German, $2000; Providence, Washington, $2000; Lancashire, England, $1800; Glen's Falls, N. Y., $1800; National, N. Y., $1800; Citizens', N. Y., $1800; Standard, N. Y., $1800; Citizens', Pittsburg, $1800; Pennsylvania Fire, $1800; Firemen's, N. Y., $1800; Northwestern National, $1800; American Central, $1800; St. Paul's, Minn., $1800; Springfield, Mass., $1800; Montauk, N. Y., $1200; Manufacturers', $1200; Teutonia, Albany, $1200; Boatman's, Pittsburg, $1200; Manufacturers and Merchants', Pittsburg, $2000; Commercial, $1500; total, $99,500.

John Blood & Co., in Beatty's Mills—Pennsylvania Fire, $5000; Mechanics', Philadelphia, $2200; Farmers', of York, $2500; Hartford, Conn., $2000; total, $12,000.

The Fire Record.

During the past week the principal losses by fire have been as follows:—

Four-story warehouse at Louisville, Ky., managed by H. M. Wright, and insured for $95,000; loss	$110,000
Several stores in Mobile, Ala., owned by the Emanuel estate, Mrs. Georgia Mitchell, Mrs. A. Nixon, Mrs. Laura Jones, Mrs. L. B. Gibbons and Mrs. L. M. Cleveland; insurance, $110,000; loss	160,000
St. James Hotel, Batavia, N. Y.; insurance, $25,000; loss	50,000
Residence of M. S. Crosby, Grand Rapids, Mich.; insurance, $8000; loss.	12,000
Business portion of the town of Cuba, Mo.; loss	50,000
Ladies' Hall, at the College, Oberlin, O.; partially insured; loss	50,000
Five-story building owned by the Wiggins estate, Cincinnati, O.; insured; loss	95,000
The Oregon Railway and Navigation Company's hotel and depot at Wallula Junction, Wash. Territory; insurance, $20,000; loss	40,000
The stores of M. J. Mosely, B. W. Mosely, J. R. Herriott, and F. B. Henderson, at Aiken, S. C.; insurance, $30,000; loss	40,000
The Berner & McCur Hardware Co.'s building at Newark, O.; loss	100,000
Dickinson Furniture Manufacturing Company's warehouse at Louisville, Ky.; insured; loss	14,000
Presbyterian Church at Lexington, Ky.; insured for $15,000: loss	25,000
Bethel Church at Tottenville, Staten Island; insurance, $10,000; loss	15,000
Furniture warerooms of John Sorenson, at Leavenworth, Kan., buildings owned by J. H. Langeman, of Lockport, N. Y., and G. W. Paddock, Batavia, N. Y.; insured; loss	20,000
Flour warehouse of F. C. Vehmeyer; insured; loss	350,000
Armory, Company B, at Chester, Pa.; insured; loss	15,000
Business building, No. 4 Great John st., New York city, occupied by several firms; insured; loss	59,000
Several stores at Bristol, Ind.; insured for $15,000; loss	20,000
Robert Grier & Co.'s woolen factory, at Summerdale, Ill.; insurance, $60,000; loss	70,000
Mansion House, Paterson, N. J.; insurance, $10,000; loss	20,000
Business blocks in Montreal, Canada, owned by Hotel Dieu Nuns; fully insured; loss	500,000
St. Mary's Catholic Church, Fort Wayne, Ind.; loss	65,000
McIntish & Co.'s boot factory and the Bay State Corset Company's factory, at West Brookfield, Mass.; loss	70,000
The Lothrop Block at Great Falls, N. H.; insurance, $17,500; loss	29,000
The Beaver Falls car works, foundry and machine shops, at Beaver Falls, Pa.; no insurance; loss	175,000
The Luke block, owned by M. L. Luke at Nanticoke, Pa.; insurance, $2450; loss	12,000
Gardiner & Eaton's warehouse, at Palatka, Florida; insurance, $20,000; loss	35,000
The Lexington, Ky., Opera House, the grocery store of H. Innes & Sons and the Adams Express Office; partly insured; loss	35,000
Business portion of Alderson, Monroe Co., W. Va.; partially insured; loss	20,000
The Luzerne Active Manufacturing Co.'s Works, near White Haven, Pa.; partially insured; loss	10,000
Four-story building occupied by Cofferata & Sons and Texas and Pacific Narrow-gauge Railroad, at St. Louis, Mo.; insured; loss	35,000

MARKET QUOTATIONS.

LUMBER.—Offerings of stock continue fair and pretty well assorted, with the demand possibly somewhat better from manufacturers, some of whom have found desirable accumulations slightly reduced and feel the necessity for replenishing somewhat promptly. Prices are steady.

White Pine—	
Best log run	$25 —@28 —
Ordinary run	22 —@24 —
Select logs.	28 —@30 —
Selects and better	42.50@45 —
Mich. uppers, 1 to 2 in., dry	48 —@52 50
$2\frac{1}{2}$, 3 and 4 in	57.50@62.50
selects, $1\frac{1}{4}$ to 2 in	42.50@45 —
1 in	40 —@42.50
12 in. flooring qual	30 —@32.50
12 in. barn	22 —@23 —
3d com., all widths	15 —@18 —
$1\frac{1}{4}$ to 2 in. plank, barn qual	22 —@24 —
Common plank	20 —@22 —
$\frac{7}{8}$ box boards, wide	16 —@17 —
$\frac{5}{8}$ sidin. select	27.50@40 —
Culls, 12 inch	15.50@16.50
Wide	16.50@17.50
Narrow	14 —@15 —
No. 1 moulding	37.50@40 —
Hemlock boards—	
Edge boards	11 —@12 —
12 in. stock	14.50@15.50
Fencing, 6 in., 16 ft	14.50@15.50
Scantling, 2x3 and 2x4.	
16 and 18 ft	13 —@14 —
3x4, 12 to 20 ft	12 —@13 —
Yellow Pine—	
Scantling, 2x4 to 12x14	21 —@23 —
Plank, $1\frac{1}{4}$ to 2 in	23 —@27.50
Flooring, 1 and $1\frac{1}{4}$ inch, No. 1 Step	27 —@30 —
Flooring, 1 in. Va	16.50@18 —
1 and $1\frac{1}{4}$ in. Ga. and Fla. cargo run	21 ——22 —
Cargo lots—	
Yel. pine edge bds	13 —@16 —
Heart face bds	19 —@21 —
Shingles and Posts—	
Cypr's shingles, 24 in. heart, d & b	14 —@18 —
24 in. sap, d and b	11 —@13 —
Cedar shingles, 30 in. h'd dressed	35 —@40 —
Lath, spruce	2.50@— —
Mahogany—	
Cuba (hard)	150 —@— —
St. Domingo (med. hard)	160 —@200—
Mexican (soft)	— —@180—
Cherry—	
Nos. 1 and 2, 1 in	55 —@60 —
Nos. 1 and 2, $1\frac{1}{4}$ in. and over	65 —@70 —
Walnut—	
Nos. 1 and 2, 1 in. Ind	80 —@85 —
Nos. 1 and 2, $1\frac{1}{4}$ in. and over	85 —@90 —
Nos. 1 and 2, $\frac{5}{8}$ in	70 —@75 —
Culls, 1 in. and over	25 —@30 —
Poplar—	
Nos. 1 and 2, $\frac{5}{8}$ in. Ind	25 —@27.50
Nos. 1 and 2, 1 in. Ind	30 —@32.50
Nos. 1 and 2, $1\frac{1}{4}$ in. and over	35 —@37.50
Columns, 5x5 and over	35 —@37.50
Oak—	
Nos. 1 and 2, 1 in., good	32.50@35 —
Western straight	32.50@35.00
" $1\frac{1}{4}$ in	35 —@37.50
1 in. quartered	40 —@45 —
$1\frac{1}{4}$ in. quartered	45 —@47.50
Ash—	
Nos. 1 and 2, good Western, 1 in.	37.50@40 —
Nos. 1 and 2, good Western $1\frac{1}{4}$ in.	40 —@42.50

LEAD.—

Domestic	4-60@ $4.62\frac{1}{2}$
Lead pipe (20 per cent.)	$5\frac{3}{4}$@ — —
Sheet (20 per cent.)	$6\frac{3}{4}$@ — —
Tin-lined lead pipe (20 per cent.).	15 @ — —

PAINTS AND OILS.—

Barytes, fine ground qualities	$16.00 @22.00
Barytes, lower qualities	12 — @14 —
Carmine	3.15 @ 3.25
Chalk, per 100 lbs	@ 40
China clay, English	12.50 @19 —
Chrome yellow, dry, per lb	10 @ 25
Lead, red	$5\frac{3}{4}$@ 6
Lead, white, American, pure, in oil	$ $6\frac{1}{2}$@ 7
Lead, white English	$8\frac{1}{2}$@ $8\frac{3}{4}$
Litharge	$5\frac{1}{4}$@ $5\frac{3}{4}$
Ochre, Rochelle	1.45 @ 1.50
Orange mineral, English and Ger.	$8\frac{1}{4}$@ $8\frac{3}{4}$
Paris green	15 @ 18
Paris white, American, per 100 lbs	90 @ 1.00
Paris white, English	1.10 @ 1.20
Putty	$1\frac{1}{2}$@ $1\frac{3}{4}$
Spanish brown, dry, per lb	$\frac{3}{4}$@ 1
Spanish brown, ground in oil	9 @ 12
Venetian red, foreign, per cwt	1.07 @ 1.50
Vermilion quicksilver	52 @ 57
Whiting, common	40 @ $42\frac{1}{2}$
Zinc, American	$3\frac{1}{2}$@ 4
Zinc, white French, dry (red seal)	— @ 6
Linseed, raw	44
Linseed, boiled	47

TIN.—

Straits and Malacca	$20\frac{5}{8}$@ —
Australian	$20\frac{5}{8}$@ —
I. C. charcoal tin, Melyn grade	5.50 @ —
I. C. charcoal tin, Allaway's	$5.12\frac{1}{2}$@ 5.25
Charcoal terne, 14x20, Dean	4.55 @ — —
Charcoal terne, 20x28, Dean	9 00 @ — —
Coke tin, 14x20, B. V. grade	4.55 @ 4.60
Coke tin, 14x20, J. B. grade	4.70 @ — —

—If a room faces the east, warm tints will be preferable to the cold grays, which are lacking in the cheerfulness which should pervade every room, particularly bed-rooms. The paper, however, should always be made to harmonize with the wood-work of the room, and should be chosen with a view to making it serve as a background to the furniture, carpet and upholstery.

—Corrugated iron is being extensively used for building purposes, and the excellent results of the work on the State Fair Buildings is but adding further conviction as to the economy of iron for roofing and ceiling. Messrs. Lindsay & Parvin, the agents of the Cincinnati Corrugating Co., report a lively demand for the product of the firm they represent.

—Never put a large-figured paper on a small room, for it not only shows a want of taste, but will make a room look smaller; papers of perpendicular designs make a room look higher. If you are decorating a ceiling, do not use a style much, if any, darker than the centre or filling. Small designs are more suitable for rooms where a great many pictures are to be hung, though the latter practice is in bad taste.

—The Fidelity Trust and Safe Deposit Company has purchased the two old three-story brick buildings on Franklin Place, above Chestnut, adjoining the Franklin Printing House property, Philadelphia. It is the intention of the Fidelity Company to locate an electric light plant on the newly acquired site. It will not only supply its own building, but furnish light to such of its neighbors as the extra amount of power will warrant. The object of renting out the light will only be to reduce its cost to the company and to pay for the plant.

—It is undoubtedly true that cases of arsenical poisoning have been caused by living or sleeping in rooms covered with wall papers which have been impregnated with poisonous colors in printing the designs; but there are, it is said, several American firms who manufacture wall-papers free from this serious objection. It appears to have been proven by able chemists that it is quite possible to obtain coloring substances containing no arsenic which will give bright-colored papers of no greater cost than those containing arsenic, and of equal brilliancy. Hence, there does not appear to be any reason why poisons should be used in the manufacture of wall papers, and those who do employ them should be legally dealt with. Some manufacturers adopt every possible precaution to avoid arsenical preparations in their goods, employing a chemist to analyze every color before it is used. Under any circumstances, it is a fact that some of our wall papers contain matter that is exceedingly pernicious to health.

REAL ESTATE MARKET.

Real Estate Sold at Auction.

M. THOMAS & SONS.

3-story brick dwelling, 825 North Eighth st., lot 18 by 115 ft $6,950
2-story brick cottage, 2029 Cumberland st., and lot, 14 by 78 ft., subject to a redeemable ground rent of $48 a year and a mortgage of $300.................. 1,005
3-story stone dwelling, S. W. cor. Thirty-fourth and Wallace sts., and lot 37 by 131 ft.................................... 4,850
3-story brick store and dwelling, 1835 Ridge ave., and lot 18 by 105 ft......... 7,875
2 ground rents of $48 each per year on lots 13 by 42 ft., on Leithgow st., south of Cumberland, each........................ 800
3-story brick dwelling, 1016 Christian st., and lot, 15 by 45 ft......................... 2,610
6 2-story brick dwellings, 4948, 4954, 4956, 4958, 4960 and 4962 Cathedral ave., and six lots, each 14 by 50 ft., each................................ 1,100

FREEMAN & CO.'S SALES.

23 shares Second and Third Streets Passenger Railway Company, at............. 175¼
Ground rent $76.50 on 3-story brick house, 1819 Fairmount ave., and 2-story brick house, 1816 Olive st., lot 17 ft. by 100 ft.................................. 1,290
2-story brick house, 770 Howard st., lot 14 ft. 6 in. by 50 ft......................... 1,600
3-story brick dwelling, 1911 Brandywine st. lot 16 ft. by 70 ft....................... 3,100
Southern Maryland Railroad................ 75,000

CONVEYANCES.

PHILADELPHIA.

MONDAY, January 11, 1886.

Amber st., S. E. s., 547 ft. N. E. Westmoreland, Edward Gannon to Charles A. Logen, Dec. 15, 1885, 26 ft. 2½ in. by 70 ft.; N. W. s. Trenton ave., 426 ft. ⅞ in. N. Westmoreland, irreg......... $ 1,000
Ashwood ave., N. W. s., 250 ft. S. W. Eighty-seventh, Elmwood Mutual L. and I. Company to Matilda Norton, December 7, 1885, 50 ft. by 100 ft...... nom.
Christian st., S. s., 248 ft. 6. in E. Sixteenth, P. J. Ryan to Michael J. Duross et al.. December 19, 1885, 16 ft. by 78 ft.. 4,000
Cordova Place, S. s., 18 ft. E. Barron, G. P. Henderson to James Coll, January 4, 1886, 13 ft. 10 in. by 35 ft......... 1,100
Fairmount ave., 1741, E. H. Wood to Samuel J. Rea, November 2, 1885, 18 ft. by 100 ft.................................. 7,750
Federal st., S. s., 96 ft. W. Eighteenth, Henry Schlichter to Charles P. Farner, Nov. 16, 1885, to Wilson Pierson, Jan. 8, 1886, each 16 ft. by 75 ft., and subject to gr. r. $78.............................. 3,000
Front st., 337 S., D. J. Myers to adm'r of Mary L. Dillon, Oct. 5, 1885, 15 ft. by 40 ft.; 128 Keefe, 18 ft. by 12 ft.; 1235–1237 Wheat, each 12 ft. by 18 ft.. 5,130
Forty-fourth st, W. s., 60 ft. 10 in. N. Seneca, Emma B. Conroy et al., ex'rs, to James Roach, Jan. 6, 1886, 32 ft. by 85 ft.. 4,400
Forty-sixth st., W. s., 50 ft. N. Seneca, Charles C. Moore to Caroline R Buchanan, Jan. 6, 1886, 50 ft. by 100 ft.; gr. r. $150.................................... 4,000
Germantown ave., E. s., 15 ft. 1 in. N. Berks, James Ritchie, Jr., to Harry E. Borzell, Jan. 1, 1886, irreg. shape; g. r. $270; E. s. Germantown ave., 51 ft. N. Berks, irreg.: g. r. $270.......... nom.
Germantown ave., N. E. s., 137 ft. 1¼ in. E. Nineteenth, Benjamin McInnes, Jr., to Mary Lowrey, Dec. 10, 1885, 16 ft. by 130 ft.. 2,200
Lambert st., N. W. s., 76 ft. N. E. Clearfield, William Appleby to Chs. Kirn, Jan. 2, 1886, 336 ft. 4 in. by 65 ft. 6 in.; S. E. s. Torpin, 76 ft. N. E. Clearfield, 336 ft. 4 in. by 65 ft. 6 in.......... $5,000
Montrose st., N. W. cor. Seventeenth, James C. Ford to Patrick J. Murphy, Dec. 28, 1885, 13 ft. by 47 ft.; g. r. $20 2,500
Nineteenth st., S. E. cor. Wood, William F. Harrity et al. to Anthony McGarvey, Jan. 6, 1886, 19 ft. 3 in by 77 ft......... 5,650
Poplar st., S. s., 201 ft. 4⅛ in W. Thirteenth, William C. Royal to Martha McIlvain, Dec. 21, 1885, 18 ft. by 117 ft.. 5,000
Race st., N. E. cor., 65½ in., C. T. Derrickson to Joseph D. Thornton, Jan. 7, 1886, 100 ft. by 160 ft...................... 100
Salmon st., N. W. s., 77 ft. 6 in. S. W. Monmouth, Patrick J. Brankin to Nelson Z. Graves, Dec. 26, 1885, 25 ft. by 40 ft.. 2,000
Seventh st., E. s., 141 ft. S. Erie ave., Ira Hovey to Martin A. Worknot, Jan. 2, 1886, 43 ft. 6 in. by 92 ft. 2¼ in...... 793
Spring st., N. W. s., cor. Waln, C. L. Deacon to George Molz, Dec. 24, 1885, irreg. shape.................................. 500
Spring Garden st., S. s., 100 ft. E. Twenty-fifth, John Yewdall et al. to Erben, Search & Co., Jan. 2, 1886, 94 ft. 7 in. by 200 ft.. 70,000
Tenth st., E. s., 96 ft. N. Morris, Hy. Pooley to Fras. Doyle, Jan. 2, 1886, 16 ft. by 63 ft.; g. r. $96.................. 1,900
Girard ave., 2902, William L. Elkins et al. to Hy. J. Hess, Jan. 5, 1886, 16 ft. by 60 ft... 3,350
Naomi ave., N. W. s., 262 ft. 9¾ in. S. W. Wissahickon ave., J. Jones, exr, to Charles Breidenfeld, Dec. 7, 1885, 38 ft. by 140 ft.................................. 1,910
Water st., S. E. cor. Race, Mary Ann Bumm et al. to Morris R. H. Levin et al., Jan. 7, 1886, 71 ft. 1½ in. front, moiety, mtge. $14,500.................... 8,975
Wharton st., S. W. cor. Bateman, Wm. Hy. Forsyth to Jacob P. Didinger, Dec. 21, 1885, 18 ft. by 59 ft...................... 4,000

TUESDAY, January 12, 1886.

Agate st., 3356, Isaac S. Kimsey to I. Patton, Jr., 14 ft., by 50 ft...... 850
Alfred st., S. W. s., 140 ft. N. W. Penn, William W. Patton to Patrick Higgins, Jan. 4, 1886, 20 ft. by 61 ft. 10¾ in..... 185
Arch st., S. s., 60 ft. E. Twenty-second, Sarah A. Curry to John B. Citti, Dec. 22, 1885, 20 ft. by 102 ft.................. 4,000
Aspen st., N. E. cor. Holly, Hugh Chain Sr., to the Third Christian Church of Philadelphia, Jan. 6, 1886, irreg.; g. r. $190.. nom.
Bainbridge st., 414, Catharine D. Kenton et. al. to John J. Bergan, Jan. 5, 1886, 17 ft. 5 in by 70 ft.............................. 2,400
Broad st., N. W. cor. Huntingdon, F. B. Gowen to Edward D. O'Kane, Jan. 1, 1886, irreg. shape........................... 70,000
Cambridge st., 1743–1745, Mary O'Donnell to Edward Keenan, Aug. 20, 1885, 24 ft. by 60 ft.................. 1,900
Clinton st., 929, Susan S. Day et al. to Isaac Meyer, Jan. 8, 1886, 10 ft. by 115 ft., moiety; mtge. $5000.............. 1,150
Eighth st. 815 N., T. J. Baker to William Weightman, Dec. 29, 1885, 18 ft. by 115 ft.. 8,000
Front st. 315 S., L. R. Fletcher to Susan Hall, Dec. 2, 1885, 16 ft. by 40 ft.; mtge. $4000...................................... nom.
Lancaster ave., N. W. cor. Forty second, James Wardell to Charles E. Kunkle, Jan. 11, 1886, irreg. shape................ 900
Girard ave., 2729, John Birkenstock to William Feldmayer, Dec. 30, 1885, 17 ft. 9 in. by 84 ft................................ 2,950
Leithgow st., 2216–2238, George W. Coulston to William F. Boyd, Jan. 9, 1886, 12 ft. by 38 ft. 6 in. each; mtge. $800 each...................................... 540
Leithgow st., 2242 and 2252, G. W. C. to Anna R. Boyd, Jan. 9, 1886, each 12 ft. by 38 ft. 6 in.; mtges. $1600...... $ 540
Meredith st., S. s., 293 ft. 10⅛ in. W. Twenty-fourth, M. Seddinger et al. to Margaret Helferty, Jan. 7, 1886, 14 ft. by 40 ft.. 1,750
Mill st., N. E. cor. Chew, Thomas Stewardson to William and Alexander Kinnier, Jan. 8, 1886, 200 ft. by 200 ft. 4,400
Marshall st., 1860, John George to Jacob Gruber, Jan. 11, 1886, 14 ft. by 14 ft. 4 in.................................. 1,700
Mt. Pleasant ave., E. s., 514 ft. 2½ in. S. W. Germantown ave., David Hinkle to Joseph Brownlee, Jan. 1, 1886, 35 ft. by 200 ft.. 875
Mt. Pleasant ave., S. E. s., 549 ft. S. W. Germantown ave., David Hinkle to Robert Christy, Jan. 1, 1886, irreg. shape...................... 5,000
Mt. Pleasant ave., S. E. s., 449 ft 4⅛ in. S. W. Germantown ave., David Hinkle to Benjamin Kinnard, Jan. 1, 1886, irreg. shape.............. 870
Seventh st., 803–805 N., Emanuel Furth to Jane and Samuel Ligget, Jan. 5, 1886, irreg. shape.................................. 6,500
Sixtieth st., W. s., 290 ft. N. Westminster ave., E. W. Lehman to Alfred Barlon, Jan. 11, 1886, 40 ft. by 112 ft. 6 in...... nom.
Sixtieth st. W. s., 250 ft. N. Westminster ave., E. W. Lehman to James H. Hewitt, Jan. 11, 1886, 40 ft. by 112 ft. 6 in.................................. .... nom.
Tackawanna st., N. W. s., 117 ft 6 in. N. E. Oxford, A. J. Reach to Edw. D. O'Kane, Jan. 4, 1886, 60 ft. by 100 ft. 6,500
Twelfth st., E. s., 90 ft. S. Tioga, John S. Wood to Frederick Ungerer, Dec. 28, 1885, 40 ft. by 185 ft. 6 in................. 2,000
Cumberland st., N. s., 50 ft. W. Front, George Wanner to Carl Fuge, Jan. 11, 1886, 12 ft. by 40 ft......................... 500
Willow ave., S. E. s., 260 ft. N. E. Fifty-first, Thomas A. Fernley to Bernhard Benson, Dec. 10, 1885, 20 ft. by 100 ft. 225
Willow ave., S. E. s., 280 ft. N. E. Fifty-first st., T. A. Fernley to John Dahl, Dec. 10, 1885, 20 ft. by 100 ft........... 225
Dacota st., 926, M. Cleary to Mary A. Barr, Jan. 8, 1886, 12 ft. 12¼ in. by 60 ft.. 1,500
Germantown ave., N. E. s., 43 ft. 4 in. S. E. Erie, G. A. Snyder to Patrick Bradley, Dec. 21, 1885, irreg. shape; g. r. $46.50.. 712

WEDNESDAY, January 13, 1886.

T. E. Castor et al. to Charles M. Castor, Dec. 17, 1885, N. s. Orthodox, 48 ft. W. Jefferson, 16 ft. by 95 ft.; N. W. s. Penn, 238 ft. N. E. Orthodox, 22 ft. by 119 ft.; N. W. cor. Wakeling and Willow, 87 ft. by 62 ft. 1 in............... 3,075
Charles F. Castor et al. to Lewis F. Castor, Dec. 17, 1885, cor. Frankford and Bristol Pike and Bridge st., irreg. shape; S. E. s. Franklin, 260 ft. 3 in. N. E. Orthodox, 22 ft- 3⅛ in. by 100 ft.; S. E. s. Paul, 301.3 ft. S. W. Tacony, 40 ft. by 93.4 ft.; N. W. s. Penn, 260 ft. N. E. Orthodox, 22 ft. by 119 ft..... 5,610
Charles M. Castor et al. to Thos. E. Castor, Dec. 17, 1885, N. E. s. Orthodox, 64 ft. N. W. Jefferson, 16 ft. by 95 ft.; N. W. s. Franklin, 238 ft. N. E. Orthodox, 26 ft. 8½ in. by 119 ft. 6⅞ in.; N. W. s. Frankford Rd., 260 ft. 5 in. N. E. Orthodox, 44 ft. 9⅝ in. by 147 ft. 4¼ in... 5,985
Charles M. Castor et al. to William O. Castor, Dec. 17, 1885, N. W. s. Frankford Rd., 238 ft. N. E. Orthodox, 22 ft. by 147 ft. 4¾ in.; S. E. s. Franklin, 238 ft. N. E. Orthodox, 22 ft. 3⅛ in. by 100 ft. S. E. s. Franklin; 282 ft. 6¼ in. N. E. Orthodox, 22 ft. 3⅛ in. by 100 ft.; N. cor. Allen and Franklin, 20 ft. by 100 ft. N. W. s. Penn, 66 ft. S. Allen, 22.0¾ ft. by 119 ft.................. 4,702

Broad st., W. s., 150 ft. N. Master, John J. Dobbins to Richard J. Dobbins, Jan. 6, 1886, 75 ft. by 200 ft.; mtge. $25,000 .... $50,000
Erwig ave., N. W. s., 50 ft. S. W. Eighty-eighth, Elmwood Mutual L. and I. Co. to Ellen S. Heath, Sept. 5, 1885, 50 ft. by 100 ft........ nom.
Fourth st., E. s., 213 ft. N. McKean, Robert Alexander to Mary M. Clifford, Jan. 2d, 1886, irreg. shape; E. s. Fourth, 261 ft. 8 in. and 277 ft. 8 in. N. McKcan, each 16 ft. by 67 ft........ 2,400
Germantown ave., S. W. s. 90 ft. 3⅜ in. N. W. Rittenhouse, F. F. Brightley to Morris Gerschel, Jan. 6, 1886, 15 ft. by 110 ft. 10 in........ 5,650
Haines st., N. W. s., 473 ft. 7½ in. N. E. Morton, James Power to John Kent, Dec. 18, 1885, 19 ft. by 99 ft. 7¼ in........ 1,300
Hancock st., E. s., 125 ft. N. Lehigh ave., John Rothwell to Frank Leake, Dec. 21, 1885, 75 ft. by 92 ft. 6 in.; g. r. 300........ nom.
Hancock st., N. E. s., 164 ft. S. W. Girard ave., T. K. Batt to Mary W. Stocker, Jan. 1, 1886, 16 ft. by 80 ft.; g. r. $28........ 3,250
Kurtz st., 921, Mary Ann Christopher to Emma Christopher, Jan. 9, 1886, 16 ft. by 50 ft........ nom.
Loyal st., 14 lots, N. E. cor. Dauphin, Henry C. Thompson to Edward D. Stokes, Dec. 31, 1885, 190 ft. 4½ in. by 42 ft. 9 in.; 14 mtges........ 4,400
Manton st., S. s., 93 ft. E. Twenty-second, Henry R. Coulomb to Latham Blee, Nov. 21, 1885, 30 ft. by 55 ft.; g. r. $426........ 2,000
Market st., 107, John S. Dougherty to Cockroft Thomas, Oct. 5, 1885, irreg. shape; mtge. $6000........ 10,000
Norristown Railroad, N. cor. James & John Dobson to Frederick Stehle, Dec. 26, 1885, irreg. shape........ 1,100
Reese st., S. E. cor. Cambria, William G. Fox to Moses Redmond, Jan. 9, 1886, 16 ft. by 67 ft........ 4,500
Sheridan st., 1845–1847, John Manuel to Rosalie L. Hope, Dec. 30, 1885, 12 ft. by 39 ft. 6 in........ 2,600
Sixteenth st., W. s, between Barker and Melloy, Israel Morris to Daniel D. Mullin, et al., Jan. 1, 1886, 105 ft. by 52 ft 9 in; g. r. $2300........ nom.
Seventeenth st., W. s., 225 S. Tioga, Frederick Leser to Elise Leser, Jan. 9, 1886, 25 ft. by 92 ft. 10 in........ 1,000
Seventeenth st., W. s., 200 ft. S. Tioga, Frederick Leser to Milla Leser, Jan. 1, 1886, 25 ft. by 92 ft. 10 in........ 1,000
Sixty-second, E. s., 140 ft. S. Locust, John M. Wade to Benjamin Jennings, Jan. 4, 1886, 40 ft. by 100 ft........ 300
Tasker st., N. s., 72 ft. W. Fifteenth, 12 lots, moiety, John Friel to Lewis P. Simpson, Jan. 11, 1886; also, 13 lots on E. s. Mole and 13 on W. s. Mole, N. Tasker, and 13 lots on E. s. Hicks and 13 on W. s. Hicks, N. Tasker, in all 64 lots........ nom
Tulip st., 2660, William H. Reed to Michael F. Larkins, Jan. 9, 1886, 15 by 60 ft........ 1,450
Twelfth st., E. s., 50 ft. 8 in. S. Ellsworth, M. A. Christopher to Emma Christopher, Jan. 9, 1886, 16 ft. 2 in. by 65 ft. 6 in........ nom.
Twentieth st., 821, N. G. Thompson to Phœbe A. Gregg, Dec. 7, 1885, 16 ft. by 100 ft........ 5,350
Twenty-seventh st., E. s., 200 ft. S. Lehigh ave., B. Corr to Hy. Schulke, Jan. 12, 1886, irreg. shape........ 375
Thirty-second st., N. W. cor. Hamilton, Howard Watkin to Ethan Osborn Thompson, Jan. 9, 1886, 18 ft. 4 in. by 100 ft........ 10,000
Vienna st., S. s., 179 ft. and 197 ft. E. Tulip, Chas Schmitt to the Most Rev. Patrick John Ryan, Dec. 24, 1885, each 18 ft. by 114 ft.; also, lot adjoining, irreg shape........ $18,500
Vine st., 1028, Jeffrey Hart to E. Conrad et al., Jan. 11, 1886, 14 ft. by 65 ft........ 1,700
Wharton st., N. s., 220 ft. E. Twenty-seventh, Geo. A. Twibill to John J. McDuffee, Jan 23, 1885, irreg. shape........ 500
Wharton st., N. s., 150 ft. E. Twenty-seventh, Emily Farrell et al., Dec. 20, 1885, irreg shape........ 300
William st., N. W. s., 180 ft. S. W. Church, Adams Drexler to August Peczinsky, Jan. 8, 1886, 30 ft. by 150 ft........ 1,700
Woodstock st., 1764, Christian Weldy to Chas. A. Wright, Jan. 11, 1886, 14 ft. 55 ft........ 2,400
Gratz st., (erroneously called Centennial ave.), 1541, William Disston to Louise Armstrong, Dec. 31, 1885, 20 ft. by 72 ft. 10 in.; mtge, $3500........ 2,500
Jefferson st., N. W. s., 404 S. W. Selig, F. S. Cantrell to David Marshall, Jan. 12, 1886, 25 ft. by 157 ft........ nom.
Jefferson st., N. W. s., 179 ft. and 204 ft. S. W. Selig, F. S. Cantrell to William Marshall, Jan. 12, 1886, each 25 ft. front........ nom.
Arch st., 429, Lucy Sulger to Henry C. Lea, Dec. 17, 1885, 16 ft. 11⅜ in. by 140 ft. 7½ in........ 13,600
Arch st., 431, Val. Burkhart et al. to Henry C. Lea, Dec. 24, 1885, 16 ft. 9⅝ in. by 140 ft. 8 in........ 13,600
Arch st., 433, Fanny G. Beatty to Henry C. Lea, Dec. 30, 1885, 17 ft. 2¼ in. by 140 ft. 8⅜ in........ 13,600
Arch st., 435, James B. Seguin to Henry C. Lea, Dec. 23, 1885, 21 ft. by 140 ft. 9¼ in........ 16,000

THURSDAY, January 14, 1886.

Alder st., W. s., 142 ft 9 in. N. Jefferson, Henry MacEwan to William H. Francis to Amanda MacEwan, Dec. 31, 1885, 12 ft. by 48 ft........ nom.
Almond st., 125, Harriet P. Stall et al. to Isaac W. McElwee et al., Dec. 3, 1885, 18 ft. by 66 ft. 6 in........ 500
College ave., N. W. s., 42 ft. W. Twenty-third, Isabella Horner to Thomas Burk, Jan. 2, 1886, 14 ft. by 61 ft........ 3,200
Cumberland st., S. W. s., 16 ft. S. E. Jasper, Elizabeth Green to Paul W. Green, Jan. 12, 1886, 14 ft. by 80 ft........ 3,800
Eagleson st., S. s., 100 ft. E. Burnett, Thomas J. Carroll to Isabella Fulton, Nov. 20, 1885, irreg. shape; g. r. $30........ 450
Eighth st., E. s., 327 S. Diamond, F. G. Dubbs to John Ball to Margaret J. Dubbs, Jan. 12, 1886, 15 ft. 6 in. by 74 ft.; mtge. $2000........ 1,400
Fairhill st., 100 ft. N. Somerset, Charles Hill to Jos. K. Atkinson, Jan. 5, 1886, 25 ft. by 68 ft........ 2,760
Front st., W. s., 312 ft. N. York, Thomas L. Leedom to William Steele, Jan. 12, 1886, 36 ft. by 110 ft........ 2,700
Fifth st., W. s., 194 ft. N. Reed, Margaret Hogg to William A. Griswold, Jan. 11, 1886, 18 ft. by 128 ft. 5 in........ 5,750
Fifth st., W. s., 100 ft. S. Lehigh ave., Margaret Garman to John W. Martin, Dec. 2, 1885, 18 ft. by 139 ft........ 3,700
Forty-ninth st., S. W. s., 168 ft. N. W. Chester, Thomas Robb to Ellen Warder Longstreth, Jan. 11, 1886, 34 ft. by 135 ft........ 6,500
German st., 505, Joseph P. McCullen, master, to John F. Doyle, Jan. 12, 1886, irreg........ 1,300
Germantown ave., E s., 15 ft. by 51 ft. N. Berks, Harry E. Borzell, Jan. 1, 1886, irreg........ nom.
Germantown ave., W. s., 74 ft. S. Somerset, William Rotch Wister et al., trustees, to Benjamin F. Bennett to Kate Forsyth, Jan. 6, 1886, 36 ft. by 90 ft........ nom.
Kensington ave., E. s., 491 ft. S. Somerset, E. L. Devine et al., ex'rs., to the Colonel Ulric Dahlgren Post, No. 14, G. A. R., Dec. 30, 1885, irreg........ $4,000
Monmouth st., N. s., 150 ft. W. Thompson, Joseph Shippen to Patrick Gilligan, Dec. 31, 1885, 20 ft. by 105 ft.; g. r. $40........ nom.
Mt. Holly st., E. s., 291 ft. S. Dickinson, Francis P. Bergin to Philip Kakel, Jan. 12, 1886, 14 ft. by 46 ft.; g. r. $36. Also W. s. Mt. Holly, 291 ft. S. Dickinson, 14 ft. by 50 ft.; g. r. $36........ 1,550
Ninth st., 1845 N., C. L. Kemmerer to William A. Chandler, Dec. 28, 1885, 12 ft. 11 in, by 50 ft.; g. r. $60; mtge. 1,200
Ninth st., S. E. cor. Lehigh ave., James and Mary Parsons to Lewis M. Kensil, Jan. 2, 1886, 231 ft. by 99 ft. 1⅛ in........ nom.
Nineteenth st., W. s., 50 ft. N. Dickinson, Isaac S. Stackhouse to Albert S. Erney, Sept. 19, 1885, 32 ft. by 70 ft.; 2 g. r. $90........ 200
Richmond st., W. s., 288 ft. S. Clearfield, William H. Miles to Albert Fischer, Jan. 2, 1886, 40 ft. by 200 ft........ 6,100
Sepviva st., E. s., 188 ft. N. Venango, R. L. McDade to Isaac P. Clegg, Jan. 6, 1886, 18 ft. by 100 ft........ 150
Sixteenth st., 2120 N., John Stafford to Josephine Oulton, Jan. 9, 1886, 17 ft. by 73 ft........ 3,300
Summit st., rear, Kath. J. Wharton to Susan W. Bowen, Jan. 8, 1886, irreg. shape........ 900
Titan st., N. s., 216 ft. W. Seventeenth, Thos. Austin to Eliza Boyd, Jan. 12, 1886, 15 ft. by 53 ft.; g. r. $48........ 450
Twentieth st., E. s., 18 ft. N. Ellsworth, Annie McCreedy to Isaac Layer, Dec. 10, 1885, 14 ft. by 74 ft.; g. r. $52.50. 2,125
Twenty-third st, 1420 N., Girard L. I. etc. Co. to David M. Stackhouse, Jan. 13, 1885, 15 ft. by 57 ft. 3 in........ 2,800
Willow st., N. s., 60 ft. W. Franklin, Carpenter Ice Company to Robert W. Waln, Jan. 12, 1886, irreg. shape........ nom.
Woodbine st., 1210, J. Henry Carstens to Caroline Kohn, Dec. 30, 1885, 14 ft. by 36 ft........ 1,050
Woodstock st., N. W. cor. Tasker, L. P. Simpson to John Friel, Jan. 11, 1886, 14 ft. by 45 ft. 6 in.; g. r. $60........ nom.
Mercy st., N. s., 84 ft. 6 in. W. Fifth, Isaac B. Culin to Mary Elizabeth Peppelheimer, Jan 14, 1886, 15 ft. by 44 ft. 6 in.; W. s. Fifth, 32 ft. S. Mercy, 16 ft. by 66 ft.; S. s. Tasker, 266 ft. 6 in. W. Second, 15 ft. by 33 ft. 11 in. and 37 ft. 9½ in, and E. s. Second, 49 ft. 6 in. N. Greenwich, 16 ft. by 64 ft. ¼ in........ nom.
Park ave, 2939, Girard Life Insurance etc. Company to Mary A. Watt, Jan. 4, 1886, 16 ft. by 54 ft........ 2,050
York st., 2836 to 2840, Joseph Byrne to Samuel Stewart, Jr., Dec. 28, 1885, 12 ft. by 53 ft. each........ 2,000

FRIDAY, January 15, 1886.

Allegheny ave., N. E. s., 140 ft. 10 in. S. E. Frankford road, Penn Guarantee Ass'n to Frank A. Mullikin, Jan. 9, 1886, 20 ft. by 100 ft........ 1,000
Allegheny ave., N. s., 100 ft. E. Twenty-second, Robert Jarvis to William Galbraith, Jan. 2, 1886, 20 ft. by 85 ft. 7½ in........ 500
Allen st., 215 and 245, and 306 Richmond, Franklin Eyre to Zibiah S. Vaughn, Jan. 7, 1886........ nom.
Arizona st., N. s., 272 ft. 8 in. W. Tenth, Kate M. Karcher et al. to Adelaide D. Millett, Jan. 6, 1886, irreg. shape........ 1,500

Catharine st., N. s., bet. Sixth and Seventh, Daniel Fitzpatrick to Matilda A. Cavenaugh, Dec. 29, 1885, 17 ft. by 130 ft.......... nom.
Cayuga st., N. s., 100 ft. E. Seventeenth, John Delahunty to Roger P. O'Neill, Dec. 23, 1885, 100 ft. by 225 ft.......... nom.
Chester ave., S. E. s., 85 ft. N. E. Forty-eighth, Harry Dewar to Horton H. Cooke, Jan. 5, 1886, 40 ft. by 140 ft... $2,100
Chester ave., N. W. s., 325 ft. N. E. Sixty-eighth, Hy. C. Weigle to William Marshall, Nov. 20, 1885, irreg. shape, g. r. $36.......... nom.
Edmund st., S. E. s., 150 ft. $3\frac{7}{8}$ in. N. E. Longshore, Thomas W. South to Mary Disston, Dec. 29, 1885, 22 ft. by 180 ft. 410
N. W. s, Keystone, irreg.......... 800
N. W. s. Tulip, 120 ft. $3\frac{1}{8}$ in. N. E. Longshore, 30 ft. by 75 ft.......... 400
N. W. s. Tulip and N. E. s. Longshore 22 ft. by 120 ft. $3\frac{1}{8}$ in.......... 1,600
N. W. s Vandike and N. E. s. Longshore, 20 ft. $2\frac{1}{8}$ in. by 143 ft. 4 in.......... 600
Emerald st., 2225, Wesley Stretch to William Moorehouse, Dec. 19, 1885, 13 ft. 9 in. by 74 ft.......... 1,650
Fitzwater st., 744, Matt. Seddinger et al. to Michl. Dougherty, Jan. 5, 1886, 15 ft. by 52 ft.......... 375
Forty-eighth st., E. s., 157 ft. $8\frac{3}{4}$ in. N. Brown, Jacob F. Danzeisen, Jr., to William F. Keuerleber, Jan. 14, 1886, 14 ft. by 87 ft. $7\frac{3}{8}$ in.......... 1,400
Fontain st., N. s., 90 ft. W. Sixteenth, 5 lots, John Maxwell to Walter T. Bradley, Jan. 11, 1886, each 15 ft. 4 2-5 in. by 68 ft.; g. r. $175.......... 9,000
Girard ave., S. s., 128 ft. W. Twenty-ninth, William L. Elkins et al. to Irving B. Brower, Jan. 9, 1886, 16 ft. by 60 ft.......... 3,400
Henrietta st., 2116, Daniel Steinmetz to Reed S. Sims, Jan. 26, 1885, 14 ft. by 50 ft.......... 2,300
High st., N. W. s., 1022 ft. 10 in. N. E. Morton, Paul Smith to Security Trust Company, Jan. 11, 1886, irreg shape... nom.
Kensington ave., S. E. s., 36 ft. S. W. Somerset, Richard Morell to Samuel J. Young, Nov. 11, 1885, 18 ft. by 96 ft. $4\frac{3}{4}$ in.......... 2,500
Lawrence st., 2013, moiety, Emily A. Roach to Isabella Jeffries, Jan. 11, 1886, 16 ft. by 90 ft.......... 500
Malvern st., S. E. s., 331 ft. $6\frac{7}{8}$ in. N. E. Ontario, Edward J. Devlin to John Donnelly, Dec. 17, 1885, 14 ft. by 79 ft. 350
Mascher st., W. s., 220 ft. $9\frac{1}{2}$ in. N. Norris, James Marshall to John Kennedy, Jan. 8, 1886, 17 ft. 5 in. by 105 ft.......... nom.
Nicholas st., 2509, Margaret Wilhelm to Edward Kuppinger, Jan. 6, 1886, 14 ft. by 53 ft.......... 2,375
Nineteenth st., W. s., 102 ft. S. Reed, Catharine Clary, Jan 12, 1886, 14 ft. by 58 ft. 8 in.; g. r. $35.......... 725
Nineteenth st., W. s., 284 ft. S. Tasker, Samuel G. Rosengarten to James Jordan, Jan. 12, 1886, 34 ft. by 66 ft.......... 200
Ogden st, N. s., 229 ft. W. Sixteenth, Ez. Smith et al., ex'rs, to Herman F. W. Reiner, Jan. 7, 1886, 13 ft. $10\frac{3}{4}$ in. by 67 ft. 6 in.......... 2,800
Pallas st., E. s., 96 ft., 110 ft., 166 ft. and 180 ft. N. Tasker, Daniel Fitzpatrick to Matilda A. Cavenaugh, Dec. 29, 1885, each 14 ft. by 38 ft. 6 in.......... nom.
Passyunk rd., N. W. side, 174 ft. 2 in. N. E. Catharine, D. Sullivan to Bernard Devine, Jan. 11, 1886, irreg. shape..... 2,550
Pemberton st., W. s., 62 ft. S. Wallace, Charles K. Merkle to Edw. Wildman, Jan. 11, 1886, 34 ft. by 48 ft.; g. r. $96.......... 1,400
Seventh st., E. s., 74 ft. $6\frac{1}{2}$ in. S. Tioga, William S. Allen to Samuel L. Walker, Dec. 28, 1885, irreg. shape.......... 250
Stiles st., N. s., 70 ft. E. Thirty-first, J. & P. Baltz Brewing Co. to Jacob Baltz, Dec. 23, 1885, 60 ft. by 62 ft.......... 9,000
Stiles st., N. s., 205 ft. E. Thirty-first, J. & P. Baltz Brewing Co. to Maria M. Baltz, Dec. 23, 1885, 60 ft. by 62 ft..... $9,000
Twelfth st., E. s., 169 ft. S. Cambria, Benjamin Saeltzer to Ida Standacher, Dec. 30, 1885, 20 ft. by 100 ft.......... 1,000
Wallace st., 1016, Ada Jones to Samuel S. Sibbs, Jan. 1, 1886, 18 ft. by 70 ft... 2,700
Mifflin st., N. s., 183 ft. 9 in. W. Sixth, A. M. Greene to Mary E. Clarke, Jan. 11, 1886, 13 ft. 6 in. by 66 ft.......... 950
Dickinson st., S. W. cor. Woodstock, James McVickar to John W. Holden, Jan. 5, 1886, 15 ft. 6 in. by 64 ft. $5\frac{3}{4}$ in.; g. r. $72.......... 1,400

SATURDAY, January 16, 1886.

Aramingo st., N. W. s, 160 ft. N. E. Madison ave, John McVey to Edw. H. Allen, Jan. 2, 1886, 20 ft. by 130 ft..... 300
Ann st., E. s., 30 ft. N Edmund, Christian P. F. Fischer to Robert H. Foerderer, Jan. 2, 1886, 50 ft. by 70 ft.......... 1,000
Alder st., 1710, Samuel C. Willitts to Samuel B. Cawley et al., Jan. 1, 1886, 12 ft. by 44 ft.......... nom.
Alder st., E. s., 152 ft. S. Cumberland, William Scheldt to John H. Nolle, Dec. 30, 1885, 14 ft. by 48 ft.......... 1,475
Chelten ave., N. W. s., 76 ft. $10\frac{7}{8}$ in. N. E. Chew, Hiram T. Parker to William Davenport, Jan. 15, 1886, 50 ft. by 54 ft. 7 in.......... 1,100
Collard st., N. W. s., 351 ft. $11\frac{5}{8}$ in., Charles Raw to Charles F. Baker, Jan. 7, 1886, irreg.......... 850
Baynton lane, S. W. s., 100 ft. 11 in. N. W. Wisteria, John Rufe to John H. McLaughlin, Dec. 31, 1885, 14 ft. 7 in. by 97 ft.......... 1,400
Dickinson st., S. s., 16 ft. W. Mole, John Robb to Andrew Blair, Dec. 25, 1885, 14 ft. by 71 ft.......... 3,750
Eighth st., E. s., 87 ft. S. Reed, Samuel Harkness, Jr., to Samuel Harkness, Jan. 5, 1886, 17 ft. by 82 ft.; g. r. $46.75.......... 3,000
Emerald st., 2451–2453, Owen McCaffrey to Elhanan Boyer, Jan. 13, 1886; irreg. shape.......... 4,400
Federal st., S. s., 214 ft. E. Twenty-sixth, William M. Buckman to John T. Sinnott, Jan. 5, 1886, 16 ft. by 68 ft. 5 in.. 1,325
Fifth st., 442 N., John Doll to Edwin S. Armstrong, Dec. 2, 1885, 19 ft. by 102 ft.......... 7,500
Green lane, N. W. s., Phila. T., S. D. and I. s. Co to Sarah Ann Mattis, Jan. 9, 1886, 35 ft. by 150 ft.......... 2,500
Jackson st., 4634, C. B. Miller to Fred. Rost, Jan. 5, 1886, irreg. shape.......... 1,350
Locust st., S. E. s, Charles Spencer to Henry Lewis, Dec. 30, 1885, 95 ft. by 214 ft.......... 5,000
Market st., 4111, Robert Gilmer to John Anderson, Jan. 8, 1886, 24 ft. $10\frac{3}{4}$ in. by 112 ft.......... 2,500
Memphis st., S. E. s. and S. W. s. Allegheny, Jos. C. Ferguson to James C. Moore, Jan. 13, 1886, 100 ft. by 139 ft. $4\frac{3}{4}$ in.; gr. r. $168.......... nom.
Naval Asylum Place, 8 to 11, Hugh Deehan to Samuel B. Cawley, Dec. 7, 1885, each 14 ft. by 31 ft.......... 1,250
Ninth st., W. s., S. s Somerset, N. s. Lehigh ave. and E. s. Hutchinson, Louis C. Norris et al. to John G. Carruth, Jan. 9, 1886, 500 ft. by 173 ft.; g. r. $1800.......... 3,333
Ninth st., W. s., 32 ft. S. McClellan, Jane B. McFetrich et al. to John T. Sinnott, Dec. 29, 1885, 16 ft. by 67 ft.; mtge. $1266.......... 150
Parrish st., S. s., 51 ft. W. Ringgold, William F. McCoy to J. Bayard Henry, Jan. 14, 1886, irreg. shape.......... 400
Passyunk ave., 619, Kennedy Sinclair to Chs. W. C. Crane, Nov. 21, 1863, 15 ft. 4 in. by 75 ft.......... ......
Ridge ave., S. W. s., Samuel B. Righter to C. Edgar Righter, Jan. 13, 1886, 2 acres 2 perches.......... $5,300
Schuylkill River Road, S. W. s., Thomas Shaw to Fred. Carpenter, July 26, 1884, irreg. shape.......... 900
Seventh st., W. s., 21 ft. S. Dauphin, Joel G. Clemmer to Walter M. Packer, Jan. 13, 1886, 19 ft. by 70 ft.......... 1,000
Seventh st., same premises, W. M. Packer to Ella L. Clemmer, Jan. 13, 1886, 19 ft. by 70 ft.......... 1,000
Sixty-first st., W. s., 40 ft. S. Lombard, Isaac C. Hoeflich to Mary E. Hoeflich, Oct. 8, 1885, 72 ft. 6 in. by 60 ft.......... 450
Southampton ave., N.W. s., 200 ft. S.W. Germantown ave., James Kirkpatrick to Thomas Monahon, Dec. 22, 1885, 50 ft. by 61 ft. 6 in.......... 1,700
Twenty-fifth st., E. s., 190 ft. S. Spruce, Mary Mullen to Catharine Cassidy, Jan. 11, 1886, 13 ft. by 56 ft. 6 in.......... 1,300
Warnock st., 1727, Samuel C. Willets to Samuel B. and Jane F. Cawley, Jan. 1, 1886, 16 ft. by 56 ft. Also 1711 Warnock st., 16 ft. by 56 ft.......... nom.
Wilder st., N. s., 75 ft. E. Fifth, and E. s. Fifth, 34 ft. N. Wilder, Wm. H. Clarke et. al. to Jno. D. Raggio, Jan. 5, 1886, irreg. shape. Also N. E. cor. Fifth and Wilder, 34 ft. by 75 ft.......... nom.

Suburban Sales.

Isaac S. Cochran has sold his farm in West Goshen, 100 acres, to David H. Headley, at $150 per acre.

The farm of 65 acres in Upper Oxford, belonging to estate of Eliza Sidwell, has been purchased by Harlan Bicking, for $1400.

—The Boyds Creamery Association, of West Sadsbury township, Chester county, has disposed of the creamery to Horace Boyd for $3200.

Mrs. Joseph S. Townsend, of Oxford, bought the 100-acre farm in Fulton township, Lancaster county, sold by Joseph S. Townsend, assignee of Emor Smedley and wife, last week, for $69.25 per acre.

Kenneth McKinzey bought the house and three acres of land belonging to the estate of the late George McCauley, in New Prospect, for $800, at public sale on the 31st ult.

The farm in East Bradford township, Chester county, belonging to the estate of Alexander McClintock, dec'd, was sold at public sale on Wednesday, for $1705. It contains $37\frac{1}{2}$ acres, and was purchased by Henry Hall, West Whiteland.

BUCKS COUNTY.

Transfers of real estate as presented for record in the Recorder's Office of Buck's County, at Doylestown, Pa., since January 6, 1886.

Harriet W. Longshore to Joseph H. Martin, for a lot in Lower Makefield township, April 1, 1885.......... $125.00
Stephen B. Twining et al. to Joseph H. Martin, for a lot in Lower Makefield township, April 24, 1885.......... 310.00
Harriet W. Longshore to Joseph H. Martin, for a lot in Lower Makefield township, Jan. 4, 1886.......... 120.00
Samuel Corson to Jacob Schiefer, for a lot in Northampton township, Dec. 18, 1885.......... 312.18
John S. Brelsford to Edward W. Forker, for a lot in Bristol, Jan. 6, 1886.......... 1,250.00
Martha McIlvaine to William E. Royal, for 59 acres and 123 perches in Rockhill township, Dec. 28, 1885.......... 1,500.00
Cornelius E. Spencely to Sarah A. R. Cox, for 20 acres and 104 perches in Milford township. Dec. 23, 1885.......... 3,500.00
Caleb N. Taylor to Edwin M. Bunting, for 12 acres in Bensalem township, Sept. 13, 1882.......... 1,100.00
Arthur W. Dixon to Mary Jane Duffield, for 2 acres in Middletown township, Dec. 20, 1885.......... 500.00
Administratrix of George W. Boileau to Benjamin F. Vanzant, for a lot in Bristol, Jan. 4, 1886.......... 407.50

William D. Ruckman to William Kirk, for 6 acres and 52 perches in Buckingham township, March 30, 1885 .... $155.00

John Cramer to Abraham Cramer, for 5 acres and 34 perches in Hillstown township, June 2, 1840 .... 339.21

Abraham Cramer to Michael Nunemaker, for 4 tracts in Hillstown township, April 6, 1884 .... 2,519.50

Abraham Nunemaker to Michael Nunemaker, for 11 acres and 90 perches in Hillstown township, April 8, 1859 ...... 416.25

Executor of Michael Nunemaker to Henry Umstead, for 3 tracts in Hillstown township, Jan. 9, 1886 .... 800.00

Amos Fulmer to Mahlon S. Housekeeper, for 4 acres in Rockhill township, Nov. 30, 1876 .... 5.00

Martin Tyson to John F. King, for 94 acres and 153 perches in New Britain township, April 1, 1867 .... 7,817.10

Anna E. Mahan to James N. Richards, for 7 acres and 29 perches in Falls township, Jan. 1, 1886 .... 300.00

Joseph S. Peirce to William Updyke, for a lot in Bristol, Jan. 8, 1886 .... 550.00

Union Building and Loan Company to Joseph S. Peirce, "Release," January 7, 1886 ....

Executor of Tilghman Osmun to Mahlon K. Shearer, for 2 tracts in Richland township, April 1, 1885 .... 5,270.00

William J. Jenks to Richard Hollahan, for 163 acres and 52 perches in Northampton township, Jan. 4, 1886 .... 8,000.00

Peter L. Nicholas to John R. Dickson, for a lot in Durham township, July 13, 1878 .... 5.00

Henry C. Wentz to Charles Rhorbeck, for 101 acres and 88 perches in Milford township, Jan. 12, 1886 .... 4,000.00

DELAWARE COUNTY.

The following transfers of real estate have been entered on record in Delaware County during the last week:—

Edmund P. Rice, Darby township, a lot 50 by 100 ft. on Woodland ave., Darby, to James S. Cross, Philadelphia $400

Wm. E. Wrightley, Philadelphia, a brick house and lot, 39½ by 38 and 53 by 14½ ft. on Concord ave., Chester, to David S. Bunting, Chester 1,660

Henry M. Hinkson, Chester, one-half part of a lot, 20 by 90 ft. in Third st., that city, to John B. Hinkson, same place 2,000

John B. Hinkson, Chester, a lot 20 by 90 ft. on Third st., near Chester creek, to Henry M. Hinkson, same city 6,000

Samuel A. Dyer and Wm. Wilson, Chester, a lot 300 by 135 ft. at Eleventh and Kulin sts., that city, to J. Engle Cochran 6,000

Lewis T. Brooke, Radnor, to David R. Garrison, Philadelphia, a half-acre lot in Radnor 904.50

Abraham Blakeley, Chester, a lot 200 by 95 ft., Chester, to the Daniel H. Daley Company, limited 2,500

Pratt Bishop and wife, Media, a brick building and lot known as the Preston Yarnall Memorial Chapel, in Upper Providence, to the Media Presbyterian Church .... nom.

Prudence E. Hawkins, Upper Providence, a lot 30 by 140 ft. in South Media, to Charles S. Inman, Nether Providence. 120

Isaac L. Miller, Nether Providence, a lot 40 by 140 ft. on Reamy st., South Chester, to Helen A. Roheur, Philadelphia. 900

MONTGOMERY COUNTY.

Transfers of property recorded in the office of the Recorder of Deeds, in Montgomery County, for week ending January 6, 1886.

Jacob M. Cowden to Mary Gare, a stone house and lot on Moore street, Norristown $900

Timothy Foley to Daniel Foley, a hotel stand on Fayette street, Conshohocken.. $ 950

Charles Neurath to Jacob Finley, a house and 5 acres of land in Limerick township 1,400

Henry Sotter to Elam Trout, a lot on Queen street, Pottsgrove township...... 159

Horace N. Guldin et al. to Harvey Sheeler, a lot in Mount Hope addition to Pottstown 100

Horace N. Guldin et al. to Isaiah K. Dampman, a lot in Mount Hope addition 100

William J. Wagner to Mary S. Boorse, a house and 5 acres and 9 perches of land in Towamencin township 1,900

J. Dutton Steele to Stephen Dazarus, a lot on Walnut street, Pottstown 250

John Blackburn to James Ward, 9 perches of land in Bryn Mawr 1,500

Aaron Kriebel to Benjamin S. Frederick, a factory, planing mill, machinery, engines, boilers and tract of 1 acre and 2¼ perches of land, in West Point, Gwynedd township 3,314

William W. Rhoads to William B. Scheffy, a lot of land in Pottsgrove township 175

Jacob M. Cowden to Ann Dougherty, two town lots in West Conshohocken 300

The Fox Chase Land Association, limited, to William A. Tompkins, lot number 56 in Abington township 200

John M. Hunt to Jacob R. Titlow, a house and lot in Jenkintown 3,500

Jacob R. Titlow to Julia Ann Hunt, a house and lot in Edge Hill village....... 2,700

The Sylvania Mutual Land Association to Mary Koops, a lot, number 194, in Abington township 125

Same to Hannah F. Kline, lot number 173, same place 125

Same to Sarah F. Kline, lot number 74, same place 125

Edward Mather to Charles E. Roberts, 19 acres and 128 perches of land in Abington township, and 14 acres and 106 perches of land in Cheltenham township 27,000

Jesse D. Tyson to William A. Rogers, trustees, of the Friends' Meeting House, and lot of land in Upper Providence township 1

James Ward to John Blackburn, a moiety in dwelling and lot on Warner avenue, Bryn Mawr 1,500

Joel G. Clemmer to Walton M. Packer, a tract of 18 acres and 60 perches of land in Hatfield township 2,875

Charles A. Ramsey to George W. Martin, a house and lot in Upper Merion township 600

Thomas Williams to Joseph Kirk, a lot in Abington township 200

Benjamin Rowland Myers to Christopher Van Artsdalen, 39-100ths of an acre of land in Cheltenham township 1,190

William Richardson to Isaiah W. Walker, lot of land in Lansdale 200

Walter M. Packer to Ella L. Clemmer, 18 acres and 60 perches of land in Hatfield township 2,875

GLOUCESTER COUNTY, NEW JERSEY.

Moore Bros. to Jacob N. Kier, a lot 100 ft. front on Middle st., Clayton $275

Mary L. Gibbs to Eliza A. Gibbs, Sarah M. Alexander and Margaret B. Cuthbert, ¾ interest of $16\frac{56}{100}$ acres, on river Delaware, Greenwich township .... nom.

Heirs of Amos Cattell to Adaline Eastlack, $\frac{41}{100}$ of an acre, at Almonessen.... 650

Robert B. McCowan and wife to Samuel Bozarth, a lot near Pitman Grove...... 50

Daniel J. Packer, Sheriff, Jos. Redrow by Sheriff to Alfred C. Pedrick, $20\frac{45}{100}$ acres, in Deptford township 1,400

John S. Iszard to Frank M. Pierce, 1¼ acres, at Clayton 650

Wm. E. Schoch and wife to Lewis M. Green, a lot of land corner of German and Main sts., Woodbury, $\frac{16}{100}$ of an acre $5,000

Zenas Gray to Laura F. Haun, a lot at Newfield, 13,365 sq. ft 700

Chas. Kopp to E. Launie Gilliams, 3 pieces of land in Hamson township, 25 acres, $\frac{28}{100}$ and $1\frac{86}{100}$ acres 1,675

Geo. C. Allen and wife to Collins A. Hazelton, $42\frac{48}{100}$ acres, in Hamsen township 5,100

Jos. Aker and wife to Malaga Glass and Manufacturing Co., a lot at Malaga...... 162

Malaga Glass and Manufacturing Co. to Jos. Aker, a lot at Malaga 162

Jacob Kirby to Job S. Haines, deed of assignment ....

Annie Downs et. al. to Edith M. Butterworth, $79\frac{2}{100}$ acres, in Hamsen township 1,600

John H. Lock and wife to Martin Lock, 191 acres, in Greenwich township.. 15,000

Thos. J. Wilkins et. al. to John Wilkins, $190\frac{26}{100}$ acres, in Washington township 14,120.80

Robt. H. Shull and wife to Geo. W. Bailey, a lot, at Wenonah 1,500

Jos. C. Simmerman and wife to Hammond S. Ireland, $\frac{293}{1000}$ of an acre, at Williamstown 200

Jos. C. Simmerman and wife to Hammond S. Ireland, $\frac{290}{1000}$ of an acre, at Williamstown 200

Jos. C. Simmerman and wife to Hammond S. Ireland, $\frac{288}{1000}$ of an acre, at Williamstown 200

Mary G. Wilkinson to Smith Shoemaker, ¼ acre, at Bridgeport 250

Benj. F. McCollister, Ex. of Geo. P. Bundems, to St. Paul's M. E. Church, at Bridgeport, 143 burial lots in cemetery at that place 464.75

Mary J. Gill to Thos. W. Hurff, $69\frac{9}{100}$ acres, in Washington township 1,000

Wm. H. Hannold and wife to William J. Adamson, a lot on Main st., Paulsboro 140

George Nurnberg and wife to John J. Sturmer, 2 lots of land, at Newfield..... 150

Peter P. Watson and wife to Emma P. Warnock, a lot, at Glassboro .... nom.

Henry H. Eldridge and wife to Jos. F. Sitley, a lot on Smallwood Place, Woodbury 225

Lewis M. Middleton to Samuel C. Mitchell, a lot, in Hamson township........ 550

Real Estate to be sold at Auction.

M. THOMAS & SONS, auctioneers, will offer for sale on Tuesday, January 19, at 12 o'clock noon, at their auction store, Nos. 137, 139 and 141 South Fourth street, the following properties:—

Large residence, known as the Thomas Mansion, 18 rooms, with city conveniences; also stable and coach house, stalls for 5 horses, and 2-story brick dwelling and 2 2-10 acres ground, fronting on Chestnut st., Matlack st., Gay st., Patton ave., West Chester, Pa., 30 miles from Philadelphia. The mansion is located on elevated ground, in a grove of oak trees, and has spacious verandas on the southern and eastern sides, from which the view extends for miles over the finest part of Chester county.

Executor's sale, est. Simon Gartland—Well established business stand, tavern and dwelling, No. 35 South 17th st., cor. Maloy st., bel. Market st., now rented at $65 per month.

Orphans' Court sale, est., Hanse, Anna E. Elkins—Desirable small farm, with improvements, 10¼ acres, Bartram ave., bet. Oak lane and Horntown road, Darby township, Delaware co., Pa., ¾ of a mile from Glenolden station and 2 miles from Darby.

Very desirable lots, over 6 acres, with large stone house, 27 rooms, stone stable and outhouses, "The Germantown Almshouse Property," 411 ft. on Rittenhouse st., 880 ft. on New st., 856 ft. on Lehman st., 588 ft. on Pulaski ave., Germantown. Plans at the auction store.

2-story brick 4-roomed dwelling, 4037 Warner st., 24th Ward; lot 13 ft. 10½x69.

Sale by order of heirs—2 story brick dwelling, 1344 Pearl st. (cor. of a street), 4 rooms and attic; lot 15x50.

Executor's sale, est. Jas. Henderson—3-story brick tavern and dwelling, 1124 Passyunk ave., opposite 8th st., 9 rooms, bath, range, 2 bulk windows, private entrance, etc.; lot 20 ft. 8½x100.

Operations Outside of the City.

NEW YORK.

City Work.—For an extension to the brownstone building in the City Park, the sum of $35,000 has been appropriated, and $5000 for improvements to Clinton Market. For new school houses, the sum of $895,000 has been appropriated as follows:—

WARD.	LOCATION.	BUILDING.
7th.	Henry st	$100,000
22d.	10th ave. and 80th st	100,000
22d.	10th ave. and 50th st	110,000
8th.	King st	100,000
11th.	Cannon st	85,000
12th.	Lexington ave. and 96th st	120,000
12th.	6th avenue and 134th st	110,000
12th.	St. Nicholas ave. and 156th st	60,000
23d.	Willis ave	80,000
23d.	High Bridge	30,000

Warehouses.—Sealed proposals will be received at noon to-day, at 22 Sands st., for four warehouses to be built in the New York approach of the Brooklyn bridge.

Residences.—Mr. Chas. H. P. Gilbert has drawn plans for two brick, stone and terra-cotta residences, 25x50 each, 3 stories and basement, to be built for Mrs. Sarah A. McKenney, on the corner of 151st st. and St. Nicholas ave.; the same architect has plans on the boards for eighteen houses, 16.8x50 each, of different designs and materials, embracing stone, brick and terra-cotta, to be erected on New ave.; they will be three stories and basement, with mansard and flat roof.

Mr. J. Schiff will have a handsome residence built on 5th avenue, adjoining the one just completed for him; Mr. Anthony Mowbray will be the builder.

It is reported that plans for seventy residences, to cost from $8000 to $10,000 each, and to be built "up town," are on the boards of Messrs. McKim, Mead & White.

Flats.—For Mr. Wm. Blume, of Rondout, N. Y., two 5-story brownstone flats, 27.6x90 each, are to be built on the south side of 116th street, between 2d and 3d avenues, at a cost of $70,000, from plans of Mr. John Brandt, who has also designed five 5-story brick and stone flats, 25x65 each, to be built for Messrs. J. & J. Schreiner, on the north side of 84th street, between avenues A and B, at a cost of $75,000.

For Mr. S. Solomon, a 5-story brick and stone flat, with stores, 25x83, to cost $24,000, is to be built on 35th street, between 7th and 8th avenues, from plans of Messrs. A. B. Ogden & Son.

Mr. Ferdinand Fish will alter Nos. 57 and 59 West 42d street into flats, with first story and basement for stores.

Church.—The Madison Avenue Congregational Church propose to sell their edifice and erect one of a less expensive character.

Hospital.—The Cancer Hospital, just erected on 8th avenue and 106th street, is to have an extension built, from designs of Mr. C. C. Haight, the architect of the main building.

APPLICATIONS FOR PERMITS.

88th street, north side, 124.6 east of 4th avenue, four 5-story brick (first story stone front) tenements, 27x82, tin roofs; cost, each, $18,000; owners and builders, William White, 236 East 119th street, Martha Gelston, 157 East 123d street; architect, J. H. Valentine.

Pitt street, No. 90, 5-story brick tenement, 25x84.6, tin roof; cost, $18,000; Isaac Rinaldo, 148 East 74th street; architect, Fred. Ebeling.

38th street, No 144 West, 1-story brick workshop, 25x98.9, tin roof; cost, $3500; Georgianna G. R. Wendel, Cairo, Egypt; attorney, M. A. Thompson, 250 West 45th street; builder, Christopher Doscher.

150th street, south side, 80 feet east of 10th avenue, ten 2½ and 3½-story frame dwellings, 17x45.6, shingle roofs; cost, each, $2500; John Straiton, 131 East 30th street; architect, J. H. Duncan.

115th street, No. 322 East, 4-story brick tenement, 25x66, tin roof; cost, $13,000; Henry Neus, 404 East 114th street; architect, Adam Munch.

120th street, north side, 140 feet east of 4th avenue, 5-story brick tenement, with stores, 25x60, tin roof; cost, $12,000; Anson G. Shipman, 221 East 123d street; architects, Cleverdon & Putzel.

1st avenue, southeast corner 73d street, 5-story brick tenement, with store, 25x83, with 1-story extension, 4x25, tin roof; cost, $20,000; Ann Mulholland, 324 East 81st street; architect, J. C. Burne; builder not selected.

1st avenue, east side, 25 feet south of 73d street, 5-story brick tenement, with store, 25x64, tin roof; cost, $13,000; owner and architect, same as last.

73d street, south side, 88 feet east of 1st avenue, 5-story brick tenement, 25x41, tin roof; cost, $11,000; owner and architect, same as last.

63d street, south side, 200 feet west of 9th avenue, eight 5-story brick (stone front) tenements, 25x84 and 25x88, tin roofs; cost, each, $20,000; owners and builders, Gillie, Walker & Lawson, 519 West 104th street; architect, M. V. B. Ferdon.

Ninth avenue, northeast corner 105th street, 5-story brick flat, with store, 25.3x75, tin and plastic slate roofing; cost, $18,000; Oscar C. Ferris, 131st and 8th avenue; architect, Andrew Spence.

120th st., south side, 290 ft. west of 7th ave., 1-story frame glazed green-houses, 75x200; cost, $5500; Chas. Ammann, 268 West 131st st; architect, T. E. Thomson.

120th st., south side, 365 feet west of 7th ave., 3-story brick stable and carriage house, 25x90, tin or gravel roof; cost, $5000; owner and architect, same as last.

E. 125th st., No. 79, one 5-story tenement and store, 28 feet front; cost, $25,000; owner, J. P. L. Geraty; architect and builder, Geo. W. Hughes; brick.

East side Lincoln ave., 20 feet north of 134th st., one 4-story factory, 30 ft. front; cost, $4000; owner, Fred. Fuchs; architect, Hugo Siller; brick.

W. 10th st., No. 230-2, one 5-story tenement, 35 ft. front; cost, $12,000; owner, Fred. Egler; architects, J. Boeckel & Son; brick.

Suffolk st., No. 23, one 5-story tenement and store 19 feet front; cost, $18,000; owner, Isaac Goodstein; architect, Chas. Rentz; brick.

6th ave., west side, between 22d and 23d sts., one 5-story store; cost, $300,000; owners, Ehrich Bros.; architects, Alfred Zucker & Co.; brick and iron.

3d ave., near W. 93d st., four 5-story tenements, 25 feet front; cost, $20,000 each; owner, Dennis Lornie; architect, Eugene Parker; brick.

10th ave., southeast cor. 150th st., four 4-story tenements, 25 ft. front; cost, $10,000 each; owner, John Straton; architect, J. H. Duncan; brick.

W. 42d st., northeast cor. 11th ave., one flat and store; cost, $30,000; 25.5 feet front.

BROOKLYN.

Prospect place, south side, 185 feet east Grand avenue, four 3-story brick dwellings, 20x43, tin roofs, wooden cornices; cost, total, $23,000; D. B. Moses, 310 Produce Exchange, New York; builder, T. H. Remsen.

McDougal street, No. 258, south side, 325 feet east Rockaway avenue, one 3-story frame tenement, 28x50, tin roof, brick cornice; cost, $4000; Christopher Kiensie, 256 McDougal street; architect and mason, C. Bauer; contractor not selected.

Sumpter street, No. 108, north side, 297 feet east Ralph avenue, one 3-story frame (brick filled) tenement, 28x50, tin roof; cost, $4000; Annie Diehting, 106 Sumpter street; builder not selected.

Herkimer street, south side, 50 feet east Buffalo avenue, one 3-story frame (brick filled) tenement, 25x55, tin roof; cost, $4000; Sarah Hocking, 1719 Bergen street; architect, A Hill; builder, A. Hocking.

Ellery street, north side, 390 feet from Nostrand avenue, two 3-story frame (brick filled) stores and tenements, 30x55, tin roofs; cost, each, $5200; Charlotte M. Goodwin; architect, J. E. Sagar.

Bushwick avenue, southeast corner Bleecker street, eight two-story and basement brownstone dwellings, 18.9x40, tin roofs, wooden cornices; cost, each, $4500; Jacob Murr, 477 Bedford avenue; architect, J. E Dwyer.

North side of Halsey street, 100 feet east of Marcy avenue, two 2-story and basement buildings 19.6x100; cost, $5000 each; owner, Wm. Reynolds; architect, J. D. Reynolds; brick and brownstone.

West side of Carroll street, 92 feet east of 7th avenue, 20x48; cost, $10,000 each; owner, architect and builder, John Magilligam; brick and brownstone.

Marion street, north side, 300 feet west of Rockaway avenue, two 4-story dwellings, 25x55; cost, $4275; owner, P. Delop; architect, A. Hill.

North side Marion st., 225 ft. west of Rockaway avenue, one 3-story building, 25x56; cost, $4200; owner, H. Eckhoff; carpenter, Joseph F. Heydinger.

North side Jefferson street, northwest corner of Throop avenue, one 4-story store and flats, 21x60; cost, $12,000; owner and builder, J. W. Stewart; architect, J. D. Hall; brick and brownstone.

North side Jefferson street, 21 feet west of Throop avenue, one 3-story dwelling. 19x45, with extension, 10.4x15. two stories, cost, $8000; owner and builder, J. W. Stewart; architect, J. D. Wall; brick and brownstone.

South side of Herkimer st., 48 ft. west of Columbus place, one 3-story dwelling, 23x50; cost, $4700; owner, John Scherer.

North side of Madison st., 160 ft. from Lewis ave., five 3-story and basement buildings, 20x44; cost, $7000; owner, B. Zimkin.

West side of Graham st., 75 ft. north of Myrtle ave., one 4-story building, 25x60; cost, $8000; owner and mason, Cornelius Donsellson; architect, George P. Choppell & Co.

BUFFALO, N. Y.

Buffalo State Asylum for the Insane are building barns, sheds, etc., to cost about $10,000; W. W. Carlin, architect; Jacob Jaeckle, builder.

Caledonian Curling Club, ice rink, to cost $3500; W. W. Carlin, architect; Jacob Jaeckle, builder.

Main st., near Riley st., frame residence; cost, $10,000; owner, A. Weppner; architects, Swan & Falkner; builders, Rumrill & Rupp.

Main st., near Bryant st., 2-story brick residence, Mansard roof; cost, $12,000; owner, W. N. Grimes; architects, M. E. Beebe & Son; builder, Chas. Berrick.

Pearl st., near Court st., 4-story brick stores; cost, $10,000; owners, Loewer & Silber; architect, Geo. J. Metzger; builder, Jacob Reimann.

CHICAGO.

Ogden place, Nos. 24 and 26, three 3-story flats, 66x50; cost, $.4,000; owner, E. F. Gobel; architect, W. Stipplemann & Co.; stone fronts.

Loomis street, No. 729, 3-story dwelling, 21x56, cost, $4000; owner, V. Chuckna; stone trimmings.

S. Park avenue, No. 3017, 3-story dwelling, 26 x40; cost, $7000; owner, H. J. Palmer; architect, W. L. Carroll; mason, D. G. Robinson; pressed brick, stone trimmings.

Wabash avenue, No. 3221, 2-story dwelling, 25x40; cost, $8000; owner, Jacob Schnur; architects, Thomas & Rogers; mason, James Bloomfield; St. Louis pressed brick, stone trimmings.

South Sangamon street, near Madison, 4-story apartment building, 75x76; cost, $20,000; owners, W. H. Thomas & Son; architect, J. H. Carpenter; mason, W. H. T. & Son; pressed brick, brownstone.

Vernon avenue, Nos. 3210–14, three 2-story dwellings, 50x60; cost, $10,000; owner, Mrs. A. Tyler; architect, F. A. Schock; masons, Robinson & Minor; Lemont stone front.

Lane Place, No. 24, 3-story flats, 26x72 cost, $8000; owner, L. B. Schaefer; architect, E. Krauser; mason, G. Eberlein; carpenter, Lockstein; pressed brick, stone and terra-cotta.

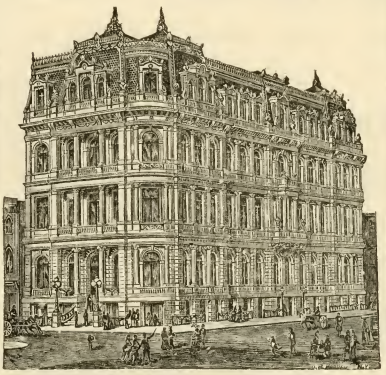
THE REAL ESTATE TITLE, INSURANCE AND TRUST COMPANY,

OF PHILADELPHIA.

CAPITAL, $500,000. FULL PAID.

THE OLDEST INSTITUTION OF THE KIND IN AMERICA.

The Insurance Policy of this Company gives absolute security to the owners of Real Estate and Mortgages, against loss by reason of **FRAUD, ACCIDENT or MISTAKE.**



Insurance premium and conveyancing (including one deed, examination of title and recording) on sums of $2,000 or under, $30.00. For each additional $1,000—$2.50.

This one payment procures an absolute GUARANTEE of the title to the insured and his heirs forever.

THE FIDELITY INSURANCE, TRUST AND SAFE DEPOSIT COMPANY,
327-331 Chestnut Street.

JOHN W. MURRAY, Esq., PHILADELPHIA, January 14, 1885.

Prest. Title Guarantee and Trust Company, 55 Liberty Street, New York.

DEAR SIR:—In response to your request for some information in regard to our experience with the Real Estate Title Insurance Company, of Philadelphia, I would say that our Company takes their policies in place of the abstract of title, searches and opinion of counsel, formerly required, and pays out its money at once, on presentation of the bond and mortgage and policy of the Title Company, without any other examination or evidence of title.

I consider that the convenience, saving of time, and security afforded by such companies, are of great value to all investors in real estate and mortgages.

Very truly yours,

S. A. CALDWELL, *President.*

N. W. CORNER TENTH AND CHESTNUT STS.

FOR SALE.

BUILDING LOTS,
Ripe for Improvement.

Broad and Montgomery Ave., 146.6 x 270.
Broad St., above Diamond, 140 x 165.
13th St., below Cambria, - 100 x 204, 2 fronts.
40th St., near Locust, - 55 x 140, back outlet.
Square of ground, 20th and Moore Streets.

These Lots will be sold to be improved, for a small cash payment, balance secured on the property.

R. J. DOBBINS,
308 North Broad Street.

OFFICE OF
THE
PHILADELPHIA
RECORD.

Circulation equal to any other two Philadelphia papers combined. No exceptions.

Phila., Jan. 16, 1886.

Dear Sir:—

If you desire to dispose of your Real Estate quickly, in selling, renting or exchanging, advertise in next Saturday's Issue of ***THE RECORD.***

Rates twenty cents per line, or fifteen cents per line on extended contracts.

Respectfully,

The Philadelphia Record,
917 and 919 Chestnut Street.

PENCOYD IRON WORKS.

A. & P. ROBERTS & CO.

MANUFACTURERS OF

BEAMS, CHANNELS, DECK BEAMS, ANGLES, TEES, PLATES, SHAFTING AND ROLLED OR HAMMERED AXLES OF IRON OR STEEL.

STRUCTURAL IRON

IN STOCK AND MADE TO ORDER.

OFFICE No. 26 S. FOURTH STREET, - PHILA., PA.

THE REAL ESTATE TRUST CO., No. 321 CHESTNUT STREET.

Authorized by its Charter to transact a general Real Estate business, including Buying, Selling and Leasing Real Estate, and the general charge and management of Property; and also to act as Assignee, Receiver, Guardian, Executor, Administrator and Agent, and to execute Trusts of every description.

Issues Policies of Title Insurance to Purchasers of Real Estate and Real Estate Securities.

THE PHILADELPHIA

Real Estate Record

AND

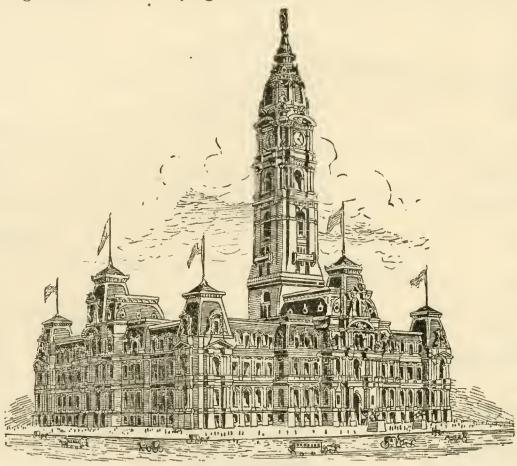
BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

VOL. I.—NO. 3. PHILADELPHIA, MONDAY, JANUARY 25, 1886. PRICE 15 CENTS

A PERMANENT ELEVATOR FOR CITY HALL TOWER.

When the tower of the new City Hall in this city was designed, the thought of having an elevator which could be used to carry passengers to the top of this great structure, never occurred to the Architect, for at that time a passenger elevator was a novelty, almost an experiment. Provisions were made for elevators in different portions of the building, but these were only planned to carry passengers to the upper floors of the main building, and two Hydraulic Elevators were put in before the main structure was finished, and did good service in carrying materials to be used in the construction of the upper floors. As the tower grew higher much difficulty was experienced in carrying bricks and mortar used in the work to the great height reached in its construction. The project was conceived of putting in a temporary elevator, to be used while the tower was being built; this elevator to be removed when the work was completed; but the Architect and several of the Commissioners finally decided that it would be better to put in a permanent apparatus that could be used for hoisting the materials and workmen to the present height of the tower, the apparatus being so arranged that it could be raised at successive stages until the ultimate height was reached. Then a handsome car could be put in place of the platform, and the elevator used for passenger service.



This plan was adopted, and a committee was appointed to investigate the merits of the different forms of elevators made by the leading elevator manufacturers. The Committee gave the matter careful consideration, visited New York, where they examined the elevator in the tower of the N. Y. Produce Exchange, and finally decided to accept the proposal made by Otis Brothers & Co., of this city and New York.

The Otis Company submitted a plan which provided for a Hydraulic Elevator of sufficient capacity to lift a load of 4000 lbs. at a speed which would permit the car to make a trip up and down in two minutes. The car will start from the first floor proper of the tower, which is 135 feet above the street level, and will run to the top floor, immediately under the clock, a distance of about 230 feet.

This will be one of the most important feats ever attempted in the manufacture of elevators, there being only two similar cases in the world, one the Washington Monument, 550 feet, and the other the one referred to in the New York Produce Exchange, which carries passengers to the top of the tower of that building, a distance of 210 feet; both of these elevators were manufactured by the Otis Co.

The work of erecting the tower elevator will be started at once, and it is the intention of the contractors to finish the erection of the elevator to the present height of the tower (130 feet) before the 1st of April next.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA,
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

LAW OFFICES
—OF—
FRANCIS H. THOLE,
REMOVED TO
909 WALNUT STREET,
PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

ESTABLISHED 1873.
E. L. MINTZER, Jr.
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
CONVEYANCERS & REAL ESTATE AGENTS,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

GIRARD FIRE INSURANCE COMPANY.
OFFICE
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263,509 78
SURPLUS as regards Policy holders	346,-21 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice-Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Assistant Secretary.

OWN YOUR HOMESTEAD
—AT—
CHESILHURST.
Lots 50x150 $15 each, clear.
High, healthy location, near Philadelphia.
For descriptive circular, apply to
SIMPSON & WADE
No. 7 S. MERRICK STREET,
(West Side New Public Buildings.)

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a specialty.

GEORGE LAYCOCK,
REAL ESTATE AND INSURANCE BROKER,
914 Walnut Street,
PHILADELPHIA.
27th Ward Rural Property a specialty.

Established 1867.
C. HARRY SHOWAKER,
CONVEYANCER & REAL ESTATE BROKER,
NOTARY PUBLIC.
Offices, N. W. Cor. Twenty-First and Columbia Ave., N. E. Cor. Seventeenth and Oxford Sts.,
PHILADELPHIA.
Rents, Interests, Etc., Collected. OPEN UNTIL 9 P. M.

WM. F. DEAKYNE,
REAL ESTATE BROKER,
255 South Fifth Street,
Telephone, 1168. PHILADELPHIA.
Money invested in Real Estate Securities; Agent for the care of Estates; Houses for Sale and to Rent; rents, interests and income collected.

J. L. GALLOWAY,
Real Estate and Fire Insurance Agent,
—OFFICE—
N. W. COR. 11th ST. and WASHINGTON AVE.,
PHILADELPHIA,
And Moore's Station, P., W. & B. R. R.

ESTABLISHED 1863.
CHARLES MATHEWS, JR.,
CONVEYANCER,
Real Estate and Insurance Broker,
N. E. COR. 15th STREET AND COLUMBIA AVENUE,
PHILADELPHIA.
Notary Public and Commissioner for New Jersey.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA.
CAPITAL $100,000,
10,000 Shares, - - Par Value, $10.00
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

CHARTER PERPETUAL.
CAPITAL, $500,000.
THE
REAL ESTATE
TRUST COMPANY
No. 321 Chestnut St.,
Gives attention to all matters incident to the subject of Real Estate—
Collects Rents, and guarantees the same, on special terms—
Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages—
Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.
FRANK K. HIPPLE, President.
WILLIAM F. NORTH, Treasurer.
GEORGE JUNKIN, Solicitor.
WILLIAM R. PHILLER, Secretary.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Agents for Cincinnati Corrugating Co.
IRON AND STEEL STRUCTURAL MATERIAL.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
—AUCTIONEERS—
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 and 141 S. FOURTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STS.,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO. 3. PHILADELPHIA, MONDAY, JANUARY 25, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

F. A. McNAMEE, Editor.

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - - $5.00

All communications should be addressed,

REAL ESTATE PUBLISHING CO.,

HENRY BRIGHT, MANAGER.

PHILADELPHIA, MONDAY, JAN. 25, 1886.

THE first three weeks of the new year have developed favorable conditions. Active preparations are being made for a busy year in house and shop building. The architects, or most of them, are fairly busy on work to begin as soon as the season opens. It is too soon to prognosticate as to results, but it is hazarding very little to say that the present year will be one of exceptional activity in real estate and building operations. Despite the activity in building, and the expansion of the city, and the increasing demand for eligible building sites, real estate has, in the main, appreciated slowly and only to fair and legitimate limits. In former periods of expansion, real estate has advanced spasmodically, and by such action has checked genuine enterprise. So far nothing but a moderate and healthful expansion of values, both in the built-up portion of the city and in the suburbs, has taken place. Holders of property are anxious to sell, but not to sacrifice their property for the sake of selling. The topography of the suburban sections is such that land for building sites and for manufacturing purposes must be reasonable. Considerable land has been offered for sale within easy reach of the city, and some few important transactions have been consummated. Real estate operations, however, preserve their conservative character, and sudden fluctuations are guarded against by the abundance of opportunities for building enterprise, as well as by the caution which characterizes all our movements.

The probability of an upward tendency in prices in building material has been pretty well discounted. The facilities for production are such that supply can be soon equalized to any probable demand. The lumber supply is large, though by no means heavy. Prices have been firm for several weeks, in nearly all kinds. White-pine receipts were exceptionally large during autumn, and prices were, for a while, unduly depressed; but since the 15th of December there has been a gradual return to normal prices. Hemlock is selling at $11.00 to $12.00, and is in moderate supply. Yellow pine has hardened within a month, because of higher freight rates. The hard woods are in moderate but sufficient supply for winter demands.

The brick makers have been inclined to advance quotations, but defer any positive action in that matter. Quotations at present are as follows: Salmon brick, $6.00; hard brick, $8.50 to $9.00; red stretcher, $13.00; Philadelphia pressed, $22.00.

The supply of stone will be largely increased during the coming season, by reason of the opening of several valuable quarries in eastern Pennsylvania, and because of the increased facilities for handling stone at the chief sources of supply in the New England States. Our architects and builders are disposed to encourage the taste developing itself in the use of stone, especially for decorative and ornamental purposes. The use of stone is very rapidly increasing in all building operations, but the demand does not seem to interfere with the rapid increase in the manufacture of brick.

The architects have been giving, during the past few days, rather glowing accounts of what they expect this year. Building, they say, has by no means been overdone, and refer to their work in hand and to their instructions for the prosecution of drawings for very important building operations as evidence of the healthful tendency. The activity in manufacturing during the past few months has led to an enlargement of manufacturing facilities, as well as to a large increase in the number of manufacturing establishments. Some thirty large factories have either been recently completed or are fast nearing completion, and reputable architects are the authority for the statement that as much more work, at least, will be done this year as last. Manufacturers' margins are improving. The volume of business is either increasing, or there are solid evidences of its early improvement. Hence a confidence exists, and a preparation for greater industrial activity in all branches of trade.

The iron trade is exceptionally active. The furnace capacity is sold away ahead. The bar, plate, sheet, skelp, pipe and bridge mills all over the State are full of orders. Prices are firm, and a further advance is looked for. In fact, an advance has already been discounted in many cases, as was shown by the heavy purchases in December. The railroad construction of 1886 will, without doubt, be double that of 1885.

Building operations will not be discouraged this year by any scarcity of money, or lack of confidence, or serious increase in the cost of material, or in the price of labor. On the other hand, building activity will be stimulated by the demand for houses and factories, by the increasing trade requirements, by the fortunate investments of last year and by the general strengthening of confidence which all these causes are bringing about. Influences are at work, pointing in the direction of heavier real estate transactions. The upward tendency in prices will be productive of good rather than harm. Our most prosperous times were during the eras of high prices. Legitimate margins always stimulate investment, draw out capital and increase the demand for labor. So far in our upward course, from the extreme depression of last summer, we have reached only the limit of legitimate prices. There are no probabilities of a speculative era. The conditions are ripe for industrial activity throughout the State and country, and for a steady enlargement of building operations, and for wise and conservative operations in real estate.

FRAUDS in the sale or grants of public lands are not confined to this side of the border, as the experience of the Canadian officials who have charge of the sales of land scrip granted to volunteers who served to suppress the northwest rebellion, shows. Many frauds have recently been revealed. One French Canadian volunteer is alleged to have sold his claim to nine different parties. In most cases the signatures of the commanding officers, certifying that certain volunteers were entitled to the bounty, were deliberately forged.

IT is predicted that in the course of the next five years the steel nail will have completely supplanted the iron nail, as the steel rail has its iron predecessor. Already one-half of the nails manufactured in Wheeling are made of steel, and the machinery and plant necessary for their manufacture are being set up in every nail centre and at nearly every nail foundry. It is said that, under present conditions, steel nails can be made about ten cents per keg cheaper than those made of iron, even where the manufacturer has to purchase his ingots.

IT is estimated that the log-cut in Maine, for the present winter, will amount to 170,000,000 feet.

—The number of postage stamps used in this country in one year foots up to an enormous total. Of 2-cent stamps alone 1,284,000,000 were used during 1885. It is not generally known that the Post-Office Department issues stamps running so high in value as $60 apiece, yet there are of those $60 stamps nearly 12,000 issued during the year. Stamps of large value are issued in the denominations of $12, $24, $36, $48 and $60 each. These stamps are sold to publishers of newspapers and periodicals, who use them in mailing very large quantities of matter.

Our thanks are due to Messrs. James T. Freeman, of James A. Freeman & Co., also to Messrs. Benj. F. Teller & Bro., for courtesies extended.

REAL ESTATE.

Banquet of the Bricklayers' Company.

The annual banquet of the Bricklayers' Company, which was founded in 1790, was given on Thursday, in Mercantile Hall, on Franklin street, below Poplar, over 100 members and guests participating. The society is composed of master bricklayers and employers, and has been authorized by the Legislature to act as umpire in disputes over building measurements and other trade matters. The following were elected officers: President, Henry B. Coulomb; Vice-Presidents, Thomas Singleton and Samuel Hart; Treasurer, Stephen Morris; Secretary, Edward S. Fitch. A fund of $13,000 remains in the treasury.

An Unsafe Bridge.

The Highway Committee of City Councils has recently received several communications from the Reading Railroad officials in regard to the condition of the Bridge on Girard Avenue over the company's tracks. Engineer Roberts, in charge of the municipal bridges, explained that the iron work of the structure had been ruined by the sulphurous gases generated by the locomotives, largely owing to the very bad quality of coal consumed in them. These gases had rotted the cast iron girders to an absolute lack of tenacity. It was declared that the sum of $12,000 would be required to build a permanent iron structure, though repairs costing $1800 would keep the bridge from falling down in the next two or three years. It was referred to the Chief Commissioner for report.

Arch Street to be Widened.

The proposition to open the old Lamb Tavern road, between Broad and Fifteenth streets, has been referred to a sub-committee by the Councils Committee on Surveys. In the course of the argument before the committee it was claimed that the street was vacated in 1870 by order of the Quarter Sessions Court, and that great financial injury would accrue to the present holders of title should the city persist in holding that the thoroughfare be kept on the city plan.

The same committee has agreed upon an ordinance widening Arch street from Eighth street east to the Delaware river, fixing the distance from building line to building line at 72 feet. This is a compromise measure, as the bill originally provided for a uniform width between the two rivers. It has yet to be passed by City Councils.

A Big Land Suit.

Alexander B. Grogan et al. has instituted suit against the California Land Investment Company for an accounting and the appointment of a receiver. The complainant sets forth that the defendant is a foreign corporation having a capital stock of £300,000, represented by 29,000 shares of stock of a par value of $50 per share, 9,000 shares of which have been subscribed. The plaintiff is owner of 500 shares. The corporation is the owner of 20,026 acres marsh land in Alameda County, 3000 acres of which have been reclaimed, at a cost of $20,000. Since 1880 the defendants, who have control of the corporation, and who reside in London, England, have allowed the land to be again overflowed, and refuse to either prosecute work or sell the property at a fair price. Plaintiff asks for the proper relief.

A Home for Orphan Boys.

A farm of 200 acres has been purchased at Eddington, Bucks county, by the three daughters of the late Francis A. Drexel, who intend to establish there an Industrial Home and School for Orphan Boys. There a number of necessary buildings are to be erected, not only for dwelling purposes and ordinary school houses, but for working shop purposes, so that they may be taught mechanical and handicraft trades and occupations, as well as farming and gardening. When buildings sufficient to accommodate one hundred boys have been got ready, that many orphans will be transferred from St. John's Orphan Asylum, and others will be added to these as the work makes progress. The institution is to be placed in charge of the Christian Brothers, an Order of the Roman Catholic Church, and the whole cost of maintaining it and the various trades and other schools is to be defrayed by the Misses Drexel.

Unhealthfulness of Oil Stoves.

It is not generally known that coal oil and gasoline stoves rapidly vitiate the air of a room for breathing purposes, by the development of large quantities of carbon dioxide. How much longer must this continue before manufacturers of such goods will obviate this new danger by inventing some form of hood and pipe for conveying this poisonous gas to the outside atmosphere? Volumes have been written concerning the ventilation of homes and the injury that arises, especially to children and the infirm, from crowding too many people together in closed apartments, and now, with the introduction of oil and gasoline stoves in the household, a new difficulty presents itself which is not easily remedied in the endeavor to provide for health and comfort. These stoves are frequently found with several large burners in full blast in small kitchens hardly large enough to contain air to supply the healthful requirements of one person.

Messages by Pneumatic Tubes.

The proposition to lay pneumatic tubes under nearly all the principal streets of Philadelphia, for the delivery of messages, is now before the Electrical Committee of City Councils, which as yet has taken no action in the matter. George W. Bratton, one of the originators of the scheme, explained to the committee, that the system, some seven or eight miles in extent in all, only requires the laying of two 2¼ inch brass tubes, which are in no way liable to get out of order and require tearing up of the streets frequently. The system has been in operation in London under the Postal laws since 1870, but is in use nowhere in the United States to any extent. It can be put down for $3000 per mile, and messages will cover a mile in thirty seconds. The service would be cheap—$10 per year, or five cents per message—and would in part, do away with both the district messenger service and the telephone.

A Heavy Land Claim.

An important suit, involving the title to some valuable property in Duluth, has been instituted in the St. Paul courts, and was taken up for trial on the 15th inst. It is the case of Frederick Prentice, of Toledo, against the St. Paul and Duluth and Northern Pacific Railroads. The property for which title is asked is an undivided one-half interest in 682 acres of land, including a mile or more of water front, midway between Rice's Point and Minnesota Point, Duluth, which Mr. Prentice claims under the beneficiaries of the Indian treaty in 1854, between the Chippewa Indians and the United States. It takes in the best part of the terminal property of the two defendants in Duluth, and if Mr. Prentice succeeds in establishing his claim it will put him in possession of an undivided one-half interest in the principal water front of Duluth, including the locality of the proposed new slips at that point.

Large Claims Against an Estate.

In December, Judge Penrose, of the Orphans' Court, filed an adjudication of the account of the administrators of the estate of Charles C. Rhodes, Sr., deceased, disallowing a number of large claims which had been presented against the estate. Two of the claimants, Simon P. Kase, who asked for some $511,000, and Holmes B. Kelly, whose claim amounted to $13,500, excepted to the Court's finding. Mr. Kase's claim was based upon transactions said to have taken place between him and the decedent some years ago, in relation to the affairs of the Danville, Hazelton and Wilkes Barre Railroad, and the claim of Mr. Kelly was for the alleged raising of money on Mr. Rhodes' notes, negotiating the sale of railroad bonds for him, and for services claimed to have been rendered in a law suit in which the decedent and the railroad company were both interested. The exceptions were argued at length before the Orphans' Court in banc yesterday, and a decision was reserved.

Landlord and Tenant.

In February, 1885, Anthony Brown rented from George A. Twibill the premises No 4 Strawberry street, intending to use them as a saloon. His lease was for a year, but after he had been in possession about a month he discovered that the place had formerly been an opium joint and disreputable house, which was studiously avoided by all the reputable business men in the vicinity, who might otherwise have dropped in to take an occasional drink. He accordingly moved out and refused to pay any more rent. Having been sued for the rent he put in an affidavit of defense stating these facts.

Judge Biddle said that they did not constitute any defense. It was the business of the tenant to discover the character of the premises before moving in. The landlord was not bound to make any such disclosure. There was no relation of trust or confidence between the parties, and each must look out for himself. The defendant had simply made a bad bargain, and must pay the rent.

The Masonic Home's New Purchase.

The managers of the Masonic Home have completed negotiations for the purchase of the property now occupied by the institution at Broad and Ontario streets, and also of the building and ground adjoining, the dimensions being 200 feet on Broad street by 160 feet on Ontario street. The purchase was effected at a cost of $23,000, of which amount $10,000 will be paid at once, the balance being held upon a mortgage of four per cent., and to be paid within the present year. The managers are confident of their ability to raise the amount required within the time specified, to free the property from indebtedness. It was found absolutely necessary to obtain enlarged quarters, inasmuch as the limit of the capacity of the house now occupied has been almost reached. The property purchased includes a building adjoining that in use by the corporation, and which cannot be utilized for several months, inasmuch as the present occupants have a lease upon the house executed for a year. It is said that the houses and ground thus secured will be ample for the needs of the Home for several years.

Assessed by the Foot-Front Rule.

The Supreme Court has just affirmed the judgment of Court of Common Pleas No. 2, in the case of the City of Philadelphia, for the use of Peters vs. Keith. In this case a lien was filed in behalf of a contractor against the property of the defendant for certain improvements. The liability was assessed by what is known as the "foot-front measure." The Supreme Court has already decided that in rural districts such a method of calculating liability is unconstitutional, because the taxation is unequal among the same class of subjects. The question therefore arose whether the property in question was in a rural district or not. This was left to the jury, who found that it was. The Supreme Court affirms the judgment of the lower Court, and holds that it was for the jury to find whether the property was rural or not, and that the classification of property by the Board of Revision of Taxes has nothing to do with the matter. The property was, therefore, not liable to taxation by the foot-front principle.

A Disputed Boundary Line.

The boundary line between Mifflin and Huntingdon Counties, in Pennsylvania, is in dispute, and it will be necessary to carry the case to Court to effect a settlement. At a recent ejectment trial in Huntingdon, in which Colonel William Dorris was plaintiff and David Zook, a rich Mifflin County farmer, defendant, the Secretary of Internal

Affairs testified that the land was assessed in Mifflin County, but that it belonged to Huntingdon County, in addition to a considerable portion of surrounding territory, worth from $80,000 to $100,000. A few days ago the Secretary visited the disputed boundary line in company with several county officials, and he pointed out to them the proper line. The Huntingdon County Commissioners instructed their assessor to assess all taxables and property in the disputed belt. The parties will also be assessed by the Mifflin County authorities, and when they refuse to pay the taxes to Huntingdon the commissioners will sue them. The plea that they are not residents of Huntingdon County will naturally follow, and the location of the boundary line be settled in that way.

To Preserve Scaffold Ropes.

Aside from the consideration of human life, the preservation of scaffold ropes is a matter of great practical importance when scaffolding remains erected for any considerable time, especially in localities where the atmosphere is destructive of hemp fibre. It has been suggested that in these cases the ropes should be dipped, when dry, into a bath containing 20 grammes of sulphate of copper per litre of water, and kept in soak in this solution for four days, afterward being dried. The ropes will thus have absorbed a certain quantity of sulphate of copper, which will preserve them from the attacks of animal parasites and from rot. The copper salt may be fixed in the fibre by a coating of tar or by soapy water. For tarring the rope it is best to pass it through a bath of boiled tar, hot, drawing it through a thimble to press back the excess of tar, and suspending it afterward on a staging to dry and harden. In the second method, the rope is soaked in a solution of 100 grammes of soap per litre of water. The copper soap thus formed in the fibre of the rope preserves it from rot, even better than the tar, which acts mechanically to imprison the sulphate of copper, which is the real preservative. It is not stated whether the copper treatment is equally serviceable with dressed as with plain hemp ropes.

Montgomery County Improvements.

The fifty-three acres of land purchased by the Sylvania Mutual Land Improvement Association from the heirs of the Jane Roberts estate, near Fox Chase, in Abingdon township, Montgomery county, has undergone a complete transformation under its new ownership. The tract, for which $400 per acre was paid by the company, consisted of rolling farm land and wood land, but under the hands of Contractor Kennedy Crossan and his force of workmen it has now assumed the appearance of a town site, with handsome streets regularly laid out and graded to a nicety.

The work of leveling the higher portions and filling up the lower ones involved the handling of 41,000 cubic yards of material, cost about $14,500, and was finished but recently.

The Fox Chase Land Association, limited, is improving a tract of land adjoining the above.

W. P. Hazard, of West Chester, who purchased 19 acres of the Kent farm, adjoining Jenkintown station, divided his purchase into 57 lots of 60x150 feet, nearly all of which have been disposed of at prices ranging from $400 to $700. Several houses, ranging in cost from $2500 to $6500, have been completed, and the erection of an additional number will be begun as soon as the weather will permit.

Deputy Collectors of Delinquent Taxes.

Property holders who are in arrears for taxes on their real estate should settle their account with the city at once. Tax Receiver Hunter has announced the list of deputy collectors of delinquent taxes for the present year, as follows:

First Ward, Thomas F. Close; Second Ward, William T. Carroll; Third Ward, J. L. C. Tatem; Fourth, Fifth and Seventh Wards, Robert C. Howell and Robert Aspinall; Sixth and Eleventh Wards, James C. Nicholl; Eighth and Ninth Wards, J. P. Sensenderfer; Tenth and Fifteenth Wards, John Ertel and William P. Stilz; Twelfth and Eighteenth Wards, Ephraim Haws; Thirteenth Ward, Isaac H. O'Hara; Fourteenth Ward, James Keator; Sixteenth and Seventeenth Wards, John L. Bowers; Nineteenth and Thirty-first Wards, Andrew Keiser and Thomas West; Twentieth Ward, James H. Avery; Twenty-first Ward, William H. Preston; Twenty-second Ward, David L. Stewart; Twenty-third Ward, Franklin Townsend and James R. Bissex; Twenty fourth and Twenty-seventh Wards, George W. Barton and Charles R. Maguire; Twenty-fifth Ward, Fred. M. Wagner; Twenty sixth Ward, George L. Harvey; Twenty-eighth Ward, Charles A. Widner; Twenty-ninth Ward, James W. Campbell; Thirtieth Ward, Lawrence T. Lynch. The new men are Robert Aspinall and Franklin Townsend, to succeed William Lapthorne and Jesse H. Cottman.

Bidders for Highway Work.

Chief Commissioner of Highways McDonald has received the following bids for doing work upon the highways, the prices given in each case being the highest and lowest bids: First District, street cleaning and collection of ashes, D. & P. McNichol, $39,050; Thomas S. Smith, $25,500. For repairing and cleaning sewers and inlets, the first named not to exceed four feet in their least diameter; First District, M. O'Rourke, $27,000; W. H. H. Achuff, $1100; Second District, M. O'Rourke, $30,000; W. H. H. Achuff, $2800; Third District, M. O'Rourke, $12,900; D. McMahon, $2245; Fourth District, M. O'Rourke, $25,000; W. H. H. Achuff, $2100; Fifth District, M. O'Rourke, $9000; D. & P. McNichol, $877.50; Sixth District, M. O'Rourke, $13,000; W. H. H. Achuff, $980; For maintenance of unpaved streets or country roads and small bridges and drains, First Ward, D. & P. McNichol, $6000; J. L. Young, $799,99; Twenty-sixth Ward, D. & P. McNichol, $4500; J. L. Young, $789; Second to Twentieth Wards, both inclusive, and Twenty-eighth, Twenty-ninth, Thirtieth, and Thirty-first Wards, D. & P. McNichol, $4000; D. McMahon, $1943; Twenty-first ward, J. Anderson, $2599; A. Farquhar, $1775; Twenty-second Ward, Ed. Toner, $4500; A. Farquhar, $2920; Twenty third Ward, John Noonan, $3900; B. McCarthy, $4290; Twenty fifth Ward, J. T. McBride, $2190; B. McCarthy, $1690; Twenty-fourth Ward, D. & P. McNichol, $5000; W. H. H. Achuff, $2300; Twenty-seventh Ward, D. & P. McNichol, $1500; William Magee, $1745.

Progress of File Making.

The changes in manner of production of files have been many and varied. Centuries ago the skins of fishes' bellies were the most primitive files used. As time went on and metals became better known and more generally used, devices for filing had to be substituted in place of the skins of fish, and the metallic files sprang into existence, but in shapes so curious that to-day, except for the teeth, the mechanic would not recognize them. As the mechanical arts progressed, so advanced the manufacture of files. From Switzerland came all kinds of small files, curious in shape and fine in tooth, designed for the making of parts of clocks, watches, jewelry, etc. From Germany and England the files for use on machinery, the files varying in length from three to thirty inches, the largest being made with a tang at each end and worked by two men, one at each end of the file.

The inventive genius of man so devised a mechanical contrivance that by use of chisel and cutting tool the large mass of metal was reduced to proper shape by a much less laborious system than filing by hand, so that at the present day it is a rare thing to see a 20-inch file in use, and the files run in size from 15 inches down to 2 inches in length.

In this country, about 20 years ago, the old process of producing the teeth of files by means of a chisel and hammer in the hands of a man was supplemented by a machine, which, though crude, gave evidence that at some later day the machine would, to a large extent, take the place of hand labor, and the present day sees this accomplished. There are 3500 tons of steel used yearly in the United States in the manufacture of files, and several concerns have a capacity of from 500 to 1000 files a day, making on the machine files with teeth so fine that the magnifying glass has to be used to discover the tooth, and so coarse that 12 teeth cover a square inch of surface.—*J. D. Foot, in American Machinist.*

A Paradise for Millionaires.

Northern millionaires with lordly tastes for vast domains are turning their eyes to the fertile seacoast islands of Georgia, where they can count their acres by the thousand and live in a style of princely magnificence. Mr. Thomas Carnegie (not Mr. Andrew Carnegie, as is erroneously printed) is already intrenched on the southern end of Cumberland, in the ancient home of the Greenes. He has retouched the incomparable avenues and rose gardens of Dungeness at a cost of $50,000, and is said to have spent $150,000 in restoring the mansion and grounds. There, amid his orange groves and live oaks, he has a home worthy of a prince. Jekyll's Island, which Mr. and Mrs. Vanderbilt recently rode 2000 miles to inspect, is one of the smallest on the coast, measuring about seven miles in length and averaging two in width. Its climate is perfect, St. Simon's on the north and Cumberland on the south sheltering it from boisterous winds. It fronts Brunswick, and stands high and clear above the sea. The growth is live oak and palmetto. Oranges thrive on the island, and the grass is luxuriant. Jekyll's was the point selected by the slave ship Wanderer for landing its cargo of slaves. A force of canoes deported them rapidly from Jekyll's to neighboring islands and mainland, and when the Wanderer was captured less than a hundred slaves were found there. Jekyll now belongs to Mr. John Du Bignon, and is used mainly for grazing. If Mr. Vanderbilt buys it, a wonderful transformation may be expected.

Quotations for Insurance and Trust Stocks.

During the past week quotations for trust and fire insurance stocks rated as follows—

	Par.	*Quotation.*
Fidelity Trust	100	296
Girard Trust	24	81
Guarantee Trust	100	168
Pennsylvania Company	100	406
Provident Life and Trust	100	270
Philadelphia Trust	100	301
Northern Trust.....paid in...	25	30
American Fire Insurance	100	150
County Fire	100	126
Delaware Mutual	25	50
Fire Association	50	282
Franklin	100	328
North America	10	34½
State of Pennsylvania	200	313
Lumbermen's.....paid in...	25	33
Mechanics'	25	41
Girard Fire	100	315
Pennsylvania Fire	100	210
Real Estate Title	100	250
Reliance	50	70
Spring Garden	50	125
Union	5	6½
United Firemen's	10	14
Trade of Camden	50	27
Camden Mutual	5	10

Don't Paint it White.

To those who contemplate painting a frame house, and incline their ideas towards this conventional, but dirt-exhibiting, color, we would simply say, Don't.

Our first objection to white is that it is too glaring and conspicuous. We scarcely know anything more uncomfortable to the eye than to approach the sunny side of a house on one of our brilliant midsummer days, when it revels in the fashionable purity of its color. It is absolutely painful. Nature, full of kindness to man, has covered most of the surface that meets his eye in the country with a soft green hue at once refreshing and most grateful to the eye. Many of our

country houses appear to be colored on the very opposite principle, and one needs, in broad sunshine, to turn his eyes away from them to relieve them by a glimpse of the soft, refreshing shades that everywhere pervade the trees, the grass and the surface of the earth.

Our second objection to white is that it does not harmonize with the country, and thereby mars the effect of rural landscapes. Nothing tends so much to destroy the breadth of tone as any object of considerable size and of brilliant white. It stands harshly apart from all soft shades of the scene. Hence, landscape-painters always studiously avoid the introduction of white into their buildings, and give them instead some neutral tint—a tint which unites or contrasts equally with the color of the trees and grass, and which seems to blend into other parts of natural landscape instead of being a discordant note in the general harmony.

Natural Gas as an Illuminant.

A discovery which will allow natural gas to be used as an illuminant, has recently been made by Henry Campbell, of Pittsburg. The invention is a simple steel burner, using only forty feet of gas an hour, and producing a light of 200 candle power. It is intended for lighting mills and other large places. The burner consists of a series of perforated disks, through which the air passes and becomes heated. The burner proper has eighteen small openings, which produce a corresponding number of jets, which blend into a beautiful circular light eight inches in diameter. Mr. Campbell thus tells how he came to make the discovery: "A natural gas expert advanced the theory, some time ago, that by superheating the air and gas together natural gas could be converted into an illuminant. It was found, however, that when both gas and air were superheated a deposit of graphite is formed. Then it was suggested that by superheating the gas and turning on cold air the result could be reached. This was tried, but it was found that the large amount of oxygen brought into the combustion produced a blue flame. Then we got to work under the theory that by superheating the air to a high degree the globules of gas could all be broken up, thus relieving the free carbon and bringing it all up to the incandescent point. In this manner, I argued, we could get every particle of illuminating property out of the gas. It took a good deal of hard work to put the theory into practical use, but it has been done at last. We have a burner which can be burned at an expense of four cents for every ten hours, and will produce a light more brilliant than the largest electric lights."

Over a thousand of the burners are already operating successfully in various Pittsburg mills, and Mr. Campbell has orders enough on hand to keep him running steadily for some time to come.

New Land Title and Investment Companies.

The fact that there is a large amount of idle capital in Philadelphia seeking investment is shown by the way subscriptions pour in when the prospectus of a new financial enterprise, ably managed, is announced. The stock of the three land title companies recently organized has already doubled or trebled in value, and two more companies of a similar nature are to be organized. It is stated, however, that one of the companies proposes to cultivate an entirely new field. The initial movement in this new enterprise occurred on Thursday, when a number of prominent capitalists, business men and representative manufacturers met in the First National Bank building to organize a corporation to act as intermediary between capitalists and approved borrowers for long terms, and to carry on other business of the same character. The company does not contemplate trenching on the business of the established banks and trust companies, but will be more after the nature of some of the great investment companies of Europe. Dr. William Pepper presided at the meeting, and Mr. Morton McMichael acted as Secretary. Mr. Wharton Barker, who has had a great deal to do with starting the company, explained, with others, its proposed business. The capital stock of $1,500,000 has been fully subscribed, and there is another million anxious to be admitted, there is a difference of opinion among the subscribers whether this additional capital should be admitted and the stock increased to $2,500,000.

The other corporation which proposes to enter the field is the Northern Saving Fund, Trust and Safe Deposit Company. At a recent meeting of its stockholders, a resolution to increase the capital of the company and extend its charter so as to include the land title business was referred to the president and board of directors. Nearly all the stockholders favor the scheme. The present capital of the Northern Saving Fund is $250,000. This will be increased to $500,000, with the new venture. It has deposits now of $2,000,000, and a cash surplus of about $100,000. The company pays five per cent. dividend, and the stock sells at $35, par being $25.

Condition of the Lumber Trade.

The *Northwestern Lumberman*, of Chicago, reports as follows concerning the condition of trade:—

The books for the year have been balanced, an account of stock has been taken, the dealers know how much they have paid out, and how much they have left. It is seen that the aggregate of business done shows a decrease as compared to results in 1884. There are a few exceptions in which houses have made a comparative increase of their business during the past year. But the great majority have had an opposite experience. Dealers are now asking, Why is it that receipts and distribution in and from this city fell off during the past year as compared to the year previous. Some are bold enough to assert that the lumber trade has passed the summit, and never again will be so large as it was in 1882. Others take a different view, and say that another period of good times will place the white pine trade back where it was before the late depression, in the matter of volume. But all regret the departure of fair profits, and the majority are fearful that they have gone to stay. As a basis for this view, it is pointed out that stumpage and manufacturing has got into strong hands, and that the cargo market fails to yield to the demands of the yard men, as it once did. It is claimed that too much has been paid per thousand for lumber now in stock. The stumpage owners and manufacturers are able to hold their values steady, while the wholesale trade is cut up and constantly menaced by competition from various quarters. Now the yellow pine of the South and the redwood of California threaten to eat into the western trade. It is argued that, under the weight of all these adverse conditions, the wholesale trade of this city must necessarily be restricted, and gradually dwindle. The claim is not made, of course, that there is to be a rapid and near-by extinction of the wholesale trade; but it will fall off, a few millions a year, until where 1,500,000,000 was once handled by the jobbing trade, there will probably be not more than 500,000,000. The feeling in regard to prices at present is undoubtedly firm. Estimates on bills, wherever seen, show that list prices, or very nearly so, are asked for dimension. There is not trade enough, however, to be a serious test of values. Holders of lumber better than common are making inquiry about the feeling in respect to this class of stock. The strong faith in good lumber that during the past year prevailed, induced some dealers to quietly lay in ample supplies. Now these holders are naturally anxious about the future of prices. It is impossible to see why the better grades of lumber should not hold their value with the lower grades. Better times will increase the call for manufacturing, and for all purposes requiring the use of good stock.

In most of the logging districts the late thaw was followed by a snow-storm, but with insufficient cold weather to make a solid bottom. The loggers feel that they are treading on uncertain ground; a cold snap is required to make the best of work possible, and a thaw of short duration would materially retard the work. The temperature for the past two days has been such as to make ice roads possible.

There is considerable movement on to the market of hardwood lumber from the country. The dealers, as a class, seem to have become convinced that the year is destined to be a good one in the extent of the demand for hardwood lumber, and are laying their plans accordingly. Some have heavy contracts out, on which they are receiving consignments. For the season a good deal of lumber is coming in. There are some woods, which mainly reach this market by lake, which do not figure largely in the receipts. Maple is in such abundant supply, and offered to consumers at such low prices, that there is little object in making rail shipments. Birch also is arriving in small quantities, the consumptive demand having been small for some months, with a good supply in yard. Basswood, however, is a prominent item in the receipts by the roads which reach up to Wisconsin and Northern Michigan. Basswood is most emphatically in demand, if any wood can be at this season, and trade in it, while not large, is fair in amount and of great promise.

Highway Improvements Authorized.

The City Councils at their meeting on the 21st inst., disposed of a large amount of business affecting real estate and the highways of the city. The following measures were passed:—

To authorize the grading of Woodbine and Locust avenues, and Boyer and Floyd streets in the Twenty-second Ward, and Longshore, Washington, Tyson, Jackson, Glenlock, Ditman and Marsden streets, Torresdale avenue and Vandike street, in the Twenty-third Ward; Longshore street by the Managers of the House of Correction; Centre street, and Queen lane, from the Norristown Railroad to Scott lane.

To authorize the paving of Tasker street, from Otsego to Ash street, in the First Ward; to revise and change the lines and grades of Church street, from Frankford avenue to Almond street.

To revise and change the lines and grades upon Plan No. 265 and place Forty-second street, between Woodland avenue and Gray's Ferry bridge, thereon; to authorize the paving of Bouvier street, from Montgomery avenue to Berks street.

To lay water pipe on Perot, Meredith, Huntingdon and Ontario streets, and to authorize the Chief of the Electrical Department to issue permits for the erection of electric light poles and wires for public lighting.

To permit the St. Ambrose Protestant Episcopal Church to erect a frame annex on the east side of Twenty-eighth street, north of Girard avenue.

To permit the Methodist Episcopal Church Extension Society to erect a temporary frame chapel at Twenty-second and Reed streets.

To prohibit the erection of frame buildings in the Twenty-eighth Ward. Heretofore their erection has been allowed in the ward north of Allegheny avenue.

The bill to regulate the paving of streets, and to restrict and regulate the breaking of paved streets, was indefinitely postponed.

A large number of bills were also introduced providing for future work; among them were bills:—

To grade Forty-second street, from Woodland avenue to the West Chester Railroad; to grade Third street, from Cambria to Indiana avenue, and Indiana street, from Fourth to American; to grade Clearfield street, from Broad to Thirteenth; to open Glenwood avenue, from Second to Fifth street; to grade and lay water pipe in Fifty-first street, from Westminster avenue to Wyalusing street; to open Fifty-second street, from Girard avenue to Warren street.

To open Glenwood avenue, between the Germantown and Norristown Railroad and Lamb Tavern road, and Twentieth street, from Somerset to Lamb Tavern road; to macadamize Conshohocken avenue, from Belmont avenue to the city line; to construct a bridge over Cobb's creek, on Lansdowne avenue, half of the cost to be paid by Delaware county.

To revise the lines and grades of Columbia avenue, from Twenty-eighth to Thirty-third street.

To complete the sewer in Duval street, Twenty-second Ward; to enter satisfaction on the official bond of John D. Estabrook, late Chief Commissioner of Highways.

To lay water pipe in Salmon street, from Bockius to Ash street; to lay water pipe in Banker's avenue, south from 3920 Warren street; to appropriate $50,000 out of the Gas Trust surplus to extend the Mill creek sewer.

To locate electric lights on Ridge avenue, from Poplar to Columbia avenue; to repave with Belgian blocks Girard avenue, from Twenty-sixth to Thirty-first street.

To widen Walnut street between the Delaware and Schuylkill rivers; and to open Church street from Frankford road to Tacony creek.

The following resolutions were adopted:

That the Schuylkill River East Side Railroad Company be requested to construct a footpath across the temporary bridge over the road at Twenty-ninth street; instructing the Chief Engineer and Surveyor to consider and report upon the practicability and probable cost of replacing the iron bridge over the Reading Railroad at Girard avenue with a permanent stone structure; directing the Chief of the Electrical Department to suspend action relative to cutting telegraph and telephone wires until further action by Councils, and requesting the Public Buildings Commission to make no further contracts for the construction of the tower on the City Hall, save for marble, until the various rooms are fitted up for the use of the city departments.

Millions of Tons of Waste Coal.

As nearly as can be fairly calculated, there are now heaped in the anthracite coal regions of Pennsylvania not less than 150,000,000 tons of mine waste. This waste is called culm. Everywhere in the coal country it meets the eye in black mounds that cover acres and rival in dimensions and height the surrounding hills themselves. The land occupied by these unsightly upheavals in Lackawanna, Luzerne, Carbon, Lehigh and Schuylkill counties would make another county. To carry this waste from the breakers and dump it requires miles of railroad track and thousands of men, boys and mules. A low estimate places the cost of carrying and dumping culm in the region at $20,000 a day, beside the interest on the cost of the dumping grounds, which is many thousands more.

At the present time fifteen per cent. of the product of the mines goes to culm piles. For the first forty years of anthracite business, the percentage of waste averaged more than double that, for crude and imperfect methods and appliances in mining, breaking and screening, were unable to save from the waste heaps of coal that is now the most profitable of all the different kinds on the market. It is only about fifteen years that chestnut coal began to be saved from the culm, and it was then estimated that not less than 7,000,000 tons of that size of coal, worth about $25,000,000, were buried in the accumulations of mine debris. Several years ago improved screening produced a size of coal which was given the name of pea coal. It rapidly became a successful rival of chestnut coal for stoves and grates. Then the mine engineers calculated that the culm piles had swallowed up 5,000,000 or 6,000,000 tons of pea coal, worth $10,000,000 or $12,000,000.

A year or so ago the Delaware and Hudson Canal Company succeeded in separating from culm, at the breakers, a coal still smaller in size than pea coal. This was called buckwheat coal, and it was found that it was just what the Hudson River steamers wanted for their boilers. It could not be screened with sufficient facility to make it profitable, because the coal in coming from the mines to the breakers is so damp that the dust clings to the finer fragments, and they cannot be cleansed by the ordinary process of screening The fact was made clear, though, that there was still a size of coal going to waste which, if it could be separated from the culm, would be worth $1,000,000 a year to mine owners. Inventors had been for years striving to devise some plan by which culm could be handled and disposed of more quickly and economically. Mine owners have spent thousands of dollars in furthering these efforts

After the discovery of buckwheat coal the importance of a practical method of overhauling old culm piles to recover the wealth in coal buried there, gave a new impetus to the inventive genius of the coal regions. Ransom T. Mitchell, of Bradford, appears to have solved the problem. He has secured patents on applying the use of the air blast to coal waste, in connection with conducting pipes, in such a manner that he can carry the culm from the breaker to the dumping ground, and to any desired elevation. The air dries the dust on the minute fragments of coal as the mass passes through the pipes. At the dumping ground, the culm is delivered into screens, where the dust is then easily separated, and every particle of coal, however small, is made merchantable. Besides thus absolutely extracting all the coal from the culm, the air blast removes the waste from the breaker to the pile at one-tenth the cost of mule and car power, a saving of about $6,000,000 a year in the working cost of that branch of coal mining.

Mr. Mitchell's method simply consists in setting up a blower of sufficient power at the breaker, and connecting it with pipes, which not only carry the culm away from the breaker, but at the same time draw out sulphurous mine gases and replace them with pure air. The patents also cover the overhauling and sorting of old culm piles by means of the air blast, by which the millions of dollars' worth of coal buried there may be recovered at one-quarter of the cost at which the same quantity could be mined.

A practical test of this device has been made with entire success, and several companies are making arrangements to use the appliances at their collieries. It is said that Mitchell has refused an offer of $500,000 for his patents.

—Wm. F. North has been elected treasurer, and Wm. R. Philler, secretary, of the Real Estate Trust Co., Vice Louis B. Henry, resigned.

—Edwin E. Dunglison is making a flying trip to Florida.

Interior Decorations.

—Carnations are used to perfume finger-bowls.

—The swallow is the favorite bird in embroidery designs.

—White plush can be used with charming effect as an Afghan for a baby carriage.

—Lunch or tea napkins have appropriate sentiments embroidered across one end.

—A brass bell of some antique design is used on the table by those who indulge in novelties.

—A sugar-basin of melon form, with the melon stem curved for a handle, is exquisite in rose crackle.

—A musical idea is expressed by a clock set at the centre of a golden harp arranged against a plush background.

—Scissors with hand-wrought handles and sheaths of brass now form part of the furniture of a lady's work-basket.

—The larger the Chinese and Japanese vases now a-days, the more suitable for parlor ornaments are they declared to be.

—Over-mantels are made of mahogany, ebonized wood and antique oak, produced in the early English, Chippendale or Sheraton style.

—Antique brass clocks, richly decorated, are much admired, they are mounted on plush and suspended to the wall by heavy brass chains.

—Soup tureens of oxidized silver are more used than those of china; no cleaning is allowable with this finish, merely careful wiping with a chamois skin.

—A tea "cozy" of dark crimson satin, with a spray of tea blossoms on one side and white honeysuckles on the other, in Kensington stitch, is very effective.

—Among the Easter novelties are egg cosies made of delicately-tinted Surah silk, melon shaped lined and wadded and etched with any design to suit the fancy.

—Heart-shaped tables of light wood, with tops decorated with flower groups, are much sought after; these tables open on the top and are lined with tufted satin.

—A magnificent lamp is formed by a Japanese purplish vase four feet in height, with a parasol covering in velvet of harmonious tone, painted over with rich-hued, large pansies.

—Lamp shades in delicate blues and pinks are of India silk painted in water colors; a lovely one is of Mandarin yellow with brown-tinted leaves exquisitely painted and forming a rich contrast.

—Tempting jewel caskets are made of heavy glass beveled and set in some strong metal top, the sides are formed of glass, while on the bottom is a luxurious cushioned tray for the treasures to rest upon.

—Chair and sofa scarfs are of soft China silks, hand-embroidered in floral designs in floss silks; they are fashioned into a careless-looking bow-knot, and fastened to the chair or sofa by the oxidized silver butterfly or beetle pins.

—Wives, mothers and housekeepers will rejoice at the advent of patent heels, made of white kid, which may be readily put on over the stockings, keeping them from rubbing against the shoe, and thus giving a rest to the incessant darning.

—The prettiest new work-basket is in the shape of a gypsy kettle, both kettle and sticks being made of wicker; a bow of cherry red velvet is bound around the centre of the sticks and another is on the outside of the kettle, which has a lining of cherry silk.

—A delicate mantel drapery has a scarf of pongee, lined with very delicate pink silk, and decorated through the centre with a long spray of wild roses wrought in filo-floss; the edge is finished with plush cones of a delicate pink and green alternating; the scarf is caught up at each corner by means of a large bow of pink satin ribbon.

—Numerous and beautiful are the applications of bronze to ornamental uses; various combinations are shown with exquisite tintings in gold, silver and copper, in picture-frames, photograph-frames and vases of magnificent proportion and chaste design. For hall decoration come mediæval-looking armorial groups in Berlin bronze of a nickel tint, with a picturesque arrangement of gauntlet, halberd, lance and shield.

—Repose in color and design should be aimed at in bed-chambers, and for this purpose the low tones of the fashionable wall papers are admirable; a late caprice of fashion is to furnish the walls, draperies and upholstering in French cretonnes or chintz; linings of pale-blue or corn-colored silesia and bows of harmonizing satin ribbons are used with charming effect; carpets come in colors to harmonize with draperies and upholstering.

—For lamp-stands brass occupies a conspicuous place, and comes in these into excellent combination with enamels and decorative porcelain. The curious forms of the fancy wares are as innumerable as those of the Japanese potters; they take strange, distorted shapes of flowers and shells; grotesque insect forms are a favorite decoration, presenting a marvelous effect of resplendent coloring. A very elegant vase is curiously formed of plant leaves of unequal lengths, folded together tightly at their tops.

—A young architect was riding down town in a Fifteenth Street car one day, when through the front window, over the driver's shoulder, his eye caught the outline of what looked like a campanile on some church. He had never happened to notice it before, but what struck him as most singular was that through an opening in the structure could be seen a bit of sky beyond, shaped exactly like a crescent. This Mohammedan sign in a Christian city was puzzling, indeed. When the car reached Chestnut street the architect discovered that the building is that of the Young Men's Christian Association. At a distance the resemblance of the open work in its ornamental tower to a crescent is striking.

BUILDERS' NOTES.

THE CITY'S PERMITS.

One alteration, 326 N. Ninth st., to Charles Prince, Thirty-fifth and Aspen sts.

Front alterations, Northwest corner of Seventeenth and Columbia avenue, to Peter Neeson, 2000 East Cumberland street.

Two two-story brick houses, 14 ft. by 26 ft., on South side of Faran, between Eighteenth and Nineteenth streets, to Daniel Drummond, 1728 Carver street.

James W. Cooper, Seventeenth street and Washington avenue, will rebuild his furniture factory, which was burned December 17th. The buildings formerly occupied a space of 50x100, which, with side wings, gave them a frontage of 150 feet on Washington avenue. It is understood that the new buildings are to cover more ground than did the old.

T. R. Williams is engaged in furnishing drawings for a residence for Mr. T. C. Allen, at Chestnut Hill; cost, $8,000. in the Queen Anne style of architecture. He is building a library building at Salem, New Jersey, at a cost of $10.000.

Cope & Stewartson are preparing drawings and will superintend a new building for Bryn Mawr College, at a cost of $40,000. This is to be a dormitory building, with dining room and general administration department. It will be built of stone, with slate roof. The style of architecture is adaptation of late English Gothic.

A. J. Boyden will build a residence at Bryn Mawr, with stable attached; also a residence at Wallingford, Pa.; also a house and stable at Penallyn, Pa.

Lindley Johnson is preparing drawings for a residence at Germantown, for Miss Hall; stone, with brick trimmings and bays of wood.

The Muhr Building, southwest corner of Broad and Race streets, is 100 feet on Broad and 140 feet on Race, seven stories high. It is a building for W. H. Geissinger. The area of each floor is about 8,500 square feet. The entire building is heated with steam by the vacuum-pump system.

One 2-story brick dwelling, S. E. cor. Kensington ave. and Ontario st., 19 ft. by 50 ft., to Alfred Gardner, 232 E. York st.

One alteration, front and gable of brick dwelling, N. W. cor. Twentieth and Hampton sts., 15 ft. by 43 ft., to Joseph H. Cline, Sixteenth st. and Girard ave.

Front alteration to house No. 31 S. Seventeenth St., to William Patterson, 4219 Haverford ave.

One brick stable, E. s. Seventeenth st., between Cayuga and Bristol sts.; 25 ft. by 45 ft., to Joseph Williams, 1634 Cayuga st.

One 3-story brick house, N. E. cor. Jasper and Huntington sts., 20 ft. by 65 ft., to Henry Laefuer, 2551 Jasper st.

Alterations, N. E. cor. Wyoming and Market sts., to John G. Dickinson, 2308 St. Alban's Place.

Fire Record.

At Buffalo, N. Y., the International Starch Factory and Barrel Heading Works. Loss..... $70,000

At Bay City, Mich., the opera house, Second National Bank, post office, and a number of stores and offices. Loss..... 60,000

At Camden, N. J., the planing mill of S. H. Morrison. Insurance, $20,000; loss 40,000

At Oswego, N. Y., business block owned by Sydney Sheppard. Loss..... 27,000

At Metropolis, Ill., Rampendohlo's flouring mill. Insurance, $21,000; loss..... 26,000

At St. Louis, Mo., Cutter's grocery, Herman's butcher shop, Mutchler's harness shop, Steinkran's shoe store, and Celving's millinery establishment. Loss... 20,000

Also, Joseph Peter's machine shop. Loss 35,000

At Ames, Ia., Dix's millinery store and Thomas Brother's dry goods establishment. Insurance, $10,000; loss..... 12,000

At Tompkinsville, S. I., American docks, where 10.000 bales of cotton were stored. Fully insured. Loss..... 150,000

At Williamsport, Pa., soap works, owned by A. Dittmar, A. Seitz and George Brill. Insurance, $12,000; loss..... $ 25,000

At New York City, Herman Koehler & Co.'s brewery, Twenty-ninth street and First avenue. Loss..... 30,000

At Three Rivers, Canada, stores occupied by L. S. Leisure, J. E. Godin and I. N. Gauthier. Insurance, $15,000; loss... 25,000

At St. Joseph, Mo., Bennett & Moyer's shoe store. Insurance, $25,000; loss.. 30,000

At Livingston, N. Y., Charles E. Bingham's grist mill, machine shop and paper mill. Partially insured. Loss... 25,000

At Chester, Pa., Delaware Oil Works. Loss..... 40,000

Notes for Builders.

—The importations of mahogany have increased from 500,000 feet in 1874 to 10,000,000 in 1884.

—Citizens of Uniontown, Pa., have raised money to begin the erection of a large steel mill; work will begin on the buildings in a few days. A new wire mill is also among the possibilities.

—From tests made by Dr. Fischer, the German chemist, it appears that in ordinary stoves not more than 20 per cent. of the fuel consumed is utilized, whereas with gas-burning stoves 80 per cent. of the possible effect is obtained.

—To frost brass work and give it an ornamental finish boil the article in caustic potash, rinse in clean water and dip in nitric acid till all oxide is removed; then wash quickly, dry in boxwood sawdust, and lacquer while warm.

—A very thin coating of glycerine applied to glass will prevent frost from forming on it in the coldest weather. This is specially interesting to engineers and surveyors, who are much annoyed in frosty or foggy weather by the formation of a film on their instruments.

—Wood intended for paper pulp is shaved by a machine devised for the purpose so thinly that it takes 750 thicknesses to make an inch. The cutting-knives are kept sharpened while in operation by an arrangement of whetstones, which are constantly at work upon them.

—A cement for resisting water at steam heat may be made by mixing commercial glycerine with dry litharge into a tough dough and applying the same to the parts to be covered. The composition is said to answer very satisfactorily for uniting the joints of steam pipes.

—The old idea that slow-grown timber was stronger than that grown quickly is disproved by recent tests, so far, at least, as oak is concerned. Second-growth hickory is usually more valuable for handles of axles and hammers, and the annual rings show it to be of swifter growth than the first stock.

—A mixture of cork, silica, and lime is coming into extensive use in Germany as a building material. It has the advantage of keeping out heat and cold, and is also claimed to be an excellent preventive of damp and defender of sound. It is substantial, light and durable, and seems to be especially adapted for ceiling and wall lining.

—A first-class cement with which to fasten stone to stone, or iron to iron, is made by mixing a paste of pure oxide of lead, litharge and glycerine. This mixture hardens rapidly, is insoluble in acids, and is not affected by heat. It has been used to fasten the different portions of a fly-wheel with success, while, when placed between stones and once hardened, it is easier to break the stone than the joint.—*Manufacturers' Gazette.*

—A new substitute for wood for the manufacture of piano cases is said to be used in Germany. The case is made entirely of paper, compressed so that it can be highly polished. The color is a creamy white, and when finished is said to be very beautiful. The tone of the instrument is reported to be not very loud, but very sweet. The sound emitted, unlike the short, broken tone of the ordinary piano, is soft, full, and slightly continuous, resembling somewhat that of the organ. This modification of tone is attributed to the evenness of texture of the compressed paper.—*Ohio Lumber Journal.*

Operations Outside of the City.

NEW YORK.

Mr. Francis H. Kimball is preparing plans for remodeling Horticultural Hall, on 28th street, near Broadway. The plans show an entire change of the interior arrangements.

For Mr. Morris S. Herman, a 5-story brick, stone and iron store, 50x64, is to be built at a cost of $40,000, on the northwest corner of Grand and Wooster streets, from plans of Mr. Geo. W. Da Cunha.

The St. Vincent De Paul Roman Catholic Church intends to build an industrial school on the south side of 43d street, between 8th and 9th avenues. It will have a frontage of 125 feet. The preliminary sketches are being prepared by William Schickel.

The members of the West 42d street Presbyterian Church intend to build a mission church on West 65th street, near 10th avenue, at a cost of $50,000. No architect yet selected. The Rev. John Paxton is the minister.

Apartment Houses.—For Conrad Stein, four 5-story brick and brownstone tenements and stores, 25x83 each, are to be built on the northwest corner of 10th avenue and 68th street, at a cost of $80,000, from plans of Mr. Julius Kastner. For Alex'r Moore and John Mulgrew, three 5-story brownstone flats, 25x80 each, are to be built on the south side of 48th street, east of 9th avenue, at a cost of $51,000, from plans of Mr. M. L. Ungrich. For Charles and August Ruff, two 5-story brick and stone improved tenements and stores, 25x83 each, are to be built at Nos. 220 to 224 Rivington street, at a cost of $32,000, from plans of Messrs. Bergner & Baylies. Isidore Cohnfield intends to build a 6-story fire-proof apartment house on the northwest corner of 8th avenue and 104th street It will occupy a lot 100x100. Alfred Zucker & Co. are the architects. D. T. Atwood has the plans under way for eight 5-story brick and stone front apartment houses, 25x65 each, to be built on the southeast corner of Avenue A and 55th street, running to the northeast corner of 56th street. The corners will contain stores, and they will all front on the avenue. The cost to the owner, J. Gault, is estimated at $108,000. The same architect has the plans under way for a 6-story brick, iron and stone front apartment house, to be erected on the southeast corner of Cherry street and Rutgers slip. The building will have a frontage of 61.4 feet on the street and 60 feet on the slip. It will contain five stores on the first story, and, while covering an area of 3,680 square feet, will accommodate five families per floor. It will be built by William F. Lett at a cost of about $30,000. Andrew Spence has the plans on the boards for eight 5-story brick and stone front flats and stores, to be built on the west side of 9th avenue, between 90th and 91st streets, covering the block front. The corners will be 25.8½x85, and the inside buildings 25x65 each. They will cost the owner, Oscar C. Ferris, about $120,000. Thom & Wilson have designed eleven houses, to be erected by Alexander McSorley, on the corner of 76th street and 10th avenue. Ten will be three-story and basement brownstone front private dwellings, six of which will be 17, three 18, and one 19 feet front, all fronting on the street. The corner building will be a 5-story brownstone front apartment house and store, 25x77, and will cost about $20,000. The total estimated expenditure on this improvement is estimated at $170,000. The same architects have plans for eight 5-story brownstone front apartment houses, 25x68 each, to be built on the north side of 81st street, commencing 175 feet east of 2d avenue, by Thomas Moore and James McLaughlin, at a cost of $12,000.

APPLICATIONS FOR PERMITS.

83d street, Nos. 313 and 315 East, two 5-story brick tenements, 25x80, tin roofs; cost, each, $18,000; owner and builder, M. H. Schneider, 419 East 81st street; architect, Julius Kastner.

Ludlow street, Nos. 82 and 84, two 5-story brick tenements, 14 and 26x57; cost, total, about $25,000; Abram E. Benson, 260 W. 24th street; architect, R. N. Anderson; built by day's work.

2d avenue, Nos. 870 and 872, two 5-story brick tenements, with stores, 20.1x80, tin roofs; cost,

each, $17,500; Martin Schmeckenbecker, 312 East 56th street; architects, A. B. Ogden & Son.

67th street, north side, 275 feet west of 10th avenue, two five-story brick flats, 25x73, tin roofs, iron cornices; cost, each, $18,000; Colleran & Perrine, 374 7th avenue; architect, G. W. Hughes; mason, Oscar Perrine.

1st avenue, east side, between 41st and 42d streets, one 1-story building, 118.6 front; cost, $37,000; owner, Equitable Gas Light Co.; architect, A. W. Putnam Cramer; brick.

126th street, south side, 100 feet west of 9th avenue, one 3-story stable and storage; cost, $20,000; 34.7 front; owner, Anton Liebler; architect, Adam Weber; brick.

3d avenue, Nos. 205-211, 6 and 7-story stores, 74½ front; cost, $100,000; owner, Eimer & Amend (lessees); architect, De Lemos & Cordes; brick and stone.

Rivington street, Nos. 220, 2, 4, two 5-story tenements and stores, 28.10½ front; cost, $14.000 each; owner, Charles Angus Ruff; architects, Berger & Baylies; brick.

9th avenue, north-east corner 50th street, one 5-story tenement and store, 25.5 front; cost, $14,000; owner, Annie M. Wolfe; architect, Fr. S. Barus; brick.

Grand street, north-west corner of Wooster street, one 5-story store; cost, $50,000; 50 feet front; owner, M. S. Hermann; architect, George W. Da Cunha; iron and brick.

92d street, south side, 201 feet west of Park avenue, one 4 story dwelling, 19 feet front; cost, $15,000; owner, William Collins; architects, D. & J. Jardine; brick and stone.

128th street, north side, 300 feet east of 10th avenue, one 1-story stable and wagon shed, 120 feet front; cost, $8,500; owner, D. G. Yuengling, Jr.; architect, Henry Rapelye; brick.

105th street, 225 feet east of Lexington avenue, four 4-story tenements, 20 feet front; cost, $12,000; owner, M. H. Schneider; architect, Julius Kastner; brick and stone.

47th street, Nos. 319, 321, 323, three 5-story flats and stores, 25 feet front; cost, each, $18,000; owners, Z. & L. K. Ungrich; architect, M. Louis Ungrich; brick and stone.

48th street, south side, 100 feet east of 9th avenue, three 5-story flats, 25 feet front; cost, $18,000 each; owners, Mulgreen & Moore; architect, same as above.

94th street, north side, and 95th street, south side, 80 feet east of 10th avenue, two 4-story and basement flats, 18 feet front; cost, each, $17,000; owners, Hausman & Branford; architect, same as above.

ALTERATIONS.

8th avenue, Nos. 384-386, two 4-story tenements and store, 22 feet front; cost, $700; owner, Jacob Smith.

1st avenue, Nos. 1439-1441, two 3-story tenements and stores, 24 feet front; cost, $2,000; owners, John and Anna Schill.

52d street, No. 52, one 2-story stable, 25 feet front; cost, $2,500; owner, John Curran.

42d street, Nos. 57-59, two flats and stores, 42 feet front; cost, $7,000; owner and architect, Ferd. Fish.

Jackson street, Nos. 23-25, one 3-story stable and wagon-house, 50 feet front; cost, $5,000; owners, Weldbrook & Freidman.

Great Jones street, No. 4, one 5-story building, 28 feet front; cost, $20,000; owner, Nathaniel Whitman.

CHICAGO.

The corrected returns from the Chicago Building Department shows that the cost of new buildings in that city last year was $19,262,060.

Architects Treat and Foltz report the following work on hand:—

Rush street, near Bellevue place, 3 story and basement brick dwelling, 16x44; variegated brownstone front, to cost about $5,500, for Mrs. Hattie J. Stockton.

At Woodlawn, near 48th street, 3-story frame residence, with stone basement, 44x71, for Thaddeus Dean, Esq., to cost about $10,000.

At Woodlawn, near 48th street, 3-story frame residence, with stone basement, 38x58, for M. A. Farr, Esq., to cost $9,000.

211 and 213 East Madison street, additional story of brick, 40x170, for J. Q. Adams, Esq., to cost about $7.250.

West Adams street, dwelling-house, 26x73; Indiana pressed brick with stone and terra-cotta facings, for Norman D. Frazer, Esq., to cost about $9,500.

Adams and Winchester avenues, St. Paul's Reformed Episcopal Church and Sunday-school, to cost about $20,000. Seating capacity of church, 500; Sunday-school, 200. The site that the church will occupy is 72x125 feet.

Delaware Place, pressed brick, stone and terra-cotta residence, for Mrs. Ellen H. Preston, to cost about $12,000.

Architect H. R. Wilson reports:—

19th street and Sawyer avenue, six 2-story and basement brick dwelling-houses, 22x54 each, with Anderson pressed brick fronts, trimmed with buff Bedford stone and terra-cotta, for H. Davis, Esq., to cost $20,000.

Indiana street, near Noble, three 3-story and basement stores and flats; Indiana pressed brick fronts, trimmed with buff Bedford stone and terra-cotta, for George T. Lister, Esq., to cost $18,000.

Architect J. C. Cochrane reports:—

Scott County, Iowa, county court house, 106x152, with tower in centre, to be a stone-faced building, and to be finished throughout with hard woods; will be supplied with all modern improvements and furnished in a thoroughly first-class manner, to cost about $150,000.

2801 Prairie avenue, 3-story residence; Trenton, N. J., pressed brick front. with terra-cotta and brownstone trimmings, for George E. Wood, Esq.; cost, $40,000.

Architect H. M. Hansen reports the following:—

South-east corner Orchard and Centre streets, two 3-story store and flat buildings, 47x70; Indiana pressed brick ftont, with buff Bedford stone, ornamental brick and terra-cotta trimmings, for August Ollmer, Esq.; cost, $14,000.

690 Fullerton avenue, 2 story, cellar and attic brick residence, 25x60; Anderson pressed brick front, trimmed with brownstone and terra-cotta, for John D. Zernitz, Esq., to cost $7,500.

Architect Charles H. McAfee reports:—

14th street near Blue Island avenue, two 3-story flat buildings; brick, with cut-stone trimmings, for T. Herrity, Esq., to cost $8.000.

Also, designs for Episcopal church, Toledo, Iowa; brick; probable cost, $20,000.

Architect Gregory Vigeaut reports having prepared plans for the following:—

15, 17 and 19 Scott street, three 3-story brick dwellings, with blue Bedford stone (from the Hoosier Stone Co.'s quarries) front, to cost $18,000.

During the week permits have been issued for the following work:—

212 Fulton street, 3-story and basement brick factory, 30x100, for Nathan Newfeld, to cost $7,500; P. W. Ruehl, architect; C. Kies & Son, builders.

557 West Erie street, 2-story brick dwelling, 21x60, for Morgan Tobin, Esq., to cost $2,800; John C. Hayes, architect; Charles J. Magee, builder.

146 Lytle street, 2-story brick dwelling, 21x50, for Dennis Ryan, Esq., to cost $2,700; John C. Hayes, architect; Charles J. Magee, builder.

153 West Blackhawk street, 2-story and basement brick flats, 22x66, for A. W. Rudnick, Esq., to cost $3,500; A. W. Rudnick, architect and builder.

222 and 224 Wabash avenue, 2-story and basement brick store and warehouse, 33x155, for R. D. Shephard, Esq., to cost $15,000; William H. Drake, architect; Messersmith & Gobel, builders.

114 Colorado avenue, 2-story brick store and dwelling, 23x32, for C. Barker, Esq.; cost, $2,500.

1026 Washington street, 2-story and basement brick flats, 25x48, for H. B. Matthews. Esq.; cost, $5,000; H. J. Moore, architect; George Hinchcliffe, builder.

BROOKLYN.

Mercein Thomas has plans for a 2-story brick extension, 25x43, with extensive interior alterations to house No. 483 Washington avenue, for George Shieber, at a cost of $10,000.

William Ervine intends to build three 4-story brownstone front flats, 29x70 each, on the corner of 5th avenue and Union street. They will cost about $60,000; John C. Burne, of New York, architect.

George Phillips will build six first-class private houses, 20x45 each, on the north side of Jefferson avenue, near Marcy avenue. They will be three stories and basement high; brick, stone and terra cotta fronts; cost about $60,000; John G. Prague, of New York, architect.

APPLICATIONS FOR PERMITS.

Melrose street, north side, No. 77, 275 feet east of Central avenue, one 3-story frame dwelling, 25x52; cost, $4,000; owner, M. Grimmler; architect, Th. Engelhardt.

Boerum street, No. 259, north side, 622 feet east of Bushwick avenue, one 3 story frame dwelling, 25x45; cost $4,500; owner, Elizabeth Mahla; architect, Th. Engelhardt.

Northeast corner Sterling street and 5th avenue, one 5-story factory, 65.2x60; cost, $23,000; owner, Wm. Lane; architect, W. M. Coots; hard brick, stone and terra cotta.

Bainbridge street, south side, 80 feet east of Patchen avenue, one 3-story frame dwelling, 25x50; cost, $4,500; owner, architect, mason and builder, H. Grasman.

Herkimer street, northeast corner Rochester avenue, one 3-story building, 20.6x60; cost, $7,500; owner, J. T. Sullivan; architect, A. Hill; brick.

Southwest corner Bond and Degraw streets, four 3-story frame buildings, 25x60; cost, each, $5,500; owner, Geo. Nohl; architect, Frank Stanley.

Moore street, No. 107-9-11-13, northwest corner Humboldt street, four 3-story frame buildings; cost, $16,999 for all; owner, John Zarring; architect, Th. Engelhardt.

Chauncey street, north side, 237 feet east of Patchen avenue, two 3-story frame buildings, 18.9x43; cost, $4,000 each; owner, Julia M. Smyth; architect and builder, Joseph Smyth.

Rutledge street, south side, 280 feet west of Harrison avenue, three 3-story flats, 26.8x50; cost, $7,500; owner, John Anes; architect, John Platte.

Gates avenue, north side, 185 feet east of Sumner avenue, two 4-story buildings, 25x60; cost, $8 000; owners, architects and builders, W. M. and E. H Hawkins.

Corner of Flushing and Knickerbocker avenues, two 3-story frame buildings, one 42.4x55, other 25x55; cost, $6,000 and $4,000; owners and builders, John Hesse & Co.; architect, E. Schrempf.

ALTERATIONS.

Marion street, No. 275, one 1½-story building, 20x25; cost, $1,000; to be raised to three stories, with flat tin roof; owner, I. Hoerth; architect, Chas. Hibbard.

Northwest corner Park and Nostrand avenues, one 3-story and basement building, 180x40; cost, $6,000; owners, R. Dunlap & Co.

Northwest corner Grand and 8th streets, one 3-story building, 25x80; cost, $6,000. The alteration is to put in a new store front, with iron girders and iron columns, build one story on top, making the building four stories high when finished.

BOSTON.

Brick and Stone Buildings.

Cabot Place, 4-story apartment house; Samuel Stubbs, owner and builder.

Warnick street, 3-story dwelling; Samuel Stubbs, owner and builder.

Warnick street, 4-story apartment house; Samuel Stubbs, owner and builder.

Tremont street, 5-story apartment house, size 31x46; Joseph Feldman, owner; John McNamara, builder.

Chelsea street, opposite Curtis street, 1-story manufactory building, size 57x115; Beacon Oil Company, owners.

ST. LOUIS.

J. B. Legg has recently completed plans and specifications for a 3-story apartment house, with stores beneath, for Mrs. M. C. Driggs. The improvement, it is estimated, will cost $15,000. It

will front 120 feet by a depth of 35, at the southeast corner of 29th and Market streets. In a few days the contract will be let to build a $10,500 residence at Bartold Valley, on the Manchester road, for Mrs. C. A. Vail. The contract has been signed for the construction of a 2-story, ten-room, $20,000 dwelling on Delmar avenue, east of Vandeventer, for Mrs. Dr. Robert Sanders; and in addition to this plans are being made for a $3,500 cottage for H. F. Dow, who will build in Cabanne Place.

PERMITS.

East side of 4th and St. Charles streets, brick store, to cost $5,000; Collier estate, owners; J. W. Givens, architect and contractor.

East side of Leffingwell and Madison streets, two adjoining brick tenements, to cost $3,500; Thos. Bray, owner, architect and contractor.

Southwest corner of 10th and Lynch streets, three adjoining brick tenements, to cost $6,000; Mr. A. Kuhr, owner; P. Sanourein, contractor.

BALTIMORE.

Representative Cole, of Maryland, will push in Congress a bill appropriating $50,000 to build in Patterson Park, Baltimore, a monument to Francis Scott Key, author of "The Star Spangled Banner."

Messrs. Schaur & Eck are erecting a 3-story building, with store and offices at 80 West Fayette street, east of Charles street, to cost $13,000. The front will be of pressed brick, with red Potomac stone and terra-cotta trimmings; Jackson C. Gott, architect; S. H. & J. F. Adams, builders.

No. 75 Lexington street, 24x80 feet, three stories; pressed brick front, with brownstone and terra-cotta trimmings; M. A. Frederick, owner: Geo. A. Frederick, architect; William H. McDonald, builder; cost, $7,000.

Storage warehouse and factory extension, six and eight stories high, 134x183 feet; to cost $100,000; to be erected by Messrs. G. W. Gail & Ax, southeast corner Charles and Barre streets; architect, Henry Brauns; builder, Charles Markland.

The following are among the permits granted recently:—

Wm. H. Fowler, four 3-story dwellings, west side Broadway, northwest corner Preston street, and two 3-story dwellings, north side of Preston street, east of Broadway.

S. D. Price, six 3-story dwellings, east side Barclay street, between Chase and Biddle streets; seven 3-story dwellings, on south side Biddle street near Barclay street, and five 2-story dwellings, east side of Ensor street, between Hoffman and Preston streets

Hy. Schaumberg & Co., six 2-story brick dwellings, south side Clemens street, between Riverside avenue and Covington street.

SAN FRANCISCO.

For the week ending January 8th, 1886, five permits were granted. Total cost of buildings, $27,455. The individual permits granted are as follows:—

To A. M. Goldsmith, frame building, cost $6,590; J. Marquis, architect.

To C. B. Williams, frame building, cost $4,100; Chas. Geddes, architect.

To W. S. Hobart, addition of second and third stories of building, cost $9,000; Chas. Geddes, architect.

To Mrs. Jane Standford, a frame building, cost $7,240; M. C. Macy, architect.

To Mrs. Jane Stanford, plumbing of house, cost $525.

It is expected that the committee recently appointed by the Chamber of Commerce to report upon the reservation for public use of certain real estate reclaimed by the construction of the seawall will make a report. It is understood that the committee will report in favor of a union railway depot and stations for passengers and freight, and also for the construction of free merchandise warehouses on the plan adopted in Europe.

Mr. Adolph Sutro, of San Francisco, proposes to build an immense aquarium, 120 feet in diameter, near the Cliff House, in that city, to be stocked with every variety of sea anemone and shell fish.

CINCINNATI.

Architect Schureman presented plans and specifications for a Police Court and Central Station on George street. The architect and City Solicitor were directed to advertise for bids on the accepted plans.

The School Board of Avondale is contemplating purchasing a lot near or in the vicinity of Carthage pike and Forest avenue, with a view to erect a school house thereon.

Messrs. A. & G. Feder will next year tear down the property, No. 167 Race street, and erect an 8-story iron-front store, 23x100. The Board of University Trustees will have the damage done by fire to the University two months since, repaired at once, at a cost of about $9,000.

WASHINGTON, D. C.

Senator Sewell presented in the Senate a letter from George Ticknor Curtis, on the proposed new Congressional Library building, in which he suggests the appointment of a commission to select a site, the members of which should not be property owners of the District of Columbia. He advises that one commissioner should visit Europe to study the famous libraries there.

PERMITS ISSUED.

First street, between B and C streets, N. W., 4-story brick saw-mill, 66 feet front; cost, $9,000; Thomas W. Smith, owner and builder.

South Washington, 2-story brick stable, 32x50; cost, $3,000; Great Falls Ice Co., owners.

Repairs and alterations this week amounted to $3,750.

St. Aloysius parish contemplate building a rectory adjoining the church property, corner North Capitol and I streets, N. W., cost, $15,000; architect not yet selected.

MINNEAPOLIS, MINN.

The Gates Bros. have purchased the block corner of Chicago avenue and 17th street, opposite the base ball park and will thereon erect a duplicate of their stone block on 4th avenue, at a cost of $60,000 to $75,000.

Chute Bros. will build a 3-story three-front brick business block on Central avenue and 3d street; estimated cost, $30,000.

H. L. Gordon will spend $30,000 on a 5-story brick block on 5th street between Nicollett and Hennepin.

The following building permits have been issued by Building Inspector Pardee:—

D. R. Young, 2-story 10-room frame dwelling, 3349 3d avenue, north; $3,000.

C. McC. Reeves, brick warehouse, 613 and 615 3d street, south; $8,000.

The building committee in charge of the new public library at Minneapolis, Minn., has invited the following architects to submit drawings: Messrs. George M. Goodwin, Hodgson & Son, Long & Kees, C. S. Sedgwick and W. C. Whitney, of Minneapolis; Mr. Wilcox, of St. Paul; Mr. E. T. Mix, of Milwaukee, and Mr. H. Langford Warren, of Boston. The building is to be situated on the corner of Hennepin avenue and 10th street, on a lot 132 feet front by 150 deep. It is to contain a library of 200,000 volumes, besides rooms for certain societies. The competition will close on February 1, 1886.

BUILDING PERMITS ISSUED.

Spruce place, corner of 17th avenue, 2-story brick dwelling, 40x67; cost, $16,000; Samuel H. Baker, owner.

2522 Garfield avenue, 2-story frame dwelling, 26x60; cost, $4,000; Wm. M. and A. J. Veners, owners.

214 West Lake street, 2-story frame dwelling, 28x44; cost, $2,500; Geo. R. Cummings and John McEachon, owners.

ST. PAUL.

A Bohemian Catholic Church will be built in the Spring at the corner of Banfil and Western avenues.

Building Inspector Johnson is sending the following notice to all property owners having elevators in their buildings: "The building ordinance requires that all hoistway openings shall have automatic trap doors, covered with metal on the under side, on all floors, and with sufficient guards for protection. Give this your attention within thirty days, as a failure to do so will subject you to a fine."

GOODHUE CO.—The Goodhue County authorities are preparing to build an elegant new jail.

The building inspector estimates the number of new buildings erected at 3,451, and the cost at $7,545,492. The architects are busy making estimates and taking plans, and a very active season is not more than a month ahead. The Dayton Avenue Presbyterian Church will put $26,000 into a new church, the plans for which are being drawn. The Minnesota & Northwestern will put up a cold storage warehouse in connection with their creamery, at a cost of $10,000. The Northwestern Elevator Company have a permit for a $25,000 elevator at the Transfer.

BUILDING PERMITS ISSUED.

Fillmore avenue, north side, between Starkey and Custer streets, 2-story brick veneered creamery, 62x114; cost, $5,000; Minnesota and Northwestern Ry., owner.

University avenue, at junction with Territorial road, wood and iron grain elevator, 100x74; cost, $25,000; Northwestern Elevator Co., Minneapolis, owner.

Milwaukee Short Line R. R., south side, between Snelling and Saratoga avenues, 1-story frame passenger station, 26x22; cost, $1,565; Chicago, Milwaukee and St. Paul Railway Co., owner.

DETROIT.

Milton H. Butler, President of the Citizens' Savings Bank, has bought the residence property of the estate of the late Edwin Butterfield, on Washington avenue, 60 feet front, for $10,800, and will, in the near future, build a fine residence upon the same.

Building projects still continue very much undeveloped The Y. M. C. A. have sent out circulars inviting designs in competition for a building on property at corner Woodward avenue and Grand River avenue.

The weather has been very cold and everything so frozen up that very few permits have been taken out for the past two weeks. The following are the most important up to the 16th:—

A. C. Varney, architect, for Fred. Simmons, 2-story dwelling, brick, stone trimmings, gravel roof, size, 35x62, East Montcalm street; cost, $3,500.

Chas. Leahy, owner, 2-story dwelling, brick, stone trimmings, size 26x64, Spruce street; cost, $3,000; Allen Williamson, mason.

The value of buildings erected in Detroit last year was $3,478,319.

BUFFALO.

The contracts have been awarded and work will be begun on the 1st of May next, for the John C. Jewett Manufacturing Company's new building. The iron and cut-stone will be brought out during the winter, so that there will be no delay in the spring. It is estimated to cost $50,000. The contract for the mason, iron and cut-stone work has been awarded to Charles Berrick; and for the carpenter work, plumbing, painting and glazing to John Feist. The building will be 93 feet front by 144 feet in depth, and five stories in height. The plans were prepared by M. E. Beebe & Son, architects, and provide for a neat and substantial building.

Charles G. Irish is having plans drawn for a double store, to be built on Washington street near Eagle. The building will be of brick. 45 feet front, and four or five stories in height. It is estimated to cost $20,000.

PROVIDENCE.

On Hospital street, west side, frame dwelling; cost. $3,500; owner and builder, James Hill.

Clifford street, wood addition; cost, $5,000; owner and builder, J. Hill.

7th street, frame dwelling; cost, $3,500; owner, B. McCalla; builder, J. Butler.

NEW ORLEANS.

A Jewish orphan home, to cost $70,000, is to be erected.

—MARINE GLUE.—"Liquid marine glue" is a compound prepared by digesting one part of finely-cut caoutchouc, during about ten to fourteen days, with ten parts of oil of turpentine, at a very gentle heat, and under frequent agitation. This liquid is used for rendering wood, ropes, tissues, etc., waterproof, by applying one or more coats. What is usually known as "Marine Glue," without the distinction of "liquid" or "solid," is prepared by proceeding as stated above, and then adding to the solution two parts of shellac, or better, of asphalt (for every one part of caoutchouc employed). The mixture is heated in an iron pot until it has become completely homogeneous, and does not give off volatile vapors. During the heating the mass must be carefully stirred, and the temperature should not be allowed to exceed 140° C. (284° F.). It is then poured out into capsules. For use, one of the latter is heated on a water-bath until the contents are melted, when it is transferred to a sand-bath, and cautiously heated to near 140° C. The edges to be cemented together must be warmed, coated with a thin layer of the marine glue, and then firmly stuck together.

—A rather curious fact is mentioned in connection with the building of Archbishop's Tait's cenotaph in Canterbury Cathedral. In the construction of the altar tomb, a quantity of bricks of the sixteenth century were used, which were dug out of that portion of the crypt appropriated to the use of the French Protestants. It was suggested to the Dean by a local archæologist that if ever, in after years, the tomb was to be opened, and sixteenth century bricks were discovered in a nineteenth century tomb, antiquaries might be puzzled to understand this. Dean Payne at once recognized the force of the suggestion, and agreed to write a few words explaining how the old bricks came to be used, and to see that the paper containing the explanation was placed within the tomb. Accordingly. before the tomb was finally closed, a bottle was deposited therein containing a notification to that effect.

REAL ESTATE MARKET.

Real Estate Sold at Auction.

M. THOMAS & SON'S SALES.

Two-story brick dwelling, No. 1344 Pearl st. Subject to a yearly ground rent of $20.50	$1,325
Two-story brick dwelling No. 4037 Warren st.	1,225
Tavern, 35 South Seventeenth st.	8,550
Farm, 10½ acres, Bartram ave., Darby Township, Delaware County, Pa	2,850

CONVEYANCES.

PHILADELPHIA.

MONDAY, January 18, 1886.

Allegheny Ave., N. E. s., 140 ft. S. E. Frankford road, F. A. Mullikin to Sarah A. R. Cox, Jan. 9, 1886, 20 ft. by 100 ft.	1,000
Chester st., W. s., 176 ft. S. Vine, Susannah Towner to Amelia C. Hazel, Jan. 5, 1886, 16 ft by 70 ft.	3,500
Columbia ave., 1606, Charles C. Butterworth to Edward A. Gilman, Jan. 13, 1886, 17 ft. by 100 ft.	7,500
Cambridge st , 2804, Chs. F. Guthoff to Martin H. Stutzback, 14 ft by 85 ft. ⅜ in.	1,950
Columbia ave., 2017, H. A. Sutton to Ida Silberman, Jan. 5. 1886, 21 ft. by 90 ft.	6,000
Dickinson st., S. W., cor. Sober, John Simpson et al. to Albert Heyer, Dec. 19, 1885, 15 ft. 6 in by 65 ft. ; g. r. $72	1,800
Eighteenth st., E. s., 53 ft. 5 in. N. Pine, John E. Nulty to Alice Hale, Jan. 7, 1886, 17 ft. 8 in. by 88 ft. ; S. s. Reno, 228 ft. W. Thirty-ninth, 14 ft. 2 in. by 60 ft. (one-eighth interest)	1,600
Eleventh st., W. s., 64 ft. S. Somerset, Logan estate to Joseph Limax, Jan. 18, 1886, 16 ft. by 173 ft.	nom.
Fourth st., 2044 N., Kate Katz to Amelia Stickel, Nov. 4. 1885, 16 ft. by 90 ft.	nom.
Fourth st., W. s., 84 feet S. Huntingdon, John E. Ashworth to Elizabeth Leiper, Dec. 28, 1885, 16 ft. by 47 ft.	$2,800
Fifth st., W. s., 325 ft. 1¼ in. N. Susquehanna avenue, William Wills, to Thomas H. Newman, Jan. 14, 1886, 14 ft. by 85 ft. ; g. r. $68	1,500
Harrison st., 101 E., Guarantee Trust and Safe Deposit Company, trustee, et al., executors to William O'Neill, Jan. 18, 1886, 28 ft. 7¼ in. by 120 ft.	3,750
Jefferson st., N. W. s., 32 ft. 6 in. N. E. Fowler, Jacob Stout to John H. Murray, Jan. 15, 1886, 17 ft. by 91 ft. 8 in.	711
Jasper st., 2625, David McKibbin to Bernhard Theirer, Jan. 16, 1886, 14 ft. 3 in. by 57 ft.	1,675
Kingsessing ave., W. cor. Sixty-ninth, Hugh Lilly to Robert Garrett, Dec. 31, 1885, 22 ft. 6 in. by 105 ft.	175
League st., N. s., 151 ft. 10½ in. W. Twenty-second, Patrick Brown to Frank Campbell, Dec. 22, 1885, 14 ft. by 49 ft. 4¼ in. ; g. r. $36	700
Leiper st., S. E. s., and S. W. s., Allen, Jay Cooke to Ellen M. Peace, Jan 12, 1886, irreg. shape	5,950
Malvern st., N. W. s., 23 ft. N. E. Ontario, A. H. Gillingham to Edw. Draves, Dec. 23, 1885, irreg	nom.
Malvern st. and Gunner's Run, Ed. Draves to Jos. A. McGuckin, Dec. 30, 1885, irreg. shape ; g. r. $38.10	3,500
Moore st., N. s., 244 ft. 2¼ in. E. Second, W. C. Hall to Frederick Klein, Dec. 5, 1885, 18 ft. by ----	300
Mifflin st., 738, Wm. L. Taylor to Christopher Schiffer, Dec. 29, 1885, 15 ft. by 56 ft. ; g. r. $72	600
Napa st., 1221-1225, W. M. Lansdale to William A. Edwards, Dec. 12, 1885, each 14 ft. by 53 ft.	3,000
Ninth st., W. s. and S. s. Sansom, George W. Leddy to Theresa D. Leddy, Jan. 14, 1886, 40 ft. by 100 ft.	4,700
Race st., 307, Thomas H. Dallctt et al., exrs., to Joseph Lutz, Jan. 14, 1886, 20 ft. by 66 ft.	9,500
Tioga st , N. cor. Trenton ave., John G. Wiehle to Philadelphia and Trenton Railroad Company, Jan. 13, 1886, 31 ft. by 59 ft.	nom.
Titan st., N. s. 243 ft. W. Sixteenth, Mary McKinney to James Coulter, Dec. 7, 1885, 16 ft. by 50 ft. ; g. r. $36	800
Tower st., S. s., 118 ft. W. Twenty-first, C. A. Worrall to Samuel A. Beck, trustee, Jan. 8, 1886, 16 ft. by 48 ft.	2,000
Twentieth st., E. s., 128 ft. N. Tasker, William Marshall to Felix Cole et ux., Dec. 8, 1885, 16 ft. by 64 ft. ; g. r. $42.	1,550
Twentieth st., W. s., 32 ft. S. Page, William R. Matchett to Robert Farrell, Dec. 23, 1885, 16 ft. by 75 ft.	2,200
Thirty-second st., 118 N., Richard Vaux to Sarah A. Edwards et al., Aug. 3, 1883, 26 ft. by 107 ft. 6⅜ in.	nom.
Twenty-sixth st., E. s., 174 ft. 6 in. S. Oxford, Michael Warner to James A. McCurdy, Nov. 6, 1885, 30 ft., running through to Stillman	2,400
William ave., S. W. s., 300 ft. S. E. Upsal, R. H. Evans to John J. Evans, Dec. 30, 1885, 25 ft. by 125 ft.	150

TUESDAY, January 19, 1886.

Boudinot st., W. s., 151 ft. 3 in. S. Somerset, E. L. Devine, ex'r, et al. to Thos. Hardiman, Jan. 13, 1886, 16 ft. 2 in. by 112 ft. 6 in.	nom.
Broad st., 680 N., George M. Troutman to Lawrence E. Brown, Dec. 29, 1885, irreg. shape	10,000
Chadwick st., W. s., 50 ft. S. Tasker, Andrew Miller to Charles H. Gilroy, Jan. 7, 1886, 70 ft. by 44 ft.	$4,000
Christian st., 700, Rosa Longo to Wm. Young to Filippo Longo, Jan. 16, 1886, 18 ft. by 71 ft. 6 in. ; mtge. $6000	nom.
Clarion st., W. s., 83 ft. S. Reed, Wm. R. Matchett to John P. Retrouvey, Jan. 8, 1886, 13 ft. by 48 feet	1,325
Columbia ave., 1622, Maggie S. W. Fallon to Giles S. Burgess, Jan. 5, 1886, 22 ft. 4 in. by 76 ft.	7,500
Coral st., 2557, Isaiah L. Shoemaker to James D. Lindsay, January 11, 1886, 13 ft. 8 in. by 69 ft. 6 in.	2,600
Fayette st., 6 and 8, William Cunningham to John F. Betz, Jan. 15, 1886, 30 ft. by 40 ft.	7,500
Fourth st., W. s., 337 ft. 6 in. S. Cumberland, A. M. Hoffman to Hannah Purvis, Jan. 7, 1886, 12 ft. 6 in. by 48 ft. ; g. r. $36	1,200
Fifteenth st., W. s., 97 ft. Susquehanna ave., Hy. C. Lippincott to Mary J. Barnes, Jan. 15, 1886, 16 ft. by 75 ft. ; mtge. $2250	650
Germantown ave., N. E. cor. Lehigh ave., Lewis Krautter to Herman Schenkel to Spaeth, Krautter & Hess, Jan. 9, 1886, irreg. shape ; mtges. $22,500, $8000 and $15,000	nom.
Haines st., N. W. s., 408¾ ft. S. W. Chew, George T. Meacham et al. to Walter A. Meacham, Jan. 15, 1886, 15 ft. 1 in. by 90 ft.	2,300
Howard st., 1520, Martin Ryan to John and Robert Dornan, Jan. 15, 1886, 17 ft. by 96 ft.; g. r. $36; $2500 mtge	nom.
Hutchinson st , W. s., 570 ft. N. Poplar, Mary Ann Vandegrift, Jan. 12, 1886, 32 ft. by 64 ft.	2,925
Kansas st., 2613, Henry G. Bryant to Francis Green, Dec. 23, 1885, 14 ft. by 40 ft.	750
Lombard st., N. s., 150 ft. W. Eleventh, F. Rees to William M. Mortimer to Susan E. Brown, Jan. 16, 1886, 17 ft. by 83 ft.	3,500
Lombard st., S. W. cor. Fifteenth, Presbyterian Church to the First Colored Wesley Methodist Church, Jan. 4, 1866, 62 ft. by 78 ft. ; g. r. $310	11,000
Long Lane, cor. S. s. Oakford, L. S. Landreth to Thomas Marshall, Jan. 9, 1886, irreg.	nom.
Manton st., S. s., 260 ft. E. Twenty-first, Thomas Marshall to Robert W. Jamison, Jan. 5, 1886, irreg. shape	1,050
Mervine st., 1939, John C. Tripple, to William Y. Tripple, Dec. 26, 1885, 16 ft. by 66 ft.	400
Morris st., S. s., 327 ft. 4 in. W. Second, William J. Ferguson to Catharine C. Cullen, Dec. 31, 1885, 16 ft. by 66 ft. 8⅜ in.	nom.
Mulberry st., S. E. s.. 280 ft. S. W. Dyre, George Nelson to Thomas Stokes, Jan. 11, 1886, 40 ft. by 100 ft.	500
Oakford st., 10 lots, S. s., 64 ft. E. Twenty-first, L. S. Landreth to Thomas Marshall, Jan. 9, 1886, each 15 ft. by 55 ft.	nom.
Race st., 307, Joseph Lutz to William T. Wyckoff, Jan. 14, 1886, 20 ft. by 66 ft. ; mtge. $9500	nom.
Redner st., S. s., 148 ft. W. Twenty-third, Michael Ehret, Jr., to Clara Short, Jan. 2, 1886, 12 ft. by 40 ft.	1,400
Richmond st., 508, John S. Stevenson et al. to Ida V. Keen, Jan. 7, 1886, 30 ft. by 80 ft.	2,250
Seventh st., 1521 N., E. R. Albertson to Emanuel Schuerin, Jan. 16, 1886, 25 ft. by 100 ft.	10,000
Silliman st., W. s., 16 ft. 4 in. S. Fairmount ave., Quaker City Building Association to Joseph P. Remington, Jan. 9, 1886, 16 ft. by 44 ft. 9 in.	1,700

Somerset st., S. W. s., 54 ft. N. W. Tulip, Emmor K. Janney to John B. Stevenson, Jr., Jan. 9, 1886, 157 ft. 6⅜ in. by 112 ft.... $ 5,250

Sorrel st., S. W. s., and S. E. s. Melvale, Mary Blake to Moses Stevenson, Dec. 3, 1885, 60 ft. by 107 ft., 8¼ in. N. E. s. Sorrel, 140 ft. S. E. Melvale, 60 ft. by 108 ft.... 2,400

Twelfth st., 2125 N., William T. Butler to Job W. Lewis, Jan. 15, 1886, 16 ft. by 96 ft.; mtge $3000.... nom.

Same to Eugenia Butler, Jan. 16, 1886... nom.

Twenty-third st., 1950 N., C. M. Williams to Emily Bethell, Dec. 26, 1885, 17 ft. by 87 ft. 9 in.... 3,600

Twenty-fifth st., E. side, 280 ft. 6 in. N. Parrish, John M. Sharp to Henrietta Stotesbury, Jan. 8, 1886, 16 ft. by 54 ft.; g. r. $96.... 1,400

Walnut st., s. side, 358 ft. 2 in. W. Thirty-ninth, Thomas Lister to Henry M. Deckert, Jan. 11, 1886, 41 ft. 10 in. by 165 ft.... ,C00

Ward st., N. W. cor. Lawrence ave., Wm. B. Robins, trustee, to Richard J. Brogan, Jan. 2, 1886, 44 ft. 1⅞ in. by 46 ft. 6 in.... nom.

Ward st., N. W. cor. Lawrence ave., R. J. Brogan to Jane McPartlin, Jan. 2, 1886, 29 ft. 8 in by 46 ft. 6 in.... 2,800

Ward st., W. s., 29 ft. 8 in. N. Lawrence ave., R. J. Brogan to Mary McPartlin, Jan. 2, 1886, 13 ft. 6 in. by 46 ft. 6 in.. 1,400

Warnock st., 1906, Wistar Newbold to Hy. E. Frith, Jan. 12, 1886, 16 ft. by 56 ft.... 2,700

Wednesday, January 20, 1886.

Aspen st., 3820, Nathan Shoemaker to Alexander Pflammer, Jan. 18, 1886, 14 ft. by 90 ft.; g. r. $78.... 1,500

Aspen st., 3834, Nathan Shoemaker to Mary B. Wallace, Jan. 18, 1886, 14 ft. by 90 ft.; g. r. $78.... 1,500

Cayuga st., S. W. cor. Eighteenth, John Canfield to Benjamin Richardson, Jan. 9, 1886, 22 ft. by 100 ft.... 5,000

Chestnut st., 1519–1521, Samuel M. Fox et al. to J. Harbeson Banes et al. trading as M. Thomas & Sons, Jan. 1, 1886, 44 ft. by 168 ft.... nom.

College ave., 825 W., Charles W. Henry to John Thompson, Jan. 12, 1886, 14 ft. by 50 ft.... 2,400

Erwig ave., N. W. s., 100 ft. N. E Eighty-sixth, Elmwood Mutual L. & I. Co. to Alice W. Graft, Jan. 17, 1885, 100 ft. by 100 ft.... nom.

Eighth st., N. E. cor. Daly, Lewis F. Young to John W. Applegate, Jan. 11, 1886, 15 ft. by 65 ft. 2⅜ in.; g. r. $90.. 1,400

Ellsworth st., N. s., 72 feet E. Twenty-seventh, William Lewis to Lawrence McGuigan, Jan. 13, 1886, 14 ft. by 60 ft.; g. r. $36.... 800

Emerald st., W. s., 58 ft. 8 in. N. Taylor, William Heyes to Firth & Foster Bros., Jan. 11, 1886, 14 ft. by 51 ft.; g. r. $41.14.... 1,139

Fourth st., E. s., 105 ft. N. Wood, the United States Fire Co. to George W. Stead, Jan. 12, 1886, 20 ft. by 178 ft... 15,000

Fifth st., E. s., 100 ft. S. Venango, Henry E. Gideon et al. to Medora Gideon, Jan. 16, 1866, 40 ft. by 104 ft., 7½ in... nom.

Fifteenth st., W. s., 172 N. Susquehanna ave., A. E. Jones to J. Ross Vansciver, Dec. 23, 1885, 17 ft. by 86 ft.... 3,500

Frankford Road, S. E. s., 160 ft. N. E. Hull, Juliet P. Baxter to Adolph Pankraz, Jan. 14, 1886, 20 ft. by 300 ft. 3½ in.... 7,000

Girard ave., S. s., 48 ft. E. Thirtieth st., William L. Elkins to Lizzie Morris, Jan. 13, 1886, irreg. shape.... 3,400

Hamilton st., S. E. cor. Thirty-fourth, John Bunting to Lewis L. Smith to Anna W. Bunting, Jan. 18, 1886, irreg. shape.... nom.

Janney st,, W. s., 242 ft. S. Venango, William F. Harrity to Charles H. Mastand, Nov. 7, 1885, 18 ft. by 100 ft.... $ 105

Little Belt Place, N. s., 90 ft. E. Second, Philip S. Bunting to Josephine C. Miller et al., Jan. 4, 1886; g. r. $24; $1000 one-half interest....

Manton st., S. s., 181 ft. W. Twenty-second, Hy. R. Coulomb to William McAdoo, Jan. 6, 1886; g. r. $48.... 3,000

Mt. Vernon st, 2109, Charles W. Otto et al., ex'r, to Catharine Galloney et al., Jan. 18, 1886, 16 ft. by 94 ft.; g. r. $68 3,366

Nineteenth st., 325 N., Lydia Ann Wilson to Mary Doyle, Jan. 15, 1886, 15 ft. by 67 ft.... 4,265

Starr st., E. s., 240 ft. N. Snyder, Mary Ann Fite to Ira J. Sprague, Jan. 2, 1886, 14 ft. by 48 ft.... 960

Starr st., E. s., 254 ft. N. Snyder, Allison Sheeler to Ira J. Sprague, Jan. 2, 1886, 14 ft. by 48 ft.... 960

Strangford Place, W. s., N. of Christian, Anna S. Hall et al. to William W. Deckhart, Jan. 2, 1886, 14 ft. 2 in. by 44 ft. 11 in.... 500

Tioga st., N. E. s., 28 ft. S. E. Amber, C. A. Max Wichle to William B. Smith, Jan. 6, 1886, 14 ft. by 68 ft. 6 in.... 1,700

Taylor st., E. s., 142 ft. S. Berks, Walter D. Brown to Stephen A. Buckman, Dec. 7, 1885, 70 ft. 2 in. by 46 ft. 9½ in.. 6,000

Twenty-fifth st., N. W. cor. Parrish, William H. Pancoast et al., ex'rs. to Eli Kirk Price, Jan. 8, 1886, 118 ft. by 201 ft.... 15,000

Wharton st., 828, Margaretta Bailey et al. to Henry Shetzline, Jan. 5, 1886, 17 ft. 11¼ in. by 60 ft.... 2,775

York st., S. W. cor. Carlisle, M. H. Herrick et al. to George William Schwinn, Jan. 12, 1886, 18 ft. by 88 ft.... 925

Thursday, January 21, 1886.

Baynton st., S. W. s., 152 ft. 11¼ in. N. W. Wisteria ave., John Rufe to Isabel Cooke, Jan. 7, 1886, 29 ft. 7 in. by 100 ft.... 2,600

Castle ave., E. s., 105 ft. E. Broad st., Tenth Presbyterian Church to the Scots' Presbyterian Church, Jan. 20, 1886, 45 ft. by 87 ft. 6 in.... nom.

Chadwick st., E. s., 314 ft. S. Reed, George Galloway to Thomas F. Kelly, Dec. 23, 1885, 14 ft. by 52 ft.; g. r. $51.50.... 5,000

Chestnut st., 323, David Faust, executor, to George W. Mendenhall, to Fidelity Insurance, Trust and Safe Deposit Company, Jan. 15, 1886, 18 ft. by 92 ft. 8 in.... 50,000

College ave., 2403 N., Charles B Howell to James Linton, Jan. 16, 1886, 18 ft. by 75 ft.... 4,500

Eighteenth st. E. s., 22 ft. S. Vine, Kate I. Baldwin et al. to John R. Whitney et al., Jan. 14, 1886, 22 ft. by 150 ft... 461

Emerald st., 4541, William Hillary, trustee, to Anastasia Fane, Jan. 6, 1886, 14 ft. 3 in. by 62 ft.... 1,900

Fourth st., E. s., 165 ft. N. Wood, George W. Stead to Albert E. Potts, Jan. 18, 1886, 20 feet by 178 ft.... 15,000

Fourth st., E. S., 67 ft. 2½ in. S. Huntingdon. A. E. Eldridge et al. to Mary Ann McKay, Jan. 6, 1886, 15 ft. 4 in. by 60 ft. 6 in.... 2,750

Forty-sixth st., W. s., 50 ft. N. Seneca, James C. Moore to Charles C. Moore, Aug. 1, 1885, 50 feet by 100 ft.... nom.

Hunting Park ave, S. E. side, 200 ft. 4¾ in. S. W. Erie Ave., Emma C. Grant to Thomas A. Kershaw, Jan. 15, 1886, irreg. shape.... 3,100

Lancaster ave., S. W. s., adm'rs of Elizabeth Wilson, dec'd, to George W. Gray, Jan. 16, 1886, 40 ft. by 150 ft.... 2,610

Mervine st., 2131, Henry R. Shoch to August Hohl, March 23, 1882, 14 ft. 5 in. by 70 ft.... $ 3,000

Naudain st., N. s., 250 ft. W. Nineteenth, William F. Harrity to Annie Wesley, Dec. 28, 1885, 15 ft. by 60 ft.; g. r. $39. 575

Norris st., N. s, 60 ft. W. Third, George S. Beatty to William Bardsley, Jan. 13, 1886, 14 ft. by 55 ft.... 3,600

Sixth st., E. s., 120 ft. N. Venango, William J. Gillespie to Winfield C. Will, Jan. 8, 1886, 20 ft. by 113 ft. 8½ in.... 600

Stenton st., E. s., 357 ft. S. Spencer ave., Ph. McCafferey to William West, Jan. 11, 1886, 24 ft. 3¾ in. by 90 ft.... 2,000

Tenth st., W. s., 32 ft. S. Watkins, Jane Bailey to Catharine H. Crap, Dec. 11, 1885, 16 ft. by 50 ft.... 1,900

Tiernan st., 1324, George L. Hartenstein to Carrie B. Williams, Jan. 6, 1886, 15 ft. by 73 ft.; mtge. $1500.... 750

Titan st., N s., 137 ft. W. Sixteenth, James Johnston to John D. McGrath, Dec. 31, 1885, 16 ft. by 50 ft.; gr. r. $36.... 800

Twelfth st., 549 N., James M. Gillilan to George Brand, Jan. 14, 1886, 17 ft. 6 in. by 50 ft 5⅛ in.... 7,200

Van Pelt st., 1846, Girard L. I., A. & T. Company to William H. H. Grubb, Jan. 20, 1886, 16 ft. 6 in. by 75 ft.... 4,000

Woodstock st., 2147, George H. Stockman to Samuel B. MacDowell, Jan. 19, 1886, 15 ft. by 60 ft.... nom.

Callowhill st., N. s., 29 ft. 7¼ in. W. Seventh, William H. Alburger to Jacob T. Alburger, Jan. 5, 1886, irreg. shape.... 12,000

Callowhill st., 2336, Fairmount ave., Building and Loan Association to Marshall McCully, Dec. 7, 1885, 16 ft. 3 in. by 69 ft. 1½ in.; g. r. $92.... 865

Friday, January 22, 1886.

Buttonwood st., N. E. cor. Eleventh, Thomas Lahey to Henry Bergan, Jan. 19, 1886, irreg. shape; g. r. $66.... nom.

Same to Thomas Lahey, Jan. 19, 1886; g. r. $66.... nom.

Brandywine st., N. s., 125 ft. 10 in. E. Twentieth, Matthew Semple et al., ex'rs, to Mary N. Moss, Jan. 14, 1886, 16 ft. by 70 ft.; g. r. $44.... 1,300

Brandywine st., N. s., 141 ft. 10 in E. Twentieth, M. Semple et al., ex'rs., to Anna L. Comegys et al., Jan. 14, 1886, 16 ft. by 70 ft.; g. r. $44.... 1,300

Cantrell st., N. s., 29 ft. W. Ninth, James Leetch to James Garnier, Jan. 19, 1886, 14 ft. by 48 ft.... 300

Carpenter st., S. s., 153 ft. 4 in. E. Twenty-third, Shaun McFadden to Grace Sweeney, Jan. 19, 1886, to Sarah McFadden, Jan. 20, 1886, 15 ft. by 57 ft.; g. r. $44.... nom.

Dauphin st., 3213, H. A. Duhring et al. to Frank L. Kirkpatrick, Jan. 19, 1886, 16 ft. by 80 ft.... 3,250

Dauphin st., 3217, H. A. Duhring et al. to Eliz. W. Rogers, Jan. 19, 1886, irreg. shape.... 3,250

Eighth st., E. s., 175 ft. S. Huntingdon, William Harvey to Letitia Bentz, Jan. 19, 1886, 15 ft. by 70 ft. 6 in.... nom.

Ellsworth st., N. s., 294 ft. 5⅜ in. W. Broad, Andrew Wildman to William M. Lindale, Jan. 6, 1886, 16 ft. by 62 ft 3,100

Fourth st., 716 S., John L. McKinlay, Master, to Edward Hardy, May 9, 1885, irreg. shape.... 2,200

Janney st., W. s., 224 ft. N. Venango, John M. Hazlet to Anna Q. Lackey, Feb. 3, 1885, 18 ft. by 100 ft.... 150

Lingo st., N. W. cor. Reed, Matthew Dittman to William Blair, Aug. 29, 1885, 102 ft. 3 in. by 32 ft., subdivided into 8 lots, with alleys, etc.... nom.

Old York rd., E. s, 70 ft. 5 in. S. E. Willow, William Spooner, Jr., et al, to John F. Betz, Jan. 11, 1886, 16 ft. 10 in. by 53 ft.... 4,000

Old York rd., E. s., between Noble and Buttonwood, Frederick Ott to John F. Norton, Jan. 15, 1886, irreg. shape..... $4,950
Reed st., 2030, Hugh J. Shannon to Frederick Gensel, Jan. 8, 1886, 16 ft. by 60 ft., g. r. $60..... 1,200
Reno st., 3911, John J. R. Craven to Jos. Alf. Vaughan, Jan. 14, 1886, 14 ft. 2 in. by 60 ft..... 2,050
Rittenhouse st., N. W. s., 42 ft. N. E. Adams, Philadelphia Contributionship for the Insurance of Houses from Loss by Fire to Eliston P. Morris, Jan. 6, 1886, 42 ft. by 162 ft..... 3,000
Seybert st., N. s., 169 ft. 4 in. W. Sixteenth, moiety of James E Dingee to Theodore C. Engel, Dec. 9, 1885, 31 ft. 4 in. by 69 ft..... 1,762
Sixth st., W. s., 69 ft. N. York, Daniel B. Wendle to Howard W. Harley, Jan. 2, 1886, 18 ft. by 80 ft.; g. r. $75..... 300
Spring st., S. W. s., 18 ft. 1 in. S. E. Walnut lane, William G. Foulke et al., trustees, etc., to Chs. Bainbridge, Jan. 18, 1886, 30 ft. by 125 ft. 6 in.; g. r. $165 .....
Suffolk st., W. s., 182 ft. 9 in. E. Ninth, Chs. J. Coll to Catharine Campbell, Jan. 4, 1886, 16 ft. by 38 ft. 9 in.; g. r. $48..... 750
Twenty-fifth st., E. s., 154 ft. 11 in. S. Montgomery ave., Frederick V. Smith to Albert P. Weller, Jan. 19, 1886, irreg. shape; g. r. $90..... 1,750
Twenty-fifth st., E. s., 139 ft. 11 in. S. Montgomery ave., Frederick V. Smith to Samuel B. Weller, Jan. 19, 1886, irreg. shape; gr. r. $90..... 1,750
Twenty-seventh st., W. s., 205 ft. N. Oxford, Lucinda Bailey et al. to Charles V. Van Horn, Jan. 9, 1886, 27 ft. by 55 ft. 9 in..... 150
Venango st., N. s., 85 ft. W. Sepviva, John M. Hazlett et al. to Mary J. Feldman, Feb. 16, 1885, 20 ft. 6 in. by 80 ft. 150
Wynkoop st., N. s., 70 ft. E. Juniper, Francis Stokes to Samuel L. Shober, Jan. 19, 1886, 20 ft. by 70 ft..... 3,000
Croskey st., 1922, Henry R. Shoch to John M. Smith, Jan. 20, 1886, 14 ft. 5 in. by 70 ft.; g. r. $90..... 1,600
Richmond st., 726, Mary A. Rice to Allen H. Hulshizer, Jan. 21, 1886, 36 ft. 6 in. by 150 ft..... 1,950
Schiller st., S. s., 75 ft. W. Tenth, Philip Dreher to William Deterich, Jan. 12, 1886, 20 ft. 6 in. by 71 ft. 3 in..... 275

SATURDAY, January 23, 1886.

Alder St., 1529, Jno. O. Sheatz to Jos. P. Wilder, Jan. 22, 1886, 12 ft. by 45 ft.... 2,000
Carlton st., 1841–1843, Wm. F. Harrity, ex'r, to Bridget Ratty, Dec. 15, 1885, each 14 ft. by 45 ft..... 5,000
Chestnut st., 1340, Benj. Johnson, et al. to Frank K. Hipple, Jan. 20, 1886, 20 ft. by 154.6 feet..... 40,000
Cotton st., N. W. s., 75 ft. E. Fleming, Geo. Stroup to Elizabeth O'Keefe, Jan. 15, 1886, 25.2 ft. by 79 ft..... 1,800
Emerald st., S. E. s., 128.6 ft. N. E. Ontario, Edw. J. Devlin to Hugh Mulligan, Jan. 15, 1886, 56 ft. by 82 and 88 ft.... 3,000
Fifth st., 2620 N., Holstein DeHaven to Fdk. Lambrecht, Jan. 20, 1886, 18 ft. by 78 ft..... nom.
Forty-third st., 222 S., Hy. C. Gibson to Laura E. Keyser, Jan. 9, 1886, 17.6 ft. by 102.6½ ft..... 5,500
Frankford rd., W. s., 100.8½ ft. N. York, Jno. Kuhl to David S. Ogden, Jan. 20, 1886, 18 ft. by 85 ft. 3,300
Germantown ave., N. E. s., 383 ft. N. W. Norris. Elizth. Holland to Jos. Duerr, Jan. 21, 1886, irreg shape..... 7,100
Germantown ave, 2607–2609, Dan'l M. Collamer to Isidor P. Strittmatter, Jan. 9, 1886, 32 ft. by 110 ft..... 7,800
Germantown ave, 4510–16, Geo. M. Christman to Gunther Orthaus, Jan. 18, 1886, 56 ft. by 100 ft., mtge. $9600..... $4,400
Gerritt st., N. s., 293 ft. W Nineteenth, S. S. Taite to Wm. McElroy, Jan. 12, 1886, 12 ft. by 50 ft. 1,300
Howard st., 2531, Decatur B. Ass'n to Mary Hoffner, Jan. 8, 1886, 14 ft. by 60 ft..... 2,000
Jefferson st., S. E. s., 79 ft. S. W. Selig, Frs. S. Cantrell to Sam'l U. Moore, Oct. 13, 1885, 25 ft. by 143.8⅝ ft..... 250
Lawrence st., 2413, Mary A. Mayer to Thos. McIlvaine, Jan. 18, 1886, 14 ft. by 47.6; g. r. $78..... 600
Memphis st., S. E. s., 19 ft. S. W. Gordon, Walter Capehart to Hy. Koetter, Jan. 14, 1886, 17.1 ft. by 54 ft..... 1,900
Memphis st., 2342, Caroline Born to Fras. Dooling, Jan. 16, 1886, 13.9 by 54: g. r., $34.50..... 1,325
Oxford and Cottman sts., cor. P. and T. R. R, Chs. W. Middleton to the Tacony Land Co., Jan. 11, 1886.... 40,000
Queen st., N. W. s., 109.4¾ ft. N. E. Laurens, Thompson Bell to Jas. J. Tevin, Jan. 22, 1885; 40 by 110..... 900
Same to Edw. Kappenmann, Jan. 12, 1886..... 800
Reese st., 2633–2635, H. De Haven to Fredk. Lambrecht, Jan. 20, 1886, 26 by 61..... nom.
Reese st., W. s., 271 ft. N. Indiana—Jno. J. McDuffee to Chas. E. Myers, Jan. 18, 1886; 28 by 67. Also, E. s. Fairhill st., 50 ft. N. Indiana: 32 by 72..... 1,400
South st., N. s., bet. 52d and 53d, J. E. Reid et al., admrs., to Robert T. Corson, Jan. 11, 1886, irreg. shape..... 2,300
Spring alley, S. E. s., and N. E. s. Royal, Jas. H. Moyer to Newton H. Barrett, Jan. 1, 1886, 18.6 by 73-9¾..... 450
Tenth st., 1712 N., Thos. M. Hammett to Wm. L. Elkins, Jan. 19, 1886, 16 by 72..... 3,100
Tulip st., S. E. s., 28.1 ft. N. E. Adams, Hy. Koetter to Walter Capehart, Jan. 16, 1886; 14 by 51..... 1,700
Union st., E. s., 133 ft. S. Brown, Wm. R. Nicholson to Geo. W. Kunkle, Sept. 24, 1885, 15 by 79.10..... 4,500
Walnut st., S. s., 327.6 ft. E. 34th, Israel Hecht to Hy. W. Hess, Dec. 30, 1885, 19.3 by 140..... 7,500
Wharton st., S. s., 74 ft. E. 18th, Gertrude Oppermann to Jane Ray, Dec. 29, 1885, 13.2 by 48..... 2,300
Wissahickon ave., W. cor. Nice ave., Mary Lane to Anna Hutchmayer, Jan. 9, 1886, irreg. shape..... 1,700
West College ave., 829, Chas. W. Henry to Franklin Iback, Jan. 21, 1886, 14 by 50..... .....
Girard ave., 2729, Wm. Feldmayer to Louis J. Bauer, to Wm. Feldmayer and Christina, his wife, Jan. 23, 1886, 17.9 by 84..... 1,950
Moyer st., N. W. of Hanover, six lots, one on S. E s. Thompson, N. E. Hanover, and lot in rear, Becker & Koch to Fredk. C. Simon, to Justus Koch & Co., Jan. 20, 1885..... nom.
Also, 434 E. Thompson, 18 by 80..... nom.
Tusculum st., N. E. s., and E. s Kip, Penn Guarantee Assn. to Jno. H. Craven, Jan. 8, 1886, irreg. shape..... 1,500
Norris st., 2233, E. H. Flood to Wm. F. Benson, Jan. 15, 1886, 16 by 77.6..... 4,500
Same to Bridget T. O'Donnell, in trust.. 4.500

Suburban Real Estate.

The Lenover, or Boyd Creamery, West Sadsbury township, Chester county, has been sold to Horace Boyd, by the stockholders, for $3250.

A brick house and fourteen acres of land in New Garden township, belonging to the estate of the late Isaac Elbert, was sold to R. W. Shields, of Highland, for $1900.25.

The Cedar Knoll property, estate of Israel Doane, deceased, consisting of a grist mill, dwelling house, tenant house and barn, with twenty-eight acres of land, has been sold for $2950.

James P. Johnson, of Lincoln University, has bought the farm of J. R. Strickland, situated in Lower Oxford township. The price paid was $4000.

Charles Reiner has purchased the farm of eighty acres belonging to the estate of Joseph Robinson, in Bart township, Lancaster county, for about $2100.

Cooley H. Gifling, of Wilmington, Del., has purchased Alvin Wilson's farm of sixty-three acres, in West Nottingham township, Chester county, for $3000.

Wm. C. Andrews bought the Presbyterian church property, at Nottingham, last week for $3000.

Thomas B. Brown, assignee of Ellis Phipps, has sold twenty acres of land in Highland township, Chester county, without buildings, to H. A. Phipps, of East Fallowfield, for $50 per acre.

Messrs. Pennock & Cochran have purchased the farm of David Lefever, in Londongrove township, containing 109 acres. for $50 per acre.

It is reported that Francis W. Hickman has sold his Oak Hill hotel property in Little Britain, Lancaster county, to Aaron Charles, of Willow street, for $6500.

The mill property belonging to the estate of the late Thomas Hawley, in West Goshen, has been sold at private sale to Smith Moulder, of Wilmington, for $3500.

The building on South Church street, West Chester, belonging to John W. Thatcher, now occupied by Dr. Cardwell, has been purchased by Joshua E. Hibberd, of Willistown, for $6000.

Lewis F. Brooke, of Radnor, has sold to David R. Garrison, of Philadelphia, a tract in Radnor for $904.50, subject to a lien of $4000.

George Tyler has sold to D. A. Vernon, of the Media *American*, a farm of about one hundred acres, formerly the Evans property, in Upper Providence, Delaware county.

Abby A. Harrison, Upper Darby, has sold to Joseph E. Bowers, a store corner lot in Clifton Heights, for $8500.

Martha McIlvaine, Philadelphia, has sold to Wm. S. Blakeley, of Chester, three frame buildings and lots, 70 x 89½ feet, on Woodland avenue, Sharon Hill, for $4000.

Joshua M. Wilson, Chester, has sold to Martha McIlvaine, Philadelphia, brick dwelling, frame stable, and lot 62 x 140 feet, on Broad street, Chester, for $6000.

DELAWARE COUNTY.

David Quinn, Chester, a brick house and lot, 15 by 120 ft. on Third st., that city, to Lena Goff, of Tinicum township ..... nom.
George S. Garrett, Upper Darby, a lot 25 by 100 ft. on Ninth st., Darby, to Daniel Sharkey, of the former place... $150
Abbey A. Harrison, Upper Darby, a house and lot at Clifton Heights, to Joseph E. Bowers, of the latter place. 8,500
Martha McIlvain, Phila., three frame houses and lots, 70½ by 89½ ft. on Woodland ave., Sharon Hill, to Wm. S. Blakeley, Chester..... 4,000
John N. Wilson, Chester, a brick house and lot, 62 by 140 ft. on Broad st., that city, to Martha McIlvain, Phila 6,000
Anna J Jobson, Middletown township, a house and 9 acres of ground in that township, to Frank P. Jobson..... 2,000
Samuel McIlvain, Chester, a brick house and lot, 93 by 145 ft., at Prospect Park, Ridley township, to Wm. S. Blakeley, Chester..... 2,000
Samuel M. Felton, South Chester, a tract of one acre and 78 perches in Chester township, to the Baltimore and Philadelphia Railroad Company..... ..... 446.26
Henry L. and Fred. E. Powell, North Chester, a lot 81 by 125 ft. at Prospect Park, to George W. L. Butler, of Ridley..... 500

MONTGOMERY COUNTY.

Theodore W. Trewendt to James Crawford, two lots on Fourth ave., Conshohocken	$100
Joseph M. E. Ambler to Archbishop Ryan, 1 acre of land in Ambler village, Upper Dublin township	950
Joel Yeakle to Daniel Yeakle, a farm of 87 acres and 100 perches of land in Upper Hanover township	7,300
George Yeakle to Catharine Kranshaar, a lot of land in Abington township	400
Isaac Rozell to John J. Derr and Henry H. Rozell, nearly 3 acres of land in Norristown	2,500
Augustus Holly to Joseph March, 2 lots of land in Hatfield township and a house	2,000
Charles F. Lambert to Augustus Holly, a lot of land in Hatfield township	150
Monroe Eckert to Joseph L. Kratz, 6 acres and 107½ perches of land in Lower Salford township	600
Hartmann Gerhardt to John B. Bergey, a house and lot in Lower Salford	825
Charles E. Roberts to the Real Estate Title Insurance and Trust Company of Philadelphia, two tracts of land, one in Cheltenham and one in Abington township, containing, together, 34 acres and 74 perches of land	27,000
Morgan Wright to Ruth B. Smith et al., a town lot on Powel st., Norristown	50
Peter Seasholtz to Henry Sotter, a house and lot in Van Buskirk's addition to Pottstown	3,000
Peter Seasholtz to Ferdinand Sotter, a house and lot in Van Buskirk's addition to Pottstown	3,000
Willis P. Hazard to William H. McCormack, ⅕ of an acre of land in Cheltenham township	600
Peter Seasholtz to Henry and Ferdinand Sotter, a lot in Van Buskirk's addition to Pottstown	1,000
Joseph O'Brien to John Simons, a house and lot on Sandy st., Norristown	1,050
The Sylvania Mutual Land Improvement Association to Frank J. Schlett, lot No. 31 in Sylvania, Abington township	125
Valentine S. Ziegler to Israel Hechler, a house and 29 acres and 150 perches of land in Towamencin township	3,250
Morgan Wright to Elizabeth F. Jones, a house and lot on Haws ave., Norristown	4,500
Henry Werstler to William H. Young, 77 perches of land in Douglass township	150
John C. Schmidt to George W. Harmer, a house and lot in Jenkintown	1,150
The Sylvania Mutual Land Improvement Association to William M. Perry, lot No. 56 in Sylvania	125
Samuel H. Illman et al. to Anna G. Keasby, a lot in Gwynedd township	700
John S. Buchanan to Charles B. Hough, 51 perches of land in Ambler village	520
John S. Buchanan to Edward B. Ryuear, 61 perches of land in Ambler village	400
James Bartleson to Peter C. Sleath, 39 perches of land in Gwynedd township	200
John S. Buchanan to John J. Houghton, $51\frac{7}{10}$ perches of land in Ambler village	500

MARKET QUOTATIONS.

LEAD—Is selling at 4.05@4.55—the latter for small lots. Duty—Pig, $2 ℔ 100 lbs; old lead, 2c ℔ lb; Pipe and Sheet, 3c ℔ lb.

Bar	4½@	4¾
Pipe	6½@	
Foreign		

LUMBER, ETC.—Duty—Hemlock, Sycamore, Bass and White Wood, ℔ M ft., $1; all other varieties of Undressed Lumber, ℔ M ft., $2; Dressed Lumber ℔ M additional on each side, 50c; Planed one side and matched, additional, $1; Planed two sides and matched, additional, $1.50; Square Timber, ℔ cubic ft., 1c; Shingles, ℔ M 35c; Pine Clapboards (4 ft.), ℔ M planed, $2; Spruce do do, $1.50; Pickets and Palings, 20 ℔ cent. ad val.

White Pine—	
Best log run	$25 —@28 —
Ordinary run	22 —@24 —
Select logs.	28 —@30 —
Selects and better	42.50@45 —
Mich. uppers, 1 to 2 in., dry	48 —@52 50
2½, 3 and 4 in	57.50@62.50
selects, 1¼ to 2 in	42.50@45 —
1 in	40 —@42.50
12 in. flooring qual	30 —@32.50
12 in. barn	22 —@23 —
3d com., all widths	15 —@18 —
1¼ to 2 in. plank, barn qual	22 —@24 —
Common plank	20 —@22 —
⅞ box boards, wide	16 —@17 —
⅝ sidin. select	27.50@30 —
Culls, 12 inch	15.50@16.50
Wide	16.50@17.50
Narrow	14 —@15 —
No. 1 moulding	37.50@40 —
Hemlock boards—	
Edge boards	11 —@12 —
12 in. stock	14.50@15.50
Fencing, 6 in., 16 ft	14.50@15.50
Scantling, 2x3 and 2x4.	
16 and 18 ft	13 —@14 —
3x4, 12 to 20 ft	12 —@13 —
Yellow Pine—	
Scantling, 2x4 to 12x14	21 —@23 —
Plank, 1¼ to 2 in	23 —@27.50
Flooring, 1 and 1¼ inch, No. 1 Step	27 —@30 —
Flooring, 1 in. Va	16.50@18 —
1 and 1¼ in. Ga. and Fla. cargo run	21 ——22 —
Cargo lots—	
Yel. pine edge bds	13 —@16 —
Heart face bds	19 —@21 —
Shingles and Posts—	
Cypr's shingles, 24 in. heart, d & b	14 —@18 —
24 in. sap, d and b	11 —@13 —
Cedar shingles, 30 in. h'd dressed	35 —@40 —
Lath, spruce	2.50@— —
Mahogany—	
Cuba (hard)	150 —@— —
St. Domingo (med. hard)	160 —@200—
Mexican (soft)	— —@180—
Cherry—	
Nos. 1 and 2, 1 in	55 —@60 —
Nos. 1 and 2, 1¼ in. and over	65 —@70 —
Walnut—	
Nos. 1 and 2, 1 in. Ind	80 —@85 —
Nos. 1 and 2, 1¼ in. and over	85 —@90 —
Nos. 1 and 2, ⅝ in	70 —@75 —
Culls, 1 in. and over	25 —@30 —
Poplar—	
Nos. 1 and 2, ⅝ in. Ind	25 —@27.50
Nos. 1 and 2, 1 in. Ind	30 —@32.50
Nos. 1 and 2, 1¼ in. and over	35 —@37.50
Columns, 5x5 and over	35 —@37.50
Oak—	
Nos. 1 and 2, 1 in., good	32.50@35 —
Western straight	32.50@35.00
" 1¼ in	35 —@37.50
1 in. quartered	40 —@45 —
1¼ in. quartered	45 —@47.50
Ash—	
Nos. 1 and 2, good Western, 1 in.	37.50@40 —
Nos. 1 and 2, good Western 1¼ in.	40 —@42.50

IRON.—The firm aspect of the Pig Iron market recorded in our last issue still continues, but the demand has been irregular. A number of the furnaces are well sold up and are indifferent about immediate orders, as they are well sold ahead. Sales of No. 1 Anthracite, at $18@19; No. 2 at $16.50@17.50; and 3000 tons Forge, at $15.75 at furnace and $16@16.50 at tidewater. Considerable Bessemer has been offered at $20; the best offers were at $20. Spiegeleisen is nominally $29. The Muck Bar makers are pretty well sold up, and some two or three of them are trying to get $30 for February delivery. The committee of the Eastern Pig Iron Association, which recently visited Washington to confer with leading members of the Senate and House of Representatives with reference to the duty on Pig Iron made its report on Wednesday. The report stated that the committee informed the Congressmen and Senators that Pig Iron could not stand 1 cent of reduction in duty; that the cost of producing a ton of pig Iron in this country is $7.12 more than the cost of production in England, and the duty is $6.72.

MANUFACTURED IRON.—There is a firm feeling, but the business is not up to general anticipations. The Structural Iron Mills are busy. We quote:—

Merch Bars	$ 1.50@	1.85
Tees	2.40@	2.50
Boat Plate	1.90@	2 –
Shell	2.38@	2.40
Flange	3.10@	3.15
Tank	2 —@	2.10
Bridge	2.25@	2.30
Fire Box	3 95@	4.00
Angles	2.95@	3.05
Bridge Plate	1.95@	2 —
Beams	2.95@	3 —
Channels	2.95@	3 —
Nails	2.40@	2.45
Steel Nails	— —@	2.50
Scrap Iron—		
No. 1 selected, heavy	19 —@	20.50
No. 2 selected, heavy	14 —@	14.50
Cast	13 —@	14.50
Stove Plate	15 —@	15.50
Borings	12 —@	12.50
Car Wheels	14 —@	15 —
Steel Scrap	18 —@	19 —
Machinery Scrap	12 —@	14 —
Wrought Scrap	17 —@	18 —

STEEL RAILS.—There is a fair demand, but somewhat lower figures have been accepted on certain desirable orders. The outlook continues favorable and the mills have plenty of work on hand, so that steady prices are pretty well assured. Sales during the week at $34.50@35, although two good-sized orders were accepted at $34 at mill.

OLD MATERIAL.—Old rails, both Iron and Steel, are in good demand, but are virtually out of the market. Steel rails are not available at any price for spot delivery, and the only lots of iron that are here are held at $23@25, as against $21.50@22 bid. Scrap iron is very scarce.

Sheet Iron—	
No. 26 to 28 w g	—@ 4
No. 22 to 25 w g	—@ 3¾
No. 16 to 21 w g	—@ 3½
Best charcoal, 28 to 28 w g	—@ 6¾
Best charcoal, 22 to 25 w g	—@ 6
Best charcoal, 16 to 21 w g	—@ 5¾
Blue annealed, ¼ to 16 w 9	—@ 3
Com. red plates, 5-16 to 16 w g	—@ 2¾
Best charcoal	—@ 5½

The following shows the furnaces in operation and capacity on the first day of each month since January, 1885:—

	Anthracite.		Bituminous.	
	No. in blast.	Weekly Capacity. tons.	No. in blast.	Weekly Capacity tons.
1885.				
January 1	86	21,564	82	36,812
February 1	81	21,189	87	46,650
March 1	86	22,889	91	46,774
April 1	82	21,704	90	45,655
May 1	80	20,729	95	43,397
June 1	79	19,834	94	44,498
July 1	81	20,414	92	43,945
August 1	77	20,530	86	44,845
September 1	78	20,190	88	42,663
October 1	75	20,318	88	43,234
November 1	86	24,270	89	44,101
December 1	94	26,816	99	49,790
1886.				
January 1	104	29,811	114	54,199

TIN.—Duty.—Pig Bars and Blocks free; Tin Plates, 1c ℔ lb.

Banca, ℔ lb	— 18½@— —
Straits and Aust	— 17 @— —
English L. & F.	— — @— 19
Plates, I C coke	5.75 @ 6.37

PLASTER. — Duty.—Plaster Paris, Lump, free; Calcined, 20 ℔ cent. ad. val.

Soft Blue ℔ ton	2.90 @ 2.70

THE REAL ESTATE TITLE, INSURANCE AND TRUST COMPANY,

—OF PHILADELPHIA.—

CAPITAL, $500,000. FULL PAID.

THE OLDEST INSTITUTION OF THE KIND IN AMERICA.

The Insurance Policy of this Company gives absolute security to the owners of Real Estate and Mortgages, against loss by reason of **FRAUD, ACCIDENT or MISTAKE.**

Insurance premium and conveyancing (including one deed, examination of title and recording) on sums of $2,000 or under, $30.00. For each additional $1,000—$2.50.

This one payment procures an absolute GUARANTEE of the title to the insured and his heirs forever.

THE FIDELITY INSURANCE, TRUST AND SAFE DEPOSIT COMPANY,

327-331 Chestnut Street.

JOHN W. MURRAY, Esq., PHILADELPHIA, January 14, 1885.

Prest. Title Guarantee and Trust Company, 55 Liberty Street, New York.

DEAR SIR:—In response to your request for some information in regard to our experience with the Real Estate Title Insurance Company, of Philadelphia, I would say that our Company takes their policies in place of the abstract of title, searches and opinion of counsel, formerly required, and pays out its money at once, on presentation of the bond and mortgage and policy of the Title Company, without any other examination or evidence of title.

I consider that the convenience, saving of time, and security afforded by such companies, are of great value to all investors in real estate and mortgages.

Very truly yours,

S. A. CALDWELL, *President.*

N. W. CORNER TENTH AND CHESTNUT STS.

FOR SALE.

BUILDING LOTS,
Ripe for Improvement.

Broad and Montgomery Ave., 146.6 x 270.
Broad St., above Diamond, 140 x 165.
13th St., below Cambria, - 100 x 204, 2 fronts.
40th St., near Locust, - 55 x 140, back outlet.
Square of ground, 20th and Moore Streets.

These Lots will be sold to be improved, for a small cash payment, balance secured on the property.

R. J. DOBBINS,
308 North Broad Street.

OFFICE OF
THE
PHILADELPHIA
RECORD.

Circulation equal to any other two Philadelphia papers combined. No exceptions.

Phila., Jan. 25, 1886.

Dear Sir:—

If you desire to dispose of your Real Estate quickly, in selling, renting or exchanging, advertise in next Saturday's Issue of ***THE RECORD.***

Rates twenty cents per line, or fifteen cents per line on extended contracts.

Respectfully,

The Philadelphia Record,
917 and 919 Chestnut Street.

PENCOYD IRON WORKS.

A. & P. ROBERTS & CO.

MANUFACTURERS OF

BEAMS, CHANNELS, DECK BEAMS, ANGLES, TEES, PLATES, SHAFTING AND ROLLED OR HAMMERED AXLES OF IRON OR STEEL.

STRUCTURAL IRON

IN STOCK AND MADE TO ORDER.

OFFICE No. 261 S. FOURTH STREET, PHILA., PA.

THE REAL ESTATE TRUST CO., No. 321 CHESTNUT STREET.

Authorized by its Charter to transact a general Real Estate business, including Buying, Selling and Leasing Real Estate, and the general charge and management of Property; and also to act as Assignee, Receiver, Guardian, Executor, Administrator and Agent and to execute Trusts of every description.

Issues Policies of Title Insurance to Purchasers of Real Estate and Real Estate Securities.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

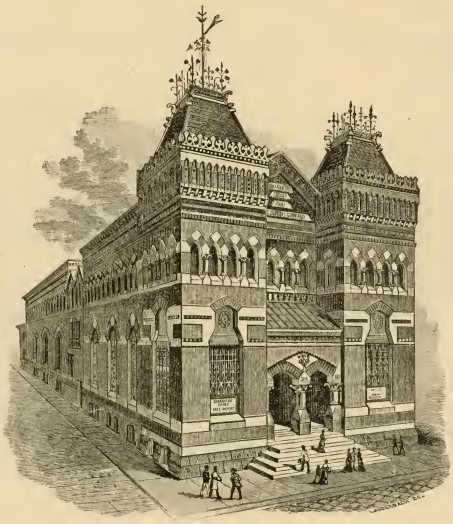
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[Entered According to Act of Congress and Mailable as Third Class Matter.]

VOL I.—NO. 4. PHILADELPHIA, MONDAY, FEBRUARY 1, 1886. PRICE 15 CENTS

TRUST AND SAFE DEPOSIT COMPANIES.

The organization of a Trust Company is a step forward in commercial progress. It is the natural and logical outcome of business expansion; it is an aid to, and an evidence of, a growth in wealth. The purposes of such organization, the advantages which they secure to a community, the uses to which they can be put, need to be better understood. Trust Companies are designed to aid the good work of life insurance. The spirit of the age forces you to an activity in business matters, but your death, without warning, might lead to the unnecessary sacrifice of your estate. A trustee is a good thing as far as he goes, but trustees die, and sometimes in his eagerness to further the interest of his individual business, he is engrossed to such an extent as to preclude the possibility of attending to other duties. You tax his friendship. Who will go on his bond? Some other friend, but even then there is a large element of doubt. The trustees may die insolvent, and every death depreciates the value of your estate



Now Trust Companies do not die, they do not become insolvent, they do not move away, or in any manner jeopardize your interest. The affairs of the company are managed by thoroughly competent persons and the accounts thoroughly overhauled by the courts, at stated periods, so it is difficult to see under what contingencies, loss could fall on your estate.

A representative institution of this kind is the Guarantee Trust and Safe Deposit Company, a cut of whose handsome building is given on this page.

The style of architecture of the building is Mauresque, and is the finest specimen of the kind in the country. It is located at 316, 318 and 320 Chestnut street, and occupies a front of 57 feet on that street, extending 198 feet on both Hudson street and Carpenters Court. The building has been constructed with the view of strength, both in resisting fire and robbery. It is a combination of indestructible brick, tile, sandstone, and iron put together in such a way that while its primary object is evident, the arrangements display artistic taste also.

The foundations are of stone, from 8 to 12 feet deep and 3 feet thick. The walls above the main floor are 2 feet 3 inches thick, faced with tiles, which up to this time have not suffered the slightest perceptible displacement. The floors are of iron beams with brick arches, and are laid with concrete and encaustic tile.

The roof is of iron protected by slate, which is put on and clinched with copper wire, producing a most substantial result. A great feature of this institution, and in fact the most prominent one, is its fire and burglar-proof vaults, thought to be the largest of any similar ones in this country, and certainly in Philadelphia. There are six of these in one massive structure, which has a foundation of granite blocks laid in cement and below the water-level, the outside walls two feet thick of brick, faced with tiles, making a perfect fire-proof building. Within this are the six compartments or vaults, themselves composed of iron, steel and granite, with the most improved safeguards. Including in addition to the massive iron and steel doors the most approved combination and time locks. The iron boxes used by safe renters are each placed in a steel and iron encasement, forming tiers, through which is a passage way after the usual style of such vaults. Each apartment is protected by an escutcheon which must be opened by the attending clerk before access can be obtained to the valuables, and the box key is changed with every new renter. For the accommodation of ladies who may be safe renters, provision is made: special rooms fitted up for their exclusive use with toilet rooms adjoining. Examination of any securities may be made in the treasury building or vault department, without the trouble and work of removing same to other offices or houses, accommodations being made for this purpose.

In one large room of this treasury building are kept silver in packages, trunks and boxes of household valuables, and such other goods as the owners desire safe storage for. These packages are sealed by the owners, numbered and placed in marked positions, with a record kept by the company, showing just the row in which each one is and when removed; if returned, it must be replaced in the same spot. These markings of the floor space are after the manner used at exhibition buildings, to avoid confusion and maintain more careful oversight. The company has a full paid capital of One Million dollars. Depositors of money are allowed 2½ per cent. interest, deposits subject to check at sight. The officers of the company are:—Mr. Thos. Cochran, *Pres.;* Ed. C. Knight, *Vice Pres.;* John S. Bunn, *Treasurer;* John Jay Gilroy, *Secretary;* R. C. Winship, *Trust Officer.*

LIVERPOOL and LONDON and GLOBE INSURANCE COMPANY.

JANUARY 1ST, 1886.

Assets held in the United States		$5,924,010 83
All Liabilities " " "		3,334,907 64
SURPLUS		*$2,589,103 19*
INCOME IN 1885.		
From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75
EXPENDITURES.		
Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

Girard Fire Insurance Company.

OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	346,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

—PAINTS—

LEWIS U. BEAN & CO.,

Ninth St., above Market, Phila.

Manufacturers of all kinds of PAINTS, VARNISHES, &c.

FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870.

EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn's Farms. PHILADELPHIA.

LAW OFFICES
—OF—
FRANCIS H. THOLE,
REMOVED TO
909 WALNUT STREET,
PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

ESTABLISHED 1873.
E. L. MINTZER, Jr.,
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD
—AT—
CHESILHURST.

Lots 50x150 $15 each, clear.

High, healthy location, near Philadelphia.

For descriptive circular, apply to

SIMPSON & WADE,
No. 7 S. MERRICK STREET,
(West Side New Public Buildings.)

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Established 1867.
C. HARRY SHOWAKER,
CONVEYANCER & REAL ESTATE BROKER
NOTARY PUBLIC,
Offices, N. W. Cor. Twenty-First and Columbia Ave.,
N. E. Cor. Seventeenth and Oxford Sts.,
PHILADELPHIA.
Rents, Interests, Etc., Collected. OPEN UNTIL 9 P. M.

J. L. GALLOWAY,
Real Estate and Fire Insurance Agent,
—OFFICE—
N. W. COR. 11th ST. and WASHINGTON AVE.,
PHILADELPHIA.
And Moore's Station, P., W. & B. R. R.

ESTABLISHED 1863.
CHARLES MATHEWS, JR.,
CONVEYANCER,
Real Estate and Insurance Broker,
N. E. COR. 15th STREET AND COLUMBIA AVENUE,
PHILADELPHIA.
Notary Public and Commissioner for New Jersey.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St, Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Agents for Cincinnati Corrugating Co.
IRON AND STEEL STRUCTURAL MATERIAL,
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1—NO. 4. PHILADELPHIA, MONDAY, FEBRUARY 1, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

All communications should be addressed,

REAL ESTATE PUB. CO.

HENRY BRIGHT, Business Manager.

PHILADELPHIA, MONDAY, FEB. 1, 1886.

Prices and Building Prospects.

THE last few days have developed considerable business in iron, steel, lumber, etc., in addition to numerous inquiries as to quotations at which raw material of various kinds can be purchased after March 1st or 15th. The disposition of manufacturers and dealers in material and supplies of all kinds is to furnish requirements as they come along, and defer contracting for future deliveries until near the time for delivery. The reason for this is that manufacturers are now pretty well supplied with orders, that there is an uncertainty as to whether prices will remain where they are or advance, and that it is not wise to contract so far ahead in view the possibility of fluctuations.

The brick makers of this vicinity are preparing to increase their output this year, and have inquiries in hand from dealers for large supplies. The prices will not vary much from the quotations of last year, unless it is for some of the special and finest makes, the demand for which is rather light taking the entire production into account. Few of the makers of special bricks are introducing new styles in the market, and are endeavoring to induce architects to adopt them more generally. The architects, as a rule, are disposed to encourage enterprise of a legitimate sort, but the ordinary pressed brick comes up to their reasonable expectations.

The quarrymen of Northampton county are preparing for a heavier business this year than last. Already some orders have been placed at the same price per square as last year, and no advance is likely to be made. In fact, competition is greater than last year in view of the openings that have been made and are to be made during the coming season. The county has increased greatly in wealth, largely from its slate interests, and the leaders of the industry there are beginning to talk more seriously of a compact organization than before. Competition has jeopardized reasonable margins and they are disposed to come together if practicable results are obtainable.

Elsewhere we show the doings of architects. It is a little too soon to report a general revival of building, but from the indications furnished it is evident that the architects will be crowded with work for spring and summer execution. At present the work is mostly for cottages and residences in the city and vicinity. Next month manufacturers will announce new projections. At present it is known, from inquiry among manufacturers, that quite a number of them contemplate additions to existing plants, and should development and orders for the next four or six weeks be what is expected, there will be, no doubt, considerable building done in Kensington and some other industrial sections of the city. The manufacturers are inclined to go slowly in this direction rather than to overdo, as they have done. Many inducements exist to increase the capacity, and a few are so sanguine in their expectations as to say that those who do not increase their machinery capacity, at least, will regret it before six months. There are those, however, who feel that discretion is the better part of valor, and that the conservative course will in the long run prove the wiser.

The lumber dealers throughout the city report the market rather dull. This is due partly to the unfavorable weather. All the yards are well stocked with wood of all kinds, and the ports along the lakes are also stocked up, much of it controlled by parties here. The Western dealers have advanced prices on Philadelphia and Eastern dealers 5 per cent., and this, with the prospective advance in freight rates, is having the effect of hardening prices, although there will be no general advance, according to the rules of the lumber trade, until the advance is forced on them.

The arrivals of yellow pine have been light because of the unfavorable weather along the coast and the indifference of consumers at the present time. Quotations show very little change, but there are inquiries on the market as to prices for March and April. The quotations on white pine are firm and the distribution is of very moderate dimensions. The hemlock people are holding hemlock at $11 to $11.50, and report fair activity, with good prospects for a little further advance in a retail way. The hardwood dealers, covering walnut, mahogany, cherry and such woods, have only moderate supplies, and prices are consequently firm. There is very little doing, at best, and both wholesalers and retailers are waiting for the building season to open.

The iron trade is strong and steady in every department. The transactions of the past week or two have not been very large, but consumers are buying what they need from time to time. Bar iron is selling from 1½ to 2 cents for common to refined; nails from $2.25 to $2.40; merchant steel at all prices, ranging from 3 to 9 cents; sheet iron firm at 3½ to 4 cents at wholesale. There is but little movement outside of actual requirements, as the impression prevails in some quarters that the upward tendency which has characterized the market for a month or so will not hold. At the same time it is impossible to make any predictions, because of the under-currents which are liable to manifest themselves unexpectedly.

Is a Real Estate Exchange Needed?

STOCK, produce and petroleum dealers have their Exchanges, which are indispensable to the prompt transaction of business. Then why should not operators in real estate have an Exchange? The objector can promptly say, houses and lots are not barrels of oil, or barrels of flour, or certificates of stock, that we have never had an Exchange and can get along as we always have in our quiet conservative way, and that there is nothing to be gained by combination of this kind.

The volume of real estate operations is growing steadily every year. Last year's figures compared to those of five or ten years ago exhibit a remarkable increase. Wherever exchanges exist there is greater activity, more business. The advantages are apparent. None of those interests which have become accustomed to the Exchange would or even could return to the individual system.

Would it not be an advantage to bring buyer and seller together at stated hours to see and hear what is to be sold, what to be bought? Would there not be much more business done if properties that could be bought were announced on 'change? Would not such a system develop more offers to buy and more transactions?

At present the buyer of real estate has no ready means of knowing what can be bought; the person desiring to sell real estate does not know where probable buyers are to be found. Of course there is the auction hammer, but there are many who would not sell that way who would be willing and anxious to offer property in an Exchange.

The function of an Exchange is to bring

buyers and sellers together, to put both in possession of all the knowledge available as to what property can be had, tems, etc. If an investor, or real estate operator, or a manufacturer desires a site, or a piece of land, and has the opportunity of making known his wants through an Exchange, a number of eligible sites or tracts are likely to be offered by willing or anxious sellers under the more favorable conditions of competition which, tend to reduce prices to the lower level. Under existing conditions the higher level is insisted upon because the buyer in that case is the seeker.

The Exchange reverses all this. It gives the buyer all the advantages that can be conferred by competition. It gives the seller the advantage of several buyers in the place of one. It enables all to know what there is for sale, and guarantees to all, that prices will be governed by legitimate and intelligent competition rather than by the "what will you take? what will you give?" principle. The Exchange, while it sometimes facilitates the growth of speculative values, generally, in nineteen cases in twenty, ascertains the just market price, and in this way confers a many-sided advantage on all concerned. It would not be going too far to say that a wisely organized and conducted real estate exchange would materially increase not only transactions, but also stimulate building enterprise.

There is in and around this city a great deal of land that could be brought into market through the medium of an Exchange. The holders have perhaps held it from time immemorial, and are waiting for the pressure of actual necessity from the steadily expanding population. But give us an Exchange, and at once much of this tax-ridden property is in the market for purchasers, not, as now, at an arbitrary price, one-third or one-half more than its actual value, as is the case with so much land, but to ascertain what it will bring under the fire of the competition of an organization composed of experts. Much of such land would soon pass out of the hands of its present owners at its real value. If it possesses the elements of appreciation, as very much of it undoubtedly does, the increase would fall into the coffers of real estate operators who possessed the experience and shrewdness to buy wisely, as well as to the small purchaser of smaller properties through them, for actual use. In fact, it would not be stepping one iota from actual truth to say that from the want of such a leveling agency as a real estate exchange much property is now worthless to the owner and the community. If inroads could be made on some of the idle real estate in and about the city for legitimate purposes, it would react on all surrounding property. But it may be remarked, an Exchange, according to the drift of these arguments, might create an enhancement of values. What of it, if the enhancement is legitimate? But another croaker calls out, it might compel some of us to take less for our long-held-on-to estates, by creating opportunities by which others could sell as well as we, and thus indirectly fix values for us on our lands.

Away with such puerilities! We have some three or four hundred real estate agents and operators and some three or four hundred conveyancers, besides, perhaps, two or three hundred others directly or indirectly interested in real estate operations, to say nothing of lawyers, investors and others. Have these one thousand men, more or less, no interest in the buying and selling every year of such a large percentage of the six hundred millions and over of the assessed valuation of this city?

If but ten per cent. changed hands yearly there is an interest of sixty million dollars to be served or to suffer by good or bad organization of the real estate interests or by no organization at all.

What exchange represents such vast interests? What sensible reason can be given why such vast interests should not be organized. The value of the unimproved real estate in and about the city, as shown by the assessments of recent years, is steadily improving. Why, then, should not steps be taken to profit out of and by its advancement? Has not the time come for wise men to act, or is it better to drift along in the careless manner that has characterized our course heretofore? *The Real Estate Record and Guide* does not pretend to speak for any one but itself. Its intellectual vision may be distorted. It may possibly be looking through colored glasses at this question of the profitableness of an exchange in real estate interests; but, if it is not pointing out facts and deducing logical conclusions from them, it will thank any of its friends to take the mote out of its eye. What have such old war horses as Snyder, Sylvester, Geissinger, Wilson and guns of such calibre got to say on the subject?

THE *Manufacturers' Record*, of Baltimore, furnishes another batch of its interesting facts and figures in relation to the industrial development of the South. The information is most encouraging to investors, both Northern and foreign, and also to manufacturers contemplating operating in the South. The cotton mills of Georgia have been suffering from a depression for a year or two past, but have once more begun to pay dividends. The development is in railroad building, mining, manufacturing, the development of lumbering operations, and also the development of agriculture. An immense amount of capital is still seeking investment, and is being rapidly utilized. The facts, as condensed by the *Record*, are these: The amount of capital, including capital stock of incorporated companies organized during the year, and that employed in enlarging and rebuilding structures destroyed by fire, aggregates $66,812,000, divided among fourteen Southern States as follows: Alabama, $7,841,000; Arkansas, $1,220,000; Florida, $2,019,000; Georgia, $2,500,000; Kentucky, $18,303,200; Louisiana, $2,118,500; Maryland, $6,668,800; Mississippi, $761,300; North Carolina, $3,230,000; South Carolina, $856,000; Tennessee, $2,692,000; Texas, $3,232,000; Virginia, $3,314,000; West Virginia, $12,066,000. Total, $66,812,000. Summing up some statistics of the South's progress since 1880 the *Record* shows that since then 10,400 miles have been added to its railroad lines, the cost of the building of which, added to the investments in old roads and their improvement, foots up $571,000,000, the actual cost of the railroads of the South and their equipment, according to statistics, being over $1,250,000,000, against $679,800,000 in 1880. The assessed value of property in the South has increased nearly $1,000,000,000 since 1879.

THE Councils' Law Committee has recently had before it an important question in reference to a proposed amendment to an ordinance of 1870, as concerns municipal contracts, authorizing the City Solicitor to accept corporations as sureties for contractors in place of private persons. After providing that the corporations to be accepted as sureties must be chartered by this Commonwealth and, as at present, approved by the Orphans' Court, it was agreed to report the ordinance favorably to Councils.

Councils will no doubt accept the report, and take action immediately.

MEDICAL INSPECTOR TAYLOR has been examining the Public School and will shortly submit his report to the Sanitary Committee of that body. His report will show a defective ventilation, insufficient heat, defective furnaces, discharge of coal gas, inadequate lights, foul drainage and other similar and inexcusable defects. When the plumbers asked for assistance from Councils, to give force to the law of the State, passed with special reference to Philadelphia, their committee was told there was no money for them for such purposes, and the law will therefore remain a dead letter on the statute book unless Councils can be made to look at the enforcement of sanitary regulations in the proper light. Dr. Taylor may find the Sanitary Committee a little hard to convince that the Public Schools are in need of improvement. The noses of sanitary experts they think are a little too well trained, and, that while there may be a defect of some sort or another calling for attention if the city treasury was full of money, they think, or at least act as if they thought, that the urgency for spending money to make improvements is not very great. Several school-houses are mentioned in the report which need immediate improvement. Some require a general fixing up. In one schoolhouse there is but one stairway leading to upper rooms. Our school-houses, above all things, should be properly constructed, drained and ventilated, and it is very poor economy that will neglect the enforcement of all recognized sanitary regulations, either declared necessary by law or by common sense.

FIRE MARSHAL WOOD thinks the police were too slow in sounding the alarm at the Arch street fire. A private watchman gave notice at the Sixth District at 12.33.

Fire Box Keys.

It is very evident that some different arrangement must be made as to the custodians of fire box keys; the delay of even the few seconds necessary for a policeman to run a square or two in order to spring an alarm entails the loss of too much valuable time.

We question the necessity of keys or fastenings of any kind; it implies that the system is not safe in the hands of those it is intended to protect.

Is the average policeman any more reliable than the average citizen? A few rascals might trifle with the boxes, and spring false alarms occasionally, but they are quite frequent now, in the hands of policemen. A hundred false alarms in cost and trouble would not equal the loss and misery of a single fire.

The Fairmount Park Commissioners do not hesitate to place the Park under the protection of the public; then why should Mayor Smith decline to do precisely the same thing with the fire boxes?

Special officers and private watchmen are no more reliable than policemen, and it seems to us stupid nonsense that citizens who would act, and act promptly, must stamp their feet in vexation when an alarm is necessary because the boxes are locked.

Capt. McDevitt fully appreciates the situation, and we are sure that were the matter referred to him he would discard fastenings on fire boxes at once.

The attention of Philadelphia employés is called to the project of the workingmen to inaugurate an eight-hour day's work on May 1st. The attempt will be made. It is difficult to say how general the movement will be, as the agitation is now in progress. Several national labor conventions have already declared in favor of a day of either eight or nine hours. The bricklayers, stone masons and carpenters think a nine-hour effort will be more easily and successfully accomplished. They think a twenty per cent. reduction in the hours of labor would be unfair to employers and unjust to themselves. They expect to submit to a reduction of wages equivalent to the reduced time, and are unwilling to lose 20 per cent. The aim is to make the strike general, and to have it include all classes of labor in all parts of the country. The laborers themselves, both skilled and unskilled, are not a unit on the desirability of the movement, but are being zealously entreated by leaders and agitators to fall into the movement and make it general and effective. The laborers of the United States are more compactly organized than ever before. They are more conservative, more intelligent, and more easily dealt with. They are advocating arbitration and co-operation, and are pursuing a course which commends them to the intelligence of the country. As to the wisdom of the eight-hour strike, different views are entertained. The President has expressed himself favorably inclined to the eight-hour law in the case of the Government employés, and quite a number of prominent politicians have admitted that the law might as well be tried. This movement is largely due to the force of the public opinion behind it. It will make quite a difference with contractors and builders whether they insist on having as much for eight hours as ten, especially if there should be an urgent demand for building.

The "cradle of liberty" sent one thousand pounds to Parnell.

The B. & O. Company will find the New Jersey Legislature an ungainly thing to handle. The legislator himself will not feel in an uncomfortable position with the P. R. R. on one side and the B. & O. on the other.

It will be, no doubt, a difficult thing for him to make up his ultimate mind.

The discovery of leaks in our water-pipes are altogether too frequent. On last Tuesday night there was a cave-in at Eighth and Filbert streets. A large leak was found in the water pipe. An eight-inch gas-pipe was broken as well as a sewer, and no one knows whether it was caused by an explosion of gas, the bursting of the water-pipe, or the breaking of the sewer. Smart chaps we have got over us.

The Fortification Board wants to spend $21,000,000 in seaboard defences at once. They think it will take in all about $126,000,000 to put ourselves in proper defence. This is a great deal of money to spend for such a purpose, and it is not likely that the American people will ever consent to it, despite the strong arguments that have been repeatedly made in Congress and out of it in favor of such expenditure.

Cheap Money a Power.

The rate of interest is generally declining out West. A few years ago the borrower of money was compelled to pay 10 or 12 per cent. on all loans; now he can borrow all he needs for building operations at 6 or 8 per cent. Foreign capital seems to be abundant. This cheapning tendency in money is doing more than any other single cause to stimulate building activity, cheapen rents and create a demand for iron, steel, lumber, building material, and all that goes into house-building. Financiers and economists understand perfectly the importance of the part which an abundance or scarcity of money plays in the industrial activity and prosperity of a country; merchants and manufacturers also have a keen appreciation of the importance of abundant money, but not so much appreciation of the disasters which follow in the wake of high-priced money. The Western people have been handicapped for years by the difficulty of obtaining money at any price, and when obtained they have been obliged to pay more for its use than they could afford to pay. There is an intimate connection between cheap and plenty money and railroad development, real estate operations and house-building operations. Dear money means stagnation. Cheap money, other circumstances being equal, means activity. Money is sometimes cheap and a drug, simply because there is no demand for it. Money is sometimes dear simply because of an exceptional demand for it, created by the urgent requirements of borrowers. Neither extreme is profitable. The people of the Western States are beginning to realize the advantages of an abundance of circulating medium at a low rate of interest. It is enabling them to project railroad building, manufacturing, and municipal improvements. All this has a direct reference to the Eastern manufacturers, the Northwestern lumbermen and the manufacturing interests generally, who find their market in the mighty West. It is well for the West that the rate of interest has declined to 5 to 6 per cent.

Hard Sense.

One of the chief troubles is the lack of sympathy between masters and men, which arises more generally from the fact that the men have so frequently broken their contracts after they have pledged themselves to receive a specified remuneration. Contractors have frequently taken work at low prices to keep their men from laying idle and wageless; but so soon as work seemed plentiful the men have demanded higher wages, to a great extent urged to do so by the reports of walking delegates that "the 'bosses' were making so much money." In the building trade masons have been reported as having lucrative work, when they actually have not made a fair rate of interest on the money invested in their business.

If men would have the bees instead of the drones take a leading part in their councils, they would find the trouble easier to overcome, and that their employers are disposed to treat them fairly. As a mere matter of business, a better understanding between employers and employés will pay both parties. Millions of dollars could be annually divided between them if this understanding was what it should be. Two very creditable instances of a reciprocal, pleasant feeling have lately occurred in England; in one case the workmen, numbering into the thousands, proposed to their employers that, in order to help them out in work that was not paying, they work a week without receiving any pay for it. In another instance, a ship-building firm began the construction of a vessel for which they had no order; the workmen appreciating that the motive was certainly not an entirely selfish one, and not to be outdone, proposed that on that particular vessel the prices be reduced ten per cent., and further expressed a willingness to work two weeks without pay.

While "the laborer is worthy of his hire," it is equally just that capital should produce an income, and that both should endeavor to bring about the true desideratum—the common weal. A recent strike at Odessa, Russia, of masons and others, numbering 400, at work on the new opera house, resulted in the discomfiture of the men, who asked for wages of about one dollar a day, their day's labor at this season of the year being from 4 A. M. to 8 P. M., with one hour for dinner. Our men, who think that even nine hours' work is too much, might take a hint from this.—*Building.*

To find capacity of a cylindrical vessel in gallons, multiply the area in inches by height in inches, and divide product by 231. To find capacity of a four-sided vessel in gallons, find cubical contents by multiplying the length, breadth and height in inches, and divide product by 231.

A Montgomery county citizen's will, which has just been probated, after bequeathing ten dollars to a son-in-law gives the homestead to the wife as long as she desires to live in it, and then says that if the son wants to buy the homestead he shall be allowed to do so at a reasonable price and at private sale.

REAL ESTATE

Real Estate Notes.

COLEMAN & Co., 903 Walnut Street, have lately sold twelve brick dwellings, in Camden, N. J., for $427,000; a country seat in Burlington, for $3,000; a vacant lot at Sixth and Norris Sts., for $4,300; besides, three or four vacant lots, in Camden, for building purposes.

G. W. HARRIS & Co., 1020 Chestnut Street, have recently sold a fine country seat, in Northern New Jersey, to a lady of New York City, for $11,000.

THE total amount of the wealth of Northampton County, as given by the triennial assessment, just completed, is $51,796,114.16, which is an average of $1,994.22 to each taxable, and an increase of $6,518,936.16 on the assessment of 1882, much of which is due to the development of the Slate Quarries.

MANY years ago William Mitchell, a real estate agent at Milford, Pike County, took in part payment of a debt $61,000 of Mexican 6 per cent. bonds. They were laid away as valueless until a few days ago, when Mr. Mitchell was reliably informed, that they were worth 75 cents on the dollar. Good for Mitchell!

Jarring Authorities.

A New York letter on building matters says:—"A question which has long been a source of irritation between architects and plumbers, has recently found its way into the technical journals, and is likely to create some interest in architectural circles. It has long been a practice with architects in this city and neighborhood, in preparing specifications, to cover up, in a general clause, all the details of a plumbing job, with which they, the architects, are, as a rule unacquainted, but which they endeavor to make binding, all the same, on the plumber. The objectionable clause requires the plumber to supply whatever is omitted in the specifications but which may be considered essential to the perfection of the work, the architect to be the judge before payment. This is virtually making a man a judge of what he knows nothing about, and the plumbers naturally object. They have but little remedy, however, for they are, in a great measure, at the mercy of the architect, who is master of the situation. In Philadelphia a spirit of harmony exists between plumbers, architects and builders and but little occasion occurs for disputing."

Building Notes.

THE Lumbermen's Exchange, 10 stories high, is the tallest business block in Minneapolis; it has a front elevation of 130 feet to the cornice, or 154 feet to the highest point of the tower. The base walls are of Sauk Rapids grey granite, and the superstructure of Bayfield brown sand-stone. In style of architecture the structure resembles most the Romanesque.

MINNESOTA Loan and Trust Company, of Minneapolis, is one of the highest buildings in the Northwest, its height being 150 feet, costing $300,000. The front is of Ohio grey sandstone, in the "English street" style, which is a modified English Gothic. The grey stone is set off with Tennessee marble columns enriched with capitals. The building is so strong, so stately, so beautiful in its design, so harmonious in its proportions, and so elaborate and tasteful in its finish, that it ranks foremost among the palatial business houses which adorn our streets.

THERE are brick tenements for 1,405 families in Pullman, Ill., all the other houses, only about sixty in number, are frame buildings. The average number of persons to each tenement is six, about one more than the whole United States. No tenement is allowed to to be over occupied, and every house is built and arranged with all the sanitary conveniences, such as are found in water, gas and closets. The houses are thoroughly drained by having direct connections with the street sewers, and the better class of houses have laundries in the basement. The houses are generally built in blocks, but a dozen or so of the better-class houses stand alone. Every house is provided with ventilating flues, and all of the best dwellings, together with the public buildings are heated by steam. All the brick structures in the city have good and well ventilated cellars. All these are well drained and sufficiently dry for people to reside or sleep in, even. About ten per cent. of all the houses have bath rooms. The cellars are occasionally used for storing coal and kindlings, but more often these articles are found outside in woodsheds on the alleys. The bottoms of the cellars, or basement floors, are made of the best concrete.—*Sanitary News.*

BUILDINGS continue lively in San Francisco. Permits to the amount of $7,044,000 were issued during 1885, a gain of over 10 per cent. over the year previous.

THE great steel manufacturer Marshall, of Sheffield is about to remove his entire works to America. The firm employ 3,000 men here. Some scores of the most skilled will be taken over and the rest will be hired in America, and the State department has been informed of the fact, which is regarded as a striking proof of foreign confidence in the results of the new administration and the reality of the American business revival.

A BUILDER'S Protective Association was organized last week in the Builders' and Traders' Exchange, Chicago. About one hundred dealers in building materials were in attendance. Mr. C. B. Kimball was made chairman. He addressed himself to the effect that one of the chief benefits of the association would be the keeping of a "black list," containing the names of all purchasers who failed to pay their obligations. It was decided to make the association entirely distinct from the Builders' and Trader's Exchange. The next meeting will be held Jan. 31.

THE Lucas County, Ohio, commissioners have startled the community by rescinding the order to build a million dollar courthouse. Toledo is the county seat. It has been charged that the whole scheme was conceived by a ring for the purpose of spoils. Mr. L. C. Gibbs, the new commissioner, joined with Mr. Ryan and to-day rescinded the order to build, the contract employing D. W. Gibbs & Co. as architects, and all other acts of the board of last year. Gibbs & Co. hold their contract, duly signed by the commissioners, and will sue the county for $25,000. The board had been enjoined, and it became known that Judge Lemmon was about to dissolve the injunction and allow the building to proceed, hence the action of the commissioners.

The formula for mixing the alloy used in bronze butts, door knobs and other articles of hardware is Copper 89 parts, Tin 8 parts, Zinc 3 parts.

WORK on the Cahill High School will be begun about April 1, at the north-east corner of Broad and Vine streets. The building will be 110 by 135 feet, with three stories and a basement, the latter to be eight feet above the level of the pavement. The basement will be arranged for mechanical training, the first and second stories are to be used as classrooms, and the third story as a large lecture hall and drawing-room. Provision will also be made for an assembly hall and library and museum apartments. The building when completed will accommodate 600 pupils, who will be instructed in all branches taught in high schools. The edifice will be heated by steam, and the ventilation facilities will be excellent. The style of architecture will be Gothic, and the fronts of the building will be constructed of white marble. The work will be completed in about two years. Negotiations are in progress to place the institution under the direction of the Christian Brothers.

Building Permits.

Alterations to building 331 North Fourth Street, to A. Benner, 3164 Richmond Street.

Thomas Little & Son, No. 718 South Eleventh Street, rebuilt factory, Washington Avenue, west of Seventeenth Street.

Mrs. Leppe, No. 402 Moore Street, a one-story kitchen, No. 402 Moore Street, 8x10.

Ashton S. Tunnison, No. 5541 Germantown Avenue, two three-story dwellings, on Sedgwick Street, near Germantown Avenue, 30x60.

One-story brick kitchen, 402 Moore Street, 8 ft. by 10 ft. to Mrs. Leppe, 402 Moore Street.

Two three-story stone dwellings, Sedgwick Street, between Germantown Avenue and Chew Street, 30 ft. by 60 ft., to Ashton S. Tomison, 5541 Germantown Avenue.

A one-story brick stable, Thirty-first and Thompson Street, 15 ft. by 40 ft., to Frank Riemer, 2739 Poplar Street.

LEGAL.

The following cases were argued on Thursday and Friday before the Supreme Court: Dickson *vs.* Wallace; City, Trustee's appeal; Harper *vs.* Young; Smaltz *vs.* Ryan, Dealy et al. *vs.* Philadelphia and Reading Railroad Company; Pratt *vs.* Patterson et al.; Lancaster et al.'s appeal; Harris' appeal; Bentley et al. *vs.* Lamb; Scott, Trustee's appeal; Schilling *vs.* Abernethy, and Robinson et ux. *vs.* Bair.

Practical Things to Know.

A German Scientist recommends paraffine as an efficient means of protecting wood against damps, acids and alkalies. The wood is first well dried and then covered with a solution of one part melted paraffine in six parts of petroleum, ether, or bi-sulphide of carbon. The solvents evaporate quickly leaving the paraffine in the pores of the wood. Be careful in using the preparation as all the substances mentioned are very inflammable.

Loosening a Screw.—One of the simplest and readiest ways of loosening a rusted screw is to apply heat to the head of the screw. A small bar or rod of iron flat at the end, if reddened in the fire and applied for two or three minutes to the head of the rusty screw, will, as soon as it heats the screw, render its withdrawal as easy by the screw-driver as if it were only a recently inserted screw.

A new process has been invented by which designs in wood, having all the appearance of genuine carving, and being if anything of a finer finish, are produced by compression, and can be sold at a nominal price. The process consists in paring hardwood shavings as thin as wafers, which are then placed in a chemical solution. When in a properly pliable condition, the mass is introduced into moulds made from steel plates and pressure is applied, which forces the wood pulp in every line of the mould. When it becomes dry, it is removed from the mould, and has exactly the appearance of a wood carving, with the grain of the wood as perfect as though it had never been reduced to a pliant condition. The process is a German invention, and large numbers of different designs are now being manufactured in Berlin. These are in form of heads, figures of men, women, birds and animals, flowers, picture and mirror frames, clock frames, cabinets and cabinet decorations, album covers, etc. Beautiful designs are framed in brass, bronze and plush, and make exquisite placques and parlor ornaments. The designs can be used in every form of decoration for which wood carving is suitable.—*Furniture Worker.*

TRADE SCHOOLS.—In Paris the trade school system has been found so satisfactory that the money has been voted to establish three more schools, two for boys and one for girls. The one started some four years ago has a membership of about 300, more than it can conviently accommodate, the course of instruction is about three years. In the first year the pupil receives a superficial instruction in ten or twelve different forms of mechanicle industry. At the end of the first he has made his choice of the trades, and the succeeding two years are devoted to a practical, instruction in the details of that branch. Each department is in charge of a practical, intelligent mechanic, and by the time the scholar graduates he has acquired useful knowledge of the several trades, which can be profitably used in the practice of the one which he gave his particular attention. A boy to be eligible to membership in these mechanical schools must have a certificate showing that he has received the benefits of a common-school education, such as is prescribed by the laws of France, as but little time is allowed him to attend to such duties after entering the trade school.

Architectural Conventions.

Three Architectural Conventions met last month in the West—one at Kansas City, one at Minneapolis and one at DesMoines. The Ohio architects met at Columbus, Ohio, on 12th ult.; Kansas architects formed a State organization on 25th; architectural conventions were also held in Indiana and Florida. The Chicago *Inland Architect* referring to these evidences of enthusiasm among the architectural fraternity says:

"The prospect is that the present year's work for each of these will be exceedingly important, the course outlined by the late national convention being such as to bear directly upon the work of state associations, including many important measures largely dependent upon them for permanent success. In the states where the legislatures will meet this season, the bill regulating the practice of architecture should be vigorously pushed toward enactment, the best method of procedure to attain this being readily determined and marked out by the assembled architects. The subject of competition should also be discussed. In each state, while the evil is the same, the conditions may differ largely, and while we strongly recommend that the text of the report submitted to the Western Association upon this subject be adhered to, a full discussion should be indulged in regarding the best method to be pursued in regulating and controlling future competitions. The proposed law governing the government architectural office should receive attention, and while the matter is now wholly in the hands of the committee appointed to care for it, the state association as a whole and its individual members can do much toward securing its passage by calling upon the congressmen of their respective districts, and, by explaining its advantages to the public, secure their coöperation. Among the subjects of minor importance that should receive consideration is the proper status and also the education of the draughtsmen, and where it is not possible to secure architectural colleges or schools of design, measures should be taken to start architectural clubs through which the draughtsmen can reach a greater proficiency than is possible in following the routine mark of the office. The time of year for these meetings is well chosen and each should be attended by *every* architect in the respective states, as no architect can afford to lose the benefits he will personally derive, while he owes at least this much support to his profession.

Among the Architects.

THE annual report of the Supervising Architect of the United States for 1885, shows that there are eighty new buildings under construction, ranging in cost from $25,000 to $2,000,000, calling for a total of $8,511,400, the expenditure during the year being $2,438,709. Mr. Bell, in his report, recommends the reorganization of the office upon a plan similar to that the revised Stockslager bill provides.

F. A. WATSON, 518 Walnut Street, is engaged on the drawings of a church, (the Temple Baptist), to be erected at 22d and Tioga streets. The Chapel has been erected. Work on the main building will be started on the coming of fair weather. The style of Architecture will be English renaissance, with stone base, rock face, brick above base, slate roof and tile gables, with a tower 104 feet to top of finyal. Its cost will be $30,000.

THE same architect is preparing the plans for a large warehouse at Swanson and Catharine streets, for Brownfield & Co., to be three stories high, built of Philadelphia stretcher brick, cost $18,000.

ALSO by the same architect, a residence at Mt. Airy, for Mrs. S. L. Haffelfinger, in Queen Anne style of architecture; first story stone, shingles above, slate roof; cost, $5,000. Drawings are being prepared. Also is preparing plans for a frame and shingle dwelling, slate roof at Devon, for Dr. Slonaker. Style of architecture of Queen Anne order. Estimated cost, $4,500.

S. D. BURTON, 430 Walnut street, is preparing drawings for a large warehouse to be erected at 641 Arch street. It will be four stories high, brick and iron fronts. The estimates are not yet in.

DEERY AND KERL, 328 Walnut street, are about putting up a new building for the La-Salle College, corner Broad and Stiles streets. It will be built of brown stone, terra cotta and pressed brick; four stories high, 50x90 in size. Estimated cost, $20,000.

THIS firm have in hand the remodeling of St. Michael's Church, 2d and Jefferson, both interior and exterior. The cost of the work, some of which will be of a very high order of skill, is estimated at $40,000 Also, they are engaged on a general remodeling of the interior of St. Joseph's Church. Cost, $15,000.

THIS firm have arranged to erect a four story building for J. W. Hallahan, at 8th and Filbert streets. The size of the building will be 31x72. The cost is fixed at $18,000.

THIS firm has about completed the exterior of the Mother of Sorrow's School House, work will soon be begun on the interior. The total cost will be $30,000. They are getting the plans ready for a house to be built at Paoli, of stone, frame and shingles, for C. S. Phillips, at a cost of $8,500.

D. S. BEALE has his plans about ready for a residence at Penallyn, for Mrs. A. C. Huber, to be built of stone in the Queen Anne style of architecture. The cost will be $4,000.

EDWARD H. BROWN, 1430 S. Penn Square, has a contract for drawings for three buildings at Williamsport, Pa., and the contract has been awarded to W. H. C. Hoffman. He is preparing drawings for a store on 9th street, to be four stories high, 22x116 feet, with an L extension to Jayne street. Cost, $15,000.

G. W. & W. D. HEWITT, 310 Chestnut street, have plans nearly ready for a new Station for the Cornwall and Lebanon Road, at Lebanon, Pa. It will have a brown stone base, brick and terra cotta. Size, 26x100 feet, with a train shed adjoining, 50x200. All to cost $35,000.

They have also completed the plans for a house for W. T. Harris, at Bala, Pa., to be built of stone, with slate roof; two stories high, at a cost of $18,000.

CULVER & RODGERS, 901 Walnut street, recently removed from 906 Walnut street, have light and airy rooms. They are quite well supplied with orders for work. They are now engaged on drawings for $50,000 worth of cottage work alone. Also on drawing plans for the summer branch of the Lincoln Indian House, at Wayne, Pa. The building will be of frame, three stories high, with porches all around. All the stairs to be built on the outside of the building. The kitchen will be disconnected. Cost of building, $8,000.

THEY are also getting out the plans for a suburban cottage in the modern gothic style of architecture, at Lansdowne, Pa. This is built of brick and frame; ornamented with a turret, for J. S. Austin, Esq., at a cost of $10,000.

BENJAMIN LINFOOT, 719 Walnut street, is preparing drawings for a residence and stable at Marion, P. R. R., for G. L. Crawford. It will be built of brick with stone trimmings, at a cost of $30,000.

I. H. HOBBS & SON, 520 Walnut street, are getting out the plans for a summer residence for Wm. H. Dougherty, at Point Pleasant, Manasaquan River, N. J., to be built of wood, exterior of shingle. The style of architecture is strictly American, with Gamber roof, at a cost of $8,000.

INSURANCE NOTES

Not Sufficient Water.

Colonel Ludlow estimates the value of the perishable property exposed to danger of fire within the limits of the old city at $250,000,000. He says: "Within these limits are 490,000 feet of water pipe. More than 30 per cent. of this pipe is less than six inches in diameter, and 90 per cent. of it has been in the ground from thirty to sixty years. Rust and sediment reduce by one-fourth the capacity of three or four-inch mains after ten or twelve years' service. Even a six or

eight-inch main becomes practically useless after thirty or forty years of continual service. This deterioration is even greater in Philadelphia because we have no subsiding basin. The three or four-inch mains laid thirty or forty years ago are now useless in case of fire; an engine trying to draw water from them is about as effective as a syringe. Larger mains of twenty inches are needed in every fourth street; eight and ten-inch mains should branch from these.

Almond Smith, an insurance authority, says: "Take the district bounded by Walnut, Vine, Front, and Ninth Streets, and I presume it is safe to say that property within those limits is insured for an aggregate sum of not less than $100,000,000. For the protection of these vast interests our means are at present conspicuously defective. We are told that in time these things will all be made right. But, in the meantime, the town may burn down. We need better fire plugs, larger water mains and more of them, and more water."

Lorin Blodget says: "It may safely be said that there are at all times about $100,000,000 in value of active merchandise—not merely stored goods—always at risk in the Eastern half of the old city, and during every working day there are 50,000 lives of working people also at risk of great fires in the Fifth and Sixth Wards alone."

The *Press* commenting editorially on the alarming deficiency in view of recent disasters from fires says: "Statistics show that the average loss per fire in this city during a year is $2,558, while in wind-swept Chicago it is but $1,365, and in New York but $1,457. The reason why a fire in Philadelphia causes, on the average, twice as much loss as elsewhere is simply that the pipes under the old streets, where the most valuable property stands, are not large enough to furnish water with sufficient rapidity to quench the flames promptly. Arch Street is better favored than most of the business streets in the old city. It might be considered fairly protected with a thirty-inch main, even if it is 35 years old, when that is reinforced with an eight-inch main which has reached the good old age of 61. Perhaps the protection thus promised would be more efficient were the other streets in the neighborhood equally well piped. But the one feeder of recent date in all the old city is the twenty-inch main laid under Market Street in 1882. Even this main does not supply directly the fireplugs on the street which are attached to the parallel six-inch mains. Under Chestnut Street there are two ten-inch mains—one sixty-two and the other sixty-four years old—while a single six-inch pipe stretches its futile attenuation under Walnut Street. Upon Sixth, Seventh, and Eighth Streets are mains laid about a half-century ago, and all from four to eight inches in diameter. If there were a whole ocean of water at the other end of these pipes all the steam-engines in the city could not pull the liquid through the narrow holes fast enough to save half the property that is needlessly burned up every year."

These facts call for action. Such dangers cannot continue without harmful results to our business and manufacturing interests. It is not a creditable thing to let these conditions continue. Every consideration urges us as a municipality and as individuals to see to it that this municipal criminality is corrected as soon as possible.

JUDGMENTS.

PHILADELPHIA.

ENTERED JAN. 23, 1886.

Anderson Harry—L Wise et al 1 D 85 39 234
Ashenfelter RE—R Brunswick 1 D 85 486 504
Ashcroft John—Elizth Evans 2 D 85 397 300
Arny P M & E T—E M Smith D C M 73 1059 S F
Bush Hill B & L No 2—A Kosswig 1 S 85 130 .....
*Braun Thos—Albert La Rue (Execution issued) 2 D 85 385 500
*Braun Thos—Albert La Rue (Execution issued) 2 D 85 383 1000
*Braun Thos—Albert La Rue (Execution issued) 2 D 85 384 500
*Braun Thos—Albert La Rue (Execution issued) 2 D 85 385 500
*Braun Thos Jacob Rech (Execution issued) 2 D 85 386 1150
*Braun Thos—Jacob Rech (Execution issued) 2 D 85 387 1097
*Barcus Jno A & Geo W—M S Frink (Bond and Warrant) 2 D 85 410 10,000
*Barcus Jno A & Geo W—M S Frink 2 D 85 411 4331
Barcus Jno A & Geo W—M S Frink 2 D 85 412 5000
Burbridge S G—J Hearing 4 D 85 46 687
Bryan E R—H G Sherwood 4 D 85 634 267
Cox Jas M—Cyrus Horne 4 D 85 399 .....
Cresson W L—J G Darlington & Co 4 D 85 432 231
Conway Chas H, Jamison John A—J H Beck 4 D 85 585 289
Croskey Knowles, Phila Machine Co—W H Morris 1 D 85 131 217
Cooper E Courtland, Klose Wm—Percival Roberts 1 D 85 406 611
Cooper J D—Spring Garden Bank 1 D 85 423 364
Cooper E C, Klose Wm—A H McFadden & Co 1 D 85 444 841
Connor Cornelius—J D Sergent et al 1 D 85 439 435
Connor Cornelius—J D Sergent et al 1 D 85 440 222
Connor Cornelius—J D Sergent et al 1 D 85 441 432
Consolidation Nat Bank—C W Landell et al 2 S 85 579 229
*Cairns John—Anthracite B & L (Bond and Warrant) 2 D 85 414 500
Cassidy James F—Ellen M Markle 3 S 84 612 488
Clarke John—Geo W Sutton 2 J 85 229 229
Cole Henry A—Old Alliance B and L 1 D 433 737
Dunlop James—Geo W Hardenburg 3 D 85 340 1921
Dederick Alonzo—Geo J Garde 1 D 85 497 .....
Emory Thos P and Henrietta—Chelten Hill Co 1 D 85 207 543
Economic Cork and Stopper Co—Jas F Snedeker 1 D 85 255 199
*Eberle Martin—John W Brock 2 D 85 393 595
Evans Henry—Geo Kugler 4 D 85 635 423
Frick Aaron K—Samuel Bell et al 4 J 84 299 2817
Fullerton John—D Coulter 1 D 85 550 443
Forestal Richard H—Phila Sav Fund 4 D 85 89 7778
Guilbert Thos M—Chas Ahrenfeldt 1 D 85 227 270
Guilbert Thos M—S R Fridenburg et al 1 D 85 541 .....
Gindele Jos—Geo Bullen et al 1 D 85 534 241
*Geisz John B—Geo M Schreiter (Bond and Warrant) 2 D 85 395 8000
Gifford Geo—Penn Mut L I Co 1 J 85 496 3643
Harvey Ann—M R Welsh 3 D 85 421 1360
Hasenfus Fredk—R Frank 4 D 85 51 4433
Huges Richd J—E A Barker 1 M 80 798 1581
Happel L J—Spring Garden Bank 1 D 85 422 386
Hamill J P—Saml A Wertz 1 D 85 358 581
Hirst Wm N—W B Irvine 1 D 85 92 1117
Haight Lillie—Wm J Ray 1 D 85 162 365
Irvin Rich E, Chase Stephen B—John McCann 1 D 85 191 333
Jones David R—H O Deshong et al 4 D 85 684 4334
*Jordan John W—Emily Jordan 2 D 85 391 6083
Kurtz Jacob—R Frank 4 D 85 52 6649
Kerper Josiah—Lewis E Hellerman 2 D 85 405 603
Lancaster Thos J and E J—Fidelity Ins &c 1 D 85 489 18,630
Martin Raphael—Chas G Berlinger 3 D 85 399 1541
McDevitt Thos A—Jno M Melloy D C D 71 1785 7199
Mowbray Andrew—A B Davis 2 M 75 1057½ 610
McCloskey Jas & F K—John Baird 2 D 77 1223 1696
McGough John—Bridget Dougherty 4 M 79 611 305
*Mulligan Edward—Milton B & L (Bond and Warrant) 2 D 85 398 4000
Meyers Henry—N J Schloss et al 1 D 85 223 1741
*Preston Jas M—Wm Ernst (Bond and War'nt. Execution Issued 2 D 85 416 120,000
*Price S M—M E Cornell 2 D 85 409 200
Reming Lewis—Geo W Styer 4 D 85 617 910
Risky Nav C—Catasauqua Bank 4 D 85 717 404
Richmond Jas M—Commercial Nat Bank 1 D 85 499 3152
Stallman Henry A—L Klukenspies O S C Jany 71 21 2285
Schuylkill Nav Co—Emma Audenreid 1 D 85 504 305
Wickersham Levi—Sarah W Moore 1 M 76 1027 4702
Weyeler Herman—St Vincent Socy (Treasurers Bond) 2 D 85 394 4000
Winslow Stephen H—Mary S Geiger 1 D 85 703 1367
Winter Herman—D M Hess 4 D 85 679 1081

ENTERED JAN. 25, 1886.

Bush Julius & Mary, Knoll Mary—R D Thompson 4 S 85 24 .....
Citizens Local Telephone Co—D Dailey 3 S 84 640 ver 146
Case Fredk—R Q Taylor & Co 1 D 85 334 .....
*Geisler Walter J—Kate J Geisler 2 D 85 427 2000
*Gillin Hugh—Schuylkill B & L (Bond and Warrant) 2 D 85 438 300
Gardy David—Jas F Murray 1 D 85 260 .....
*Hamelryckx Jos—Jos Christ 2 D 85 434 400
Horn Eliza and Mary Ann—E R Fisher D C D 65 366 S F
Jacquett Wm N—WC Scudder 1 D 85 174 .....
Lowe T S C—W A James 1 D 85 714 S F
*Mueller David—Eintracht B & L (Bond and Warrant) 2 D 85 444 400
Schmucker Gottlieb, Decker Henry—L R Coleman et al (Trea's Bond) 2 D 85 421 500
*Scott Geo—Daniel Bergin (Attachment Execution issued) 2 D 85 426 125
*Schuckers J W—Geo R Williams (Execution issued) 2 D 85 430 142
*Tilburn Upton S—T J Costello 2 D 85 436 50
Thompson John—Sepviva B and L (Indemnity Bond) 1 D 85 422 3000
*U A Mechanics Hall Ass—Radiant Star B & L (Bond & Warrant 2 D 85 435 7000
Williams J Henry—Sons of St George (Secretarys Bond) 2 D 85 449 2000

ENTERED JANUARY 27, 1886.

Batt John P dec—Radiant Star B & L 4 S 81 203 S F
*Baldwin John L—John W. Sayers 2 D 85 511 266
*Cunningham Chas S—Jas Garnier (Execution issued) 2 D 85 505 550
*Driver Geo E—Jas Driver 2 D 85 507 400
Mills John—E H Pugh et al 1 D 80 631 1662
Nolen John—A H Ames D C J 74 90 .....
*Porter Robert—John F Betz (Execution issued) 2 D 85 509 100

Robertson Wm—Samuel Semple 3 S 83 196.....ver 120
*Riley Jos J—John J Gelson 2 D 85 503 552
*Shnster Christian and Cath—M J Weldy 2 D 85 508..... 300
Truitt Chas B Jr—Samuel D Hall 4 J 80 71..... 283

JUDGMENTS MARKED TO USE.

Buecker Albert Edwd—A James Jr 2 S 85 225..... 275
Marked to use of Thos H Adams.
Carpenter Chas M—Caroline S Connor 4 D 85 206..... 2016
Marked to use of Emma V. Connor.
Kuntz Amelia C—Thos R Bell 4 J 85 1055..... 200
Marked to use of Thos H Adams.
Clark Robert Jr—A S Ashbridge Jr 1 D 85 793..... 244
Marked to use of A M Greene

MECHANICS' LIENS.

Robert R Philips, Maria L Philips owners, Chas W Rufe cont—Elias Cox claimant, S E cor Wisteria ave and Wakefield st..... 24
Chas E and Annie E Miller owners, Geo C Megargee cont—Wm Gentner claimant W side Troubat st 145 ft N of Oak Lane..... 46
Jos Stuckey owner and cont—Richard P Vansant claimant, 11 bldgs N s Snyder ave W of 11th st..... 120

SATISFIED JUDGMENTS.

Clunn Cale—H B Smith Co [ent Jan 26 86..... 2209
John L Maylin—Daniel Dougherty [ent Dec 18 85..... 250
Daniel B Wendle—M F Parsons(Bond) [ent Jan 26 85.....10,600
Peter Wolters—J L Weber [ent Nov 13 85.....ver 1728
Gottlieb Hoersch—R P Vansant [ent Oct 10 85..... .....
Gottlieb Hoersch—R P Vansant [ent Sept 26 85..... .....
Patrick Ryan—E A Renninger [ent Jan 4 83..... 500

ABBREVIATIONS,

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court, The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, January 25, 1886.

Alexander ave., E. s., 68 ft. N. Wharton, M. J. Mitcheson to James Mulligan, Jan. 12, 1886, 14 ft. 3 in. by 44 ft.; g. r. $36..... $250
Almond st., S. E. s, 248 ft. 6¾ in. S. W. Westmoreland, Ellen S. McMurray, executrix, to James Stewart, January 16, 1886, 100 ft. by 140 ft..... 1,460
Arch st., S. s., 60 ft. E. Twenty-second, John B. Citti to Kate A. Gardner, December 30, 1885, 20 ft. by 102 ft..... 4,000
Aspen st., S. s., 184 ft. W. Thirty-eighth, Nathan Shoemaker to Peter B. Graft, Jan. 12, 1886, 14 ft. by 90 ft..... 2,800
Bainbridge st., N. s., 122 ft. W. Nineteenth, John K. Freedley to Robert T. Moffitt, Dec. 24, 1885, 18 ft. by 75 ft..... 4,300
Broad st, E. s., 116 ft. 8 in. S. Morris, Edward T. Miller to Michael J. Conroy, January 7, 1886, irreg. shape..... 8,000
Same to George Peirce, Jan. 7, 1886; mtge. $5,000..... 3,000
Carpenter st, 1707, Rodger Maynes to Robert Donnelly, Jan. 6, 1886, 18 ft. by 129 ft..... 5,000
Cherry st., S. s., 264 ft. 6 in. E. Seventeenth, John Henry Stephens, Jan. 7, 1886, to Daniel G. Brinton, Jan. 9, 1886, 16 ft. by 108 ft.; g. r. $48..... 1,500
Chestnut st., S. s., 83 ft. E. Broad, F. H. Hepple to R. E. Trust Co., January 21, 1886, 20 ft. by 154 ft. 6 in..... nom.
Columbia ave., N. s. 90 ft. E. Twenty-fourth, Mary E. Manuel to John H. Hogan, August 25, 1885, to John Manuel, August 25, 1886, 18 ft. fr nt..... nom.
Dover st., E. s., 72 ft. 9 in. N. Herman, 48 ft. by 44 ft..... nom.
Eighth st., 239 S., William J. P. White to William Glading, Jan. 20, 1886, 20 ft. by 100 ft..... 8,100
Fillmore st., W. s., 100 ft. S. Indiana, William A. M. Fuller to Annie M. Trotter, January 11, 1886, 18x100 ft. 450
Franklin st, 4 lots, E. s., N. of Berks, William H. Bilyeu to Harry Trimble to William H. Bilyeu, Jan. 21,'86 nom.
Gray's Ferry Road, W. s., 18 ft. 6½ in. S. Peltz, James C. Livingood to Michael McGurk, moiety, Dec. 18, 1885, irreg. shape..... 650
Green st., 2130, William D. Allen to Amelia R. Gould, Jan. 21, 1886, 16 ft. by 82 ft. 5 in..... 7,000
Jackson st., S. s., 320 ft. S. W. Bridge, Elizabeth Evans to John Ashcroft, Jan. 21, 1886, 45 ft. by 125 ft..... 500
Loyal st., S. E. s. and N. E. s. Dauphin, Edward D. Stokes to Ellen J. Stokes, Jan. 15, 1886, 190 ft. 4¾ in. by 42 ft. 9 in..... nom.
Moore st., S. s., 195 ft. W. Thirteenth, George Pierce to Edward T. Miller, Jan. 7, 1886, 15 ft. by 60 ft.; mtge. $1,500; W. s. Thirteenth, 35 ft. N. Canal, 16 ft. by 70 ft.; mtge. $1,866.67..... 4,633
Ontario st., W. s. and E. s. Lambert, Jacob Sees to Catharine Miller, December 28, 1885, 130 ft. by 90 ft.; g. r. $96..... 1,400
Seybert st., 2322, Alpheus H. Hardy et al. to Robert Edgar, Dec. 21, 1885, 14 ft. by 60 ft..... 1,850
Sixty-four-and-a-half st., E. s., 175 ft. S. Hamilton, John Q. Williams to George McCauley, Jan. 8, 1886, 25 ft. by 100 ft..... 175
Stiles st., 1306, Sylvarius Jaggers to Mary Jaggers, Jan. 19, 1886, 15 ft. by 54 ft..... 3,100
Tenth st., E. s., 164 ft. S. Green, Norris A. Williams to Frederick P. Koons, January 22, 1886, 18 ft. by 66 ft..... 6,000
Lawrence st., 2153, Charles Weiss to Charles Eglof, Jan. 21, 1886, 15 ft. by 90 ft..... 3,000
Lawrence st., 3514, John Stolt to John Bender, Jan. 16, 1886, 20 ft. by 104 ft. 7½ in..... 1,900
Adams st., S. s., 120 ft. E. Memphis, John H. Stehr et al. to William W. Stehr, January 23, 1886, 16 ft. by 80 ft..... 1,800
Emlen st., 910, John H Stehr et al. to Elizabeth G. Stehr, Jan. 23, 1886, 14 ft. by 73 ft..... 2,000
Norris st., S. W. s. 88 ft. 6¾ in. S. E. Gaul, John H. Stehr et al. to Robert L. Stehr, Jan. 23. 1886, irreg. shape..... 2,500
Norris st., S. W. s., 106 ft. ¾ in. S. E. Gaul, William W. Stehr et al. to John H. Stehr, Jan. 23, 1886, 18 ft. front..... 2,300
Watts st., E. s., 146 ft. 6 in. S. McKean, Samuel Haddock, exr., to Charlotte B. Cluley, Jan. 19, 1886, 13 ft. 6 in. by 45 ft..... 650
Janney st., W. s., 260 ft. N. Venango, John Moffet to William Givens, Aug. 13, 1873, 18 ft. by 100 ft..... 150
Tulip st., E. s., 116 ft. S. Venango, 18 ft. by 100 ft..... 150
Tulip st., N. W. s., 84 ft. N. E. William, Jacob Komenarisky to Hyman Levi, January 22, 1886, 14 ft. by 54 ft..... 1,036
Warnock st., E. s., 161 ft. N. Oxford, E. H. Cloud to Mary Schmidt, December 14, 1885, 46 ft. 2½ in. by 48 ft. 6 in.; E s. Warnock, 222 ft. 7½ in. W. Oxford, irreg.; g. r. $90 each..... 4,400

TUESDAY, January 26, 1886

Austin st., W. s., 240 ft. N. Wharton, A. J. McGarry to Sarah Rogers, September 30, 1862, 14 ft. by 50 ft. 6 in..... 450
Belgrade st., S. E. s., 258 ft. S. W. Lehigh ave., E. Borda to Julius C. Aitken, January 22, 1886, 20x117 ft. 750
Callowhill st., S. s., 19 ft. 6½ in. E. Water, Matt. K. Knorr, exr., et al. to Francis Hamilton, Jan. 11, 1886, irreg. shape..... 4,091
Carlisle st., E. s., 146 ft. 6 in. S. Montgomery, R. J. Dobbins to John F. Betz et al., January 22, 1886, irreg. shape..... 20,000
Catharine st., S. s., 60 ft. ½ in. W. Third, John J. Sickler et al. to John A. Scanlan, trustee, Jan. 21, 1886, 15 ft. 2½ in. by 40 ft..... 2,000
Darien st., 1858, Hy. Goebel to Adam Strecker, January 28, 1886, irreg. shape..... 1,200
Eighteenth st., N. E. cor. Montrose, Robert Montgomery to George Lafferty, Jan. 18, 1886, 17 ft. by 64 ft. 6 in.; g. r. $85..... 175
Eighteenth st., W. s., 51 ft. 6 in. N. Berks, J. Louis Kates to Susanna H. Shock, Jan. 19, 1886, 17 ft. by 100 ft..... 8,500
Fernon st., 1830, John Devlin to Hannah Friel, Jan. 22, 1886, 14 ft. by 47 ft. 6 in.; g. r. $48..... 540
Fernon st., S. s., 100 ft. and 156 ft. W. Nineteenth, James Tracy to William Endebrock, Dec. 31, 1886, each 14 ft. by 47 ft., and subject to g. r. $39..... 1,200
Fourth st., 708 S., Joseph P. McCullen, master, to Patrick Harvey, November 11, 1885, 18 ft. by 79 ft. 6 in..... 2,550

Franklin st., W. s., 76 ft. 4 in. S. Norris, A. M. Zane to John S. Kuen, December 19, 1885, 33 ft. by 145 ft. ½ in..... nom.

Girard ave., N. s., 17 ft. 2⅜ in. W. Hutchinson, E. Devine, ex'r, to Thomas Bradley, Jan. 18, 1886, irreg. shape..... 20,000

Leander st., E. s., 70 ft. N. McKean, Thomas Fields to Joseph J. Keefe, Dec. 21, 1885, 26 ft. by 44 ft..... 100

Lehigh ave., S. s., 54 ft. 10 in. W. Fifth, John S. Kelly to Henry Franz, January 19, 1886, 18 ft. by 100 ft..... 3,700

Luzerne st., Twenty-fifth Ward, North Philadelphia Butchers and Drovers' Live Stock Yard Company to John Ridney, Jr., Jan. 1. 1886, 27 247 acres..... 55,000

Manton st., S. s., 176 ft. E. Twenty-first, Thomas Marshall to Robert E. Ramsay, Jan. 23, 1886, 14 ft. by 48 ft.; g. r. $42..... 1,050

Montgomery st., N. E. cor. Memphis, Johnson Roney to John Wilson, Jan. 15, 1886, irreg. shape, mtge. $1,100..... 2,100

Mountain st., S. s., 100 ft. E. Twentieth, Bernard McNichol et al. to Bernard McCloskey, Jan. 23, 1886, 2 lots, 14 ft. by 45 ft. 3 in. and subject each to g. r. $42..... nom.

Ninth st., W. s., 20 ft N. Rodman, Mary M. Irwin to David Preston, Dec. 9, 1885, 16 ft. by 96 ft..... 4,100

Nineteenth st., E. s., 185 ft. N. Columbia ave., V. B. Finn to Maria Witmer, Jan. 16, 1886, 16 ft. 7 in. by 100 ft..... 4,500

Opal st., 1519, Nicholas C. Clelland to Jeffery Hart, Jan. 13, 1886, 15 ft. by 45 ft.... 2,150

Ogden st., 1026, Isaac H. Jones et al. to Elwood Gaskill, Jan. 23, 1886, 16 ft. by 46 ft..... nom.

Ogden st., 1028, Ellwood Gaskill to Isaac H. Jones et al., Jan. 23, 1886, 16 ft. by 46 ft..... nom.

Palethorp st., E. s., 276 ft. N. Susquehanna ave., M. Seddinger et al., ex'rs, to Hy. Kessler, Jan. 5, 1886, 24 ft. by 45 ft..... 390

Park ave., W. s., 20 ft. N. Columbia ave., W. E. Yerkes to the Tradesmen's B. and L. Ass'n, No 3, Dec. 19, 1885, 19 ft. 7 in. by 80 ft ..... nom.

Pastorius st., N. W. s., 299 ft. 10 in. N. E. Hancock, Edwin Clinton to Sarah E. Green, Jan. 15, 1886, 21 ft. 5 in. by 50 ft. 10 in..... 1,400

Pastorius st., N. W. s., 321 ft. 3 in. N. Hancock, E. Clinton to Maria Green, Jan. 15, 1886, 21 ft. 5 in. by 50 ft. 11 in..... 1,400

Pemberton st., 2109, Jacques Band to Catherine Gibson, Jan. 12, 1886, 16 ft. by 50 ft.; g. r. $36..... 1,300

Richmond st., S. s., 440 E. Front, Mary Disston to John G. Watmough, Jan. 20, 1886, 80 ft. by 245 and 221 ft.; g. r. $540 3,500

Richmond st., E. s., 284 ft. 4 in. N. E. Clearfield, Barbara Vogel to John Ebersold, Jan. 18, 1886, 16 ft. by 81 ft 550

South st., N. s., 133 ft. 6 in. W. Twenty fourth, Henry Lewis to N. Chapman Mitchell, Dec. 31, 1885, 83 ft. by 154 ft 15,000

Spruce st., N. E. cor. Fifty second, Carrie B. Williams to John C. Grady, Dec. 30, 1885, 101 ft. 3½ in. by 170 ft.; mtge. $2,000..... nom.

Seventh st., W. s., 113 ft. N. Huntingdon, Isaac and Henry Norris, trustees, to Jacob Rightley, Jan. 21, 1886, 114 ft. by 137 ft. ½ in..... nom.

Sixty-fourth st., W. s., 75 ft. N. Callowhill, George M. Bloomer to John J. Kearney, Jan. 12, 1886, 25 ft. by 125 ft..... 1,400

Sixty-fourth-and-a half st., E. s , 200 ft N. Callowhill, J. E. Reid et al., adm'rs, to C. W. McKeehan, Dec. 30, 1885, 25 ft. by 100 ft ; E. s. Sixty-fourth-and-a-half st., 200 ft. S. Hamilton, 25 ft. by 100 ft..... 240

Summer st. (vacated), S. s., 60 ft. W. Old Hutton st. (now vacated), Edwin G. Flanigen to Robert A. Wilkinson, March 3, 1885, 20 ft. by 115 ft..... 1,000

Third st., 244 S., Charles Hacker et al. to L. Theodore Salaignac, Jan. 19, 1886, 30 ft. by 180 ft 14,000

Twenty-ninth st., W. s., 75 ft. S. Girard ave., William L. Elkins to Mary Frilsch, Jan. 24, 1886, 15 ft. by 57 ft..... 2,800

Hazzard st., N. E. s., 44 ft. S. E. Kensington ave., Joseph Sigley to William Thornton, April 16, 1883, to Mary Ann Sigley, Jan. 25, 1886, 14 ft. by 68 ft.; g. r. $46 50 1,000

Somerset st., S. s , and E. s. Twelfth st., Joseph Lomax et ux. to John Ruhl, Dec. 18, 1885, to Charles C. Mann to Joseph Lomax, Jan. 2, 1886, 142 ft. by 75 ft..... nom.

WEDNESDAY, January 27, 1886.

Baltimore ave., S. s., 100 ft. W. Forty-fifth, William G. Suelke et al. to Elizabeth Suelke, Jan. 16, 1886, irreg. shape..... nom.

Broad st., W. s , 134 ft. 6 6-7 in. N. Race, Leah Wilson to Elizabeth Shourde et al., Jan. 25, 1886, quit claim, 22 ft. 5 1-7 in. by 96 ft..... 2,766

Brown st., S. s., 88 ft. 3½ in. E. Forty-third, Henry Murray to George W. Roberts, Dec. 19, 1885, to Cordelia Murray, Jan. 19, 1886, 22 ft. by 85 ft ; mtge, $2,500..... 1,500

Comly st , S. W. s., 100 ft. N. W. Jackson, the Wissinoming Mutual L. and I. Co to George S. Webster, Dec. 3, 1885, 50 ft. by 100 ft.. 125

Dickinson st., S. s , 43 ft., E Eighth, Edw. Cubberley to Mary Ann Gormley, Dec. 2, 1885, 13 ft. 6 in. by 53 ft ; g. r. $47 25..... 1,250

Eight st., E. s., 222 ft. 10½ in. N. Brown, C. P. Miller to Milton Phillips, Jan. 20, 1886, 18 ft. by 115 ft..... 6,950

Eleventh st., 1619 N., John L Baldwin to John W. Sayers, Jan. 20, 1886, 17 ft. by 70 ft..... 3,500

Emerald st., N. W. s., 239 ft. N. E. Ontario, E. J. Devlin to Benjamin Shourds, Oct. 1, 1885, 56 ft. by 79 ft. 3,800

Fourth st., W. s., 48 ft. 9 in. N. Pine, David M. Chambers to Elwood Becker, Jan. 18, 1886, 16 ft. 3 in. by 86 ft..... 4,000

Fourth st., W. s., 144 ft. S. Cambria, Robert W. Fitzell to Lewis M. Kensil, Jan. 21, 1886, 72 ft. by 96 ft. 6 in ....

Fifth st., 3 lots, E. s., 88 ft. 8 in. N. York, John Schieber to Anton Bernhard, Jan. 22, 1886, each 16 ft. 4 in. by 49 ft. 4½ in., mtgs, $4800..... 4,200

Fifth st., E. s., 56 ft., N. York, John Schieber to John Schoendienst, Jan. 22, 1886, irreg; also, E. s. Fifth, 72 ft 4 in. N. York, 16 ft. 4 in. by 49 ft. 4½ in. ; mtgs. $3200..... 2,800

Fifteenth st., W. s., 90 ft. 5 in. N. Carpenter, Frank J. Bell to Henry C. Loughlin, Jan. 14, 1886, 18 ft. by 66 ft., g. r. $123..... 625

Forty-second st., 209 S., Josephine Y. McClure to John F. Culin to James R. McClure, Jan. 22, 1886, 22 ft. 3 in. by 100 ft..... 10,600

Lawrence st., 972, R. M. J. Siner to Christian Ph. Fred. Fischer, Jan. 19, 1886, irreg. shape..... 2,625

Cedar st., S. E. s., 158 ft. 11 in. N. E. Foulkrod, Naomi Lewis to Jeremiah Eagan, Jan. 25, 1886, 13 ft. 4 in. by 96 ft..... 900

Penn st., N. W. s., 225 ft. S. W. Foulkrod, estate of F. C. Dungan to Thomas Twigg, Jan. 8, 1886, 20 ft. by 100 ft 2,400

Lindley ave., cor. Tenth, D. R. Paterson et al., executors, to William G. Smith, Jan. 22, 2 acres 3 rods and 33½ perches ..... nom.

Manton st., S. s., 125 ft., E. Twenty-second, Henry R. Coulomb to Latham Blee, Jan. 15, 1886, 15 ft. by 55 ft.; g. r. $48..... 1,025

Montrose st., N. s., 42 ft. W. Twenty-third, William J. Davidson to Samuel White, Jan. 21, 1886, 14 ft. by 36 ft.; g. r. $50 400

Parker st., 1027, William G. Suelke et al. to Elizabeth Suelke, Jan. 16, 1886, 15 ft. by 80 ft..... nom.

Pine st., 225, David M. Chambers, executor, to John A. Muller, Dec. 25, 1885, 15 ft. by 80 ft 3,500

Pine st., S. W. cor. Seventeenth, Sarah Jane DeCoursey et al. to Clara R. Gilbert et al., Jan. 20, 1886, 20 ft. by 90 ft..... 11,500

Second st., 510, Daniel M. Fox, executor, to Frederick Ott, Jan. 23, 1886, irreg. shape..... 7,000

Sixth st., E. s., 74 ft. 2½ in. E. Erie ave., Abraham Ruth to Joseph Ruth, Jan. 5, 1886, two lots, each 14 ft. 3½ in. by 62 ft..... nom.

Seventh st., N. W. cor. Pierce, Patk. Hill to William Weinmann, Jan. 18, 1886, irreg. shape; g. r. $64 1,500

Springfield ave, N. W. s., 120 ft. S. W. Forty-fifth, William G. Suelke et al. to Elizabeth Suelke, Jan. 16, 1886, irreg shape..... nom.

Taylor st., W. s., 16 ft. 6 in. and 31 ft. 6 in. N. Parrish, John M. Sharp to Rachel Hohenfels, Jan. 23, 1886, 30 ft. by 48 ft..... 4,000

Taylor st., W. s., 46 ft. 6 in. N. Parrish, John M. Sharp to Fannie H. Wolf, Jan. 23, 1886, 30 ft. by 48 ft..... 4,000

Thouron ave., N. E. s., 200 ft. N. W. Upsall, Edw. L. Royal to Samuel Clawson, Sept. 1, 1874, 25 ft. by 125 ft 150

Samuel R. Clausen to Hy. J. Donnelley, Jan. 25, 1886..... 150

Twelfth st., S. W. cor. Thompson, E. Adolph Rowland to Louis Bergdoll, Jan. 8, 1886, 18 ft. by 65 ft..... 7,250

Westmoreland st., S. W. cor. Ninth, Valentine Liebig to John P. Mathieu et al. Aug. 25, 1885, irreg. shape; also, N. E. cor. Ninth, irreg. shape..... 12,500

Mifflin st , N. s., 70 ft. W. Seventh, Louisa Hipple to Elizabeth Foy, Jan. 20, 1886, 16 ft. by 63 ft..... 1,750

Watkins st., S. s., 114 ft. and 142 ft. W. Eighth, David Orr to Alexander M. Orr, Jan. 23, 1886, each 14 by 58 ft. 11 in.; also, N. s. Catharine, 271 ft. 6 in. W. Twenty-third, 16 ft. by 62 ft. ; E. s. Hicks, 198 ft. N. Dickinson, 14 ft. by 49 ft.; E. s. Hicks, 103 ft. S. Dickinson, 14 ft. by 49 ft.; E. s. Hicks, 89 ft. S. Dickinson, 14 ft. by 49 ft.; N. s. Latona, 138 ft. W. Sixteenth, 15 ft. by 54 ft. 1½ in..... nom.

Bainbridge st., 1631, Mary McColgan to Hugh Lane, Jan. 25, 1886, 16 ft. by 60 ft..... nom.

Woodlands ave., 4219, John D. Poole to Somers S. Pearson, Jan. 18, 1886, irreg. shape..... 3,000

James A. Freeman & Co., auctioneers, sold last Thursday at the Philadelphia Exchange the following:

Two and one-half story brick dwelling 971 N. Fifth st.; lot 17 ft. by 63 ft. 3,600

Four-story brick store building, 33 N. Front st., and six-story brick building, 34 N. Water st., lot 16 ft. by 45 ft. 9,900

Three-story brick store and dwelling, 424 N. Ninth st.; lot 15 ft. by 40 ft. 10 in. 3,375

Two and one-half story brick store and dwelling, N. W. cor. Lawrence and Culbert sts.; lot 18 ft. by 43 ft. 4,125

Property Lancaster ave., Preston and Story sts.; lot fronts 160 ft., 33.3 ft. and 173 ft. 17,275

Three-story brick dwelling, 2239 Hancock st.; lot 14 ft. by 55 ft. 2,260

Three-story brick dwelling, 2241 Hancock st., 14 ft. by 55 ft 2,125

They have also since last report, four two-story brick stores and dwellings, 4510-12-14-16 Main st., Germantown; lots each 14 ft. by 100 ft. 14,000

THURSDAY, Jan. 28th, 1886.

Amber st., S. E. s., 46. ft. 6in. S. W. Auburn—John M. Thomas to Jas. Hallin; Jan. 26, 1886; 16 by 69. Also, three adjoining lots nom.

Bucknell st., 833, E. D. Stern to Frank Burns, Jan. 20, 1886 ; 14 by 48 1,900

Carlisle st., E. s., 80 ft S. Park ave., John M. Sharp to Sarah Hoover, Jan. 18, 1886; 15 by 85; g. r. $96 1,700

Eleventh st., 2043-2045, George M. Miller to David M. Hess, Aug. 7, 1885; 34 by 65 1,200

Emily st., S. W. cor. Sixth, William Thompson to Margaret McGinnis, Jan. 18, 1886, 18 ft. by 46 ft. 9½ in. g. r. $98 310

Fawn st., W. s., 150 ft. S. Jefferson, Thomas W. Astbury to Jacob Kappler, to Emma Astbury, Jan. 27, 1886, 15 ft. by 46 ft. nom.

Federal st., N. s., 234 ft. E. Tenth, Jas. Clarke to Francis J. McGovern, Jan. 13, 1886, 16 ft. by 120 ft.; g. r. $36 3,300

Filbert st., S. s., 180 ft. 3 in. W. 37th, John Shedwick to B. Frank Bostick, Jan. 16, 1886, 15 ft. by 52 ft. 4 in 2,100

Frankford rd., 1940, interest of John Sturn to Matilda and Emma Sturn, Jan. 15. 1886, 18 ft. by 65 ft. Also, in 1914 Blair, 604 Otis (Susquehanna ave.) and 609 N. 4th 4,000

Harrison st., 101, Wm. O'Neill to Peter Gallagher, to Arabella O'Neill, Jan. 25, 1886 5,000

Ingersoll st., N. s., 224 ft. W 22d, Jos. Bronmell to Ann Scott, Dec. 31, 1885, 14 ft. by 37 ft. 1,725

Girard ave., S. s., 128 W. 29th, Irving B. Brower to Chas. Hy. Spicer, Jan. 16, 1886, 16 ft. by 60 ft. 5,700
Same to Carrie M. Bower.

Lambert st., W. s., 123 ft. S. Dickinson, John Simpson to Cathar ne E. McLyndon, Dec. 30, 1885, 14 ft. by 44 ft.; g. r. $36 700

Lombard st., S. s., 38 ft. E. 8th, Jane Taylor to Joseph Malatesta, Jan. 4, 1886, 40 ft. by 78 ft. 2,000

McClellan st., 730, Michael C. Mehan to Daniel Mehan, to Alice M. J. Mehan, Jan. 25, 1886, 14 ft. by 47 ft 350

Mutter st., E. s., 71 ft. 11½ in. S. York, Henry L. Elder to Reinhard Schilling, Jan. 19, 1886, 11 ft. 11½ in. by 40 ft. 1,000

Nineteenth st., W. s., 50 ft. N. Dickinson, Albert S. Erney to James S. George, Jan. 22, 1885, 16 ft. by 70 ft. 1,500

Opal st., E. s., 132 ft. 6 in. N. Jefferson, Jeffery Hart to Ann Scott, Jan 13, 1886, 15 ft. by 45 ft. 2,250

Penn st., S. E. s., 587 ft. N. E. Germantown rd, Anthony M. Kimber to James Whitall, Jan. 2, 1886, 100 ft. by 143 ft. 5 in 11,800

Poplar st., N. s., 86 ft. 6 in. E. 17th, Edward G. Locke to Evaline R. D. Gibson, Jan. 16, 1886, 18 ft. 6 in. by 103 ft. 9 in 6,250

Reed st., S. s., 31 ft. 6 in. E. 19th, Patrick McCloskey to Thos O'Brien, to Patrick McCloskey, Dec. 30, 1885, 15 ft. 6 in. by 58 ft. 2,000

Reese st., E. s., 327 ft. N. Indiana st., Geo. M. Christian to Jas. Ritchie, Jr., Jan. 16, 1886, 42 ft. by 67 630

Reese st., E. s., 327 ft. N. Indiana st., Eliz'th Kohler to Jas. Ritchie, Jr., Jan. 16, 1886, 98 ft. by 67 ft. 1,633

State st., Nos. 63 and 65, William McBride to Chas. H. Lungren, Jan. 8, 1886, 27 ft. 7⅜ in. by 48 ft. 9½ in. nom.

South st., S. s., 190 ft. W. 7th, Eliz'th Suelke et al. to John M. Bidwell, Jan. 16, 1886, 22 ft. by 115 ft, g. r. $50 7,999

Trout st., No. 308, Rose A. Aikens to John J. Bergen, Jan. 14, 1886, 18 ft. by 37 ft. 6 in., g. r. $18 250

Twenty-second st., E. s., 60 ft. N. Oakford, Henry R. Coulomb to Patrick Brown, Jan. 20, 1886, 15 ft. by 74 ft., g. r. $54 1,125

Twenty-second st., N. E. cor. Oakford, Henry R. Coulomb to Margaret Toner, Jan. 26, 1886, 15 ft. by 74 ft.; g. r. $60 1,900

Hegerman st., N. W. s., 107 ft. 10 in. N. E. Washington, Mary Disston to Elizabeth E. Disston, Jan. 20, 1886, 50 ft. by 180 ft. 720

Hegerman st., S. E. s., 225 ft. S. W. Tyson, Mary Disston to Wm. M. Glenfield, Jan. 29, 1886, 25 ft. by 180 ft. nom.

FRIDAY, Jan. 29, 1886.

Brown st., 1511, Margarite Wilson, et al. to Elmer G. Rocap, Jr., Jan. 8, 1886, irreg. shape $3,700

Camac st., 1757, Timothy Callinon to Honora Linihen, Jan. 25, 1886, 14 ft. by 47 ft. 2,050

Church st., S. W. s., Edward H. Cook to Clarence E. Cook, Jan. 27, 1886 2,000

Forrest ave., S. W. s., 120 ft. N. W. Johnson, E. C. Williams to Mary E. Beale, January 26, 1886, 25 ft. by 125 ft. nom.

Front st., 1431, Isaac E. Landell to Henry Stewart, January 26, 1886, 17 ft. 3 in. by 82 ft. 5½ in.; g. r. $34 1,425

Forty-second st., 508 S., George L. Crawford to John P. Green, Jan. 26, 1886, 40 ft. by 200 ft. 15,000

Lombard st., 440, Edw. W. Cassidy, to Patrick Hynes, Jan. 15, 1886, irreg. shape 3,000

Mascher st., W. s., 319 ft. 6 in. S. York, Samuel J. Linderman to James P. Abel, Jan. 26, 1886, mtge. g. r. $72 500

Mosley st., N. s., 240 ft. E. Thirteenth, Charles H. Morgan to Jane Smiley, Jan. 26, 1886, 16 ft. by 55 ft.; g. r. $60 575

Otsego st., E. s., 263 ft. 11 in. N. Moore, M. S. Lewis to Thomas W. Mairs, Jan. 26, 1886, irreg. shape. 1,800

Paschall st., 5113, Edw. Heston, trustee, to Samuel R. Turner, Jan. 25, 1886, 50 ft. by 105 ft. 10 in 3,250

Ridge ave., N. E. s., and S. s. Montgomery, Hy. R. Smoch to William Thornton, January 21, 1886, irreg. shape 13,000

Seventy-seventh st., E. s., John H. Scott to John B. Brown, Jan. 27, 1886, irreg 300

Third st., W. s., 50 ft. N. Dauphin, Edw. P. Moyer to Thomas M. Grogan, Jan. 19, 1886, 40 ft. by 102 ft. 6 in 3,000

Thompson st., N. E. cor. Hutchinson, James C. Sellers to William Henry Muller, Nov. 4, 1885, 18 ft. by 50 ft. 3,200

Twenty-second st., 115 S., Joseph M. Stoddart to Hobart A. Hare et ux., Jan. 25, 1886, 16 ft. by 47 ft. 3,250

Wallace st., 1210, Allen Shryock to Tillie Mencke, Jan. 28, 1886, 17 ft. by 75 ft. nom.

Walnut st., S. E. s., 1480 ft. 9½ in. S. W. Morton, William Curtis Taylor to William Beaumont Whitney, July 20, 1885, irreg. 12,250

Woodland ave., 4219, S. S. Pearson to Clarence H. Clark, Jan. 28, 1886, irreg 3,000

Woodstock st., 1708, Christine to Catharine Shuster, Jan. 21, 1886, 14 ft. 4 in. by 55 ft. 2,300

Ogden st., 2021, William T. Aldrich to Andrew Barr, Jan. 12, 1889, 16 ft. by 97 ft. 3,220

Ogden st., 1028, Isaac H. Jones to Emma R. Leitch, Jan. 26, 1886, moiety, 16 ft. by 46 ft.; also N. s. Holland Place, 251 ft. 9 in. W. Tenth, 16 ft. by 32 ft 1,500

Lingo st., 1426, Johannes Loos to James M. Donnelly, Jan. 20, 1886, to John J. Watson, 14 ft. by 48 ft.; g. r. $36 400

Spring Garden st., 1035, William F. McCoy to Mary P. Plumby, Jan. 28, 1886, 18 ft. by 83 ft. 8,000

Kater st., 2143, Frederick Geipel to Ferd. Geipel, Jan. 20, 1886, 16 ft. by 48 ft. 2,300

Poplar st., 1227, Lewis Kramer, trustee, to Anton Kramer, Dec. 31, 1885, irreg. shape 3,800

SATURDAY, January 30, 1886.

Bodine st., 2106, F. J. Decker to Frances V. Day, January 20, 1886, 14 ft. front $1,100

Broad st., W. s., 190 ft. N. Columbia ave., Pennsylvania Company for Insurance on Lives, etc., trustees, to John F. Betz et al., Jan. 26, 1886, 70 ft. by 147 ft. 57,000

Chester st., 252, Amelia C. Hazel to David Hazel, Jan. 23, 1886, 16 ft. by 70 ft 3,500

Cumberland st., S. s., 44 ft. E. Jasper, Artisans' Building and Loan Association to Anna E. Fox, January 22, 1886, 14 ft. by 78 ft.; mtge. $1,600 2,500

"D" st., E. s., 218 ft. N. Indiana, Margaret Sharer et al. to Charles R. Sharer, Jan. 28, 1886, 16 ft. by 97 ft. 6 in nom.

Edgmont st., N. W. s., 28 ft. S. W. Neff, Charles Judge to Elizabeth S. Wainwright, Dec. 16, 1885, 14 ft. by 57 ft. 1,300

Eighth st., E. s., 40 ft. S. Venango, Daniel C. Wymer to James H. Dorff, Jan. 27, 1886, 20 ft. by 97 ft. ⅜ in 500

Eleventh st., E. s., and S. s. Christian, John Murphy to John and Oliver Turkington, Jan. 21, 1886, 35 ft. by 62 ft. 5 250

Federal st., 1226, Peter Shoenberger et al. to Mary Ball, Jan. 26, 1886, 16 ft. by 88 ft. nom.

Filbert st., S. s., 195 ft. 3 in. W. Thirty-seventh, John Shedwick to Frank F., Bell, Jan. 26, 1886, 75 ft. by 48 ft. and 52 ft..... 10,500

Front st., W. s., 36 ft, N. Somerset, William A. M. Fuller to William Maier, January 25, 1886, 72 ft. by 64 ft..... 3,900

Fourth st., 2534, Val. Franz to Gottlieb Hoersch, Jan 26, 1886, 29 ft. ½ in. by 51 ft. 7 in..... 5,000

Jasper st., N. W. s., 66 ft. 4¾ in. N. E. Somerset, Elizabeth Watson to Xavier Blocchlinger, Jan. 28, 1886, 16 ft. by 98 ft..... 515

Juniata st., E. s., 238 ft. N. Reed, Fred. Schmidt et al. to Anton J. F. Ewe, Jan. 27, 1886, 14 ft. by 48 ft... 1,250

Lawrence and Pike sts., James E. Cooper et al. to Co-operative Land Association of Kensington, Jan. 15, 1886, 1 acre 16·48 perches, 7,069 acres at Fifth and Luzerne, and lot at Sixth and Luzerne..... 52,000

Ludlow st., S. s., 350 ft. W. Thirty-fourth, John T. Kluder et al., ex'rs, to Josephine A. Hammett, Dec. 1, 1885, 60 ft. by 114 f 6 in..... 3 400

Morris st., 921-923, William H. Druen, trustee, to Hannah Gates et al., Jan 19, 1886, each 16 ft. by 62 ft..... nom.

New Market st., E. s., 180 ft. S. Callowhill, James S. Da Costa to William..Murphy, Jan. 11, 1886, 20 ft. by 48 ft. ½ in..... 2,100

Norris st., 2518 E., Ellwood Allen to George M. Jacob, Jan. 27, 1886, irreg. shape (old No. 953)..... 3,200

Pierce st., N. s., 153 ft. 2 in. W. Sixth, Ruth A. Poynter et al. to Ellen A. Sexton, Dec. 31, 1885, 14 ft. by 49 ft.; g. r. $27..... 550

Richmond st., N. W. s. and S. W. s. Lehigh ave., Howell Evans to Jackson Heiss, Sept. 29, 1885, 60 ft. by 105 ft.; g. r. $40 each, subject to sum of $2,733.34..... 5,466.66

Seventeenth st., E. s., 33 ft. S. Cherry, Hannah Smith to Elizabeth P. Streeper, January 28, 1886, 15 ft. by 59 ft..... 4,000

Seventeenth st., N. W. cor. Jefferson, the Indigent Widows' and Single Women's Society to William L. Elkins and Peter A. B. Widener, Jan. 29, 1886, 19 ft. by 117 ft. 10 in.; also W. s. Seventeenth, 205 ft. N. Jefferson, 72 ft. by 177 ft. 10 in..... 18,200

Seventeenth st., W. s, 19 ft. N, Jefferson, Pennsylvania Institute for the Blind to Elkins and Widener, Jan. 29, 1886, 19 ft. by 177 ft. 10 in... 3,800

Seventeenth st., W. s., 38 ft. N. Jefferson, Pennsylvania Institute for the Deaf and Dumb to Elkins and Widener, Jan. 28, 1886, 19 ft. by 177 ft. 10 in.; W. s. Seventeenth, 133 ft. N. Jefferson, 72 ft. by 177 ft. 10 in..... 18,200

Seventeenth st., W. s., 57 ft. N. Jefferson, Old Man's Home to Elkins and Widener, Jan. 30, 1886, 38 ft. by 177 ft. 10 in..... 7,6 0

Seventeenth st., W. s., 95 ft. N. Jefferson, P. E. City Mission to Elkins and Widener, Jan. 28, 1886, 38 ft. by 197 ft. 10 in..... 7,600

Sergeant st., S. s., W. Tenth, Theodore Colladay et al. to Charles H. Mintzer, Jan. 2, 1886, 16 ft. 6 in. by 90 ft..... 930

Sixth st., S. E. cor. Columbia ave., Samuel H. Troth to Thos. J. Richards, Jan. 27, 1886, 131 ft. 4 in. by 201 ft..... nom.

South st., 239, Levy Goodsmith to John Rau, Jan. 26, 1886, irreg. shape; also 141 S. st., 12 ft. 8 in. by 81 ft. 4 in..... 15,000

Tasker st., S. s., 70 ft. W. Eighteenth, John P. Bradley to John Maloney, Jr., Jan. 29, 1885, 16 ft. by 65 ft..... nom.

Tahasa st., S. s., 76 ft. 1 in. W. Ninth, Bernard Pelster, adm'r, to Elizabeth Karker, Jan. 23, 1886, 13 ft. 11 in. by 60 ft., $1,285; same to Anthony S. Karker, Jan. 23, 1886..... 1,285

Third st., W. s., 79 ft 7 in. N. Marriott, William D. Neilson to Frederick M. Desmond, Jan. 22, 1886, 12 ft. by 68 ft 2,300

Twenty-fifth st., E. s., 328 ft. 6 in. N. Parrish, John M. Sharp to Charles S. Gilman, Jan. 28, 1886, 16 ft. by 54 ft.; g. r. $96..... 1,400

Twenty-fifth st., E. s., 68 ft. 6 in. and 85 ft. N. Parrish, John M. Sharp to Eugene H. Munday, Jan. 27, 1886, 33 ft. by 54 ft.; 2 g. r. $80 each..... 3,000

Thompson st., 2352, P. A. Dempsey to Lewis A. Shoemaker, Jan. 23, 1886, 15 ft. by 72 ft.; mtge. $2,000... 1,150

Westminster ave., S. E. cor. Palm, Jeannette G. Bromley to Morris S. Thomson. Jan. 28, 1886, 18 ft. by 84 4 in..... 6,200

William D. Haines to James Somers Smith, Dec. 7, 1885, beginning 15 ft. E. Forty-fifth and 65 ft. S. Seneca, 2 ft. by 75 ft..... 75

Suburban Sales.

Gloucester County.

Emma E. Allen to Edward P. Harker, date of deed, August 14, 1885, recorded January 15, 1886, 20 20-100 of an acre of land, situate in Swedesboro, Woolwich township.. $140.00

Benjamin W. Low et ex. to Charles B. Platt, date of deed, January 9, 1886, recorded January 15, 1886, 25-100 of an acre, situate in Paulsboro, Greenwich township..... 1,300.00

Joseph V. Jones to William Jones, date of deed, January 14, 1886, recorded January 15, 1886, 7,000 square feet of land, situated in the city of Woodbury..... 800.00

Joseph L. Reeves et al. commissioner to Fillmore Hughes, date of deed, January 16, 1886, recorded January 16, 1886, 100 acres of land, situate in East Greenwich township..... 5,100.00

Joseph Fisler to Benjamin Fisler, quit claim deed dated May 14, 1872, recorded January 16, 1886, 9 acres of land, situate in Clayton township..... 1.00

Benjamin Fisler to John M. Moore, date of deed, January 15, 1886, recorded January 16, 1886 9 12-100 acres of land, situate in Clayton township..... 225.00

Hannah H. Stanger to John M. Moore, date of deed January 13, 1886, recorded January 16, 1886, 50 acres of land, situate in Clayton and Franklin townships..... 1,000 00

Joseph F. Talman et ux. to George K. Chew, date of deed January 7, 1886, recorded January 18, 1886, 36 5-100 acres of land, situate in Mantua township..... 300.00

John D. Shute, administrator, to Anna B. Johnson, deed dated May 9, 1885, recorded January 18, 1886, 1 26 100 acres of land, situate in the town of Glassboro..... 2,600.00

John D. Shute, executor, to Samuel A. Whitney, deed dated January 5, 1886, recorded January 18, 1886, 6 73-100 acres of land, situate in Glassboro township..... 3,127.00

George W. Ireland to J. Alfred Bodine, deed dated December 22, 1885, recorded January 18, 1886, 88 4-100 acres of land, situate in Monroe township..... 4,000,00

Daniel J. Parker, sheriff, to Leveritt Newcomb, deed dated December 22, 1885, recorded January 19, 1886, two tracts of land, one 33½ acres, the other 5 18-100 acres, situate in Franklin township..... 1,250.00

Hiram Steelman to William H. Lloyd, deed dated January 10, 1886, recorded January 19, 1886, 1 21-100 acres of land, situate in Logan township..... 345.00

William H. Lloyd to Hiram Steelman, deed dated March 1, 1884, recorded January 19, 1886, 1 21-100 acres of land, situate in Logan township..... 345.00

Gottlieb Smith to George H. Smith, deed dated January 19, 1886, recorded January 19, 1886, 4 64-100 acres of land, situate in East Greenwich township 750.00

George H. Smith to Charles D. Hartman, deed dated January 19, 1886, recorded January 19, 1886, 4 64-100 acres of land, situate in East Greenwich township..... 200.00

Adaline E. S. Shuster to The Paulsboro Loan and Building Association, deed dated January 12, 1886, recorded January 20, 1886, ½ of an acre of land, situate in Paul-boro... 100 00

The New Jersey Baptist Association to The Sewell Baptist Mission, deed dated January 18, 1886, recorded January 20, 1886, situate in Mantua township..... 1.00

Charles B. Platt, et ux. to Elizabeth B. Low, deed dated January 21, 1886, recorded January 21, 1884, two lots of land 50-100 of an acre in all, situate in Greenwich Township..... 1,300 00

Benjamin F. McCallister, executor, to Michael Crow, deed dated January 21, 1886, recorded January 22, 1886, two tracts of land, first 16 80-100, second 5 68-100 acres of land, situate in Logan township..... 792.00

William Donohue et ux. to Patrick Cahill, deed dated January 16, 1886, recorded January 22, 1886, ½ acre of land, situate in Mantua township.. 650.00

Patrick Cahill, et ux. to William Donohue, dated January 11, 1886, recorded January 22, 1886, 26-100 acres, situate in Glassboro township..... 1,200.00

Joseph A. Leap et al. to Henry Leap, deed dated October 22, 1885, recorded January 22, 1886, 6 30-100 acres of land, situate in Dept. township..... 4,650.00

John C. Gurner et al. to Ada Libb, et al., deed dated December 24, recorded January 23, 1886, two tracts, each containing 75-100 of an acre of land, situate in Washington township..... 545.00

William H. Hannold et ux. to Isaac N. Derrickson, deed dated January 13, 1886, recorded January 25, 1886, ¼ acre of land, situate in Paulsboro. 250.00

John C. Rulon, et ux. to William H. Hannold, deed dated May 25, 1885, recorded January 26, 1886, ½ of an acre of land, situate in Woolwich township..... 385.00

Ira Allen to William H. Hannold, deed dated February 27, 1884, recorded January 26, 1886, 14-100 of an acre, situate in Swedesboro..... 185.00

John Kern et ux. to John C. Tatum, deed dated January 26, 1876, recorded January 26, 1886, 45-100 of an acre of land, situate in Woodbury..... 1,665.00

Anna Hockmuth to John W. Bischoff, deed dated January 7, 1884, recorded January 26, 1886, 4600 feet, situate in Woodbury 800.00

Jacob H. Mounce, et ux. to Henrietta Coles, deed dated January 15, 1886, recorded January 27, 1886, 26 acres of land, situate in Harrison township 135.00

Arthur McIlvaine, to The Swedesboro Rail-Road, deed dated January 15, 1886, recorded January 27, 1886, 1 7-100 acres of land, situate in Woolwich turnpike 100.00

John M Moore, et ux. et al. to Lorenzo Fisler, deed dated August 8, 1885, recorded January 28, 1886, 8300 square feet of land situate in Town of Clayton 150.00

John Somers, et ux. et al. to George Barrett, deed dated March 20, 1877 recorded January 28, 1886, 14-100 of an acre, situate in Greenwich township 300.00

Charles Harbest, et ux. to George Barrett, deed dated March 26, 1877, recorded January 28, 1886, 44-100 of an acre of land, situate in Greenwich township 50.00

Wm Leach, et al. to Wm. W. Leach et al. deed dated January 23, 1886, recorded January 29, 1886, two tracts of land one 34 20-100, the other 31 44-100 acres of land, situate in Franklin township 2,500.00

John C. Tatum, et ux. to Jacob Muller, deed dated January 8, 1886, recorded January 29, 1886, building lot in Woodbury 635,00

Sarah Y. Hilles, to Jacob Muller, deed dated January 7, 1886, recorded January 29, 1886, building lot in Woodbury 4000.00

Delaware County.

Charles E. Henry, Philadelphia, a house and lot in Radnor to Mary Louisa Kelly of the former place for $9,000

Joseph Missick, Chester, five brick houses and lots 15x70 feet each on Seventh street, Chester, to George Buby of that city for 6,000

Michael Ash, Chester, a brick house and lot 15x90 feet on Ninth street, that city, to Oliver Terth of the same place for 950

Francis Fennimore, Bristol, Bucks Co., a house and tract of 14½ acres of land in Radnor, to Georgia H. Sommers, Philadelphia for 19,000

Garrett E. Smedley, admr. of Eleanor Barber, Ridley, a lot 50x150 feet in Ridley Park, to Isabella Volker, Ridley, for $265, also, two lots 50x150 feet, and 25x150 feet respectively, to Bridget Barber same place for 350

Hugh Lloyd, Darby, a lot 72x74 feet in Cedar street that borough to Hewson Brice, Philadelphia for ... 432

John M. Brommall, Media, a lot 60x110 feet on Front street, a lot 95x105 on State street, a lot 230x110 feet on Monroe street, a lot 91x330x60 feet on Edgemont street and a lot 36x160 feet on Gayley street, Media, to Swithin C. Shortlidge of same place for 4,500

Wm. Edward Spink, of Philadelphia, a lot 25x150 feet, on Coates in Darby, to Oliver H. Ott, of the former city for 150

A. Lewis Smith, Media, two lots 35x142 feet in Upper Darby, to David Annan of the latter place for 300

Montgomery County.

Horace N. and Cyrus Q. Guldin to J. George Bell, two lots in Pottsgrove township, for $250

Theodore Bainbridge to William Oldham, 30½ perches of land in Whitemarsh township for 125

Annie and Lewis B. Gussman to John L Gussman, a lot of land in Ambler Village for $1 and natural love and affection ....

Remandus Scheetz to Nelson R. Paul, a house and lot on Hector street, Conshohocken for 1400

Emanuel Levenwood to Eliza Bechtel, a lot in Pottsgrove township for 110

Henry M. Tracy to Abram Crankshaw, a house and lot on Elm street, Conshohocken for 750

Mary A. Rolston to Most Rev. P J. Ryan, Academy buildings and 6 acres and 154 perches of land in Norristown for 40,500

The Sylvania Mutual Land Improvement Association has transferred the following properties to Jacob Newman, lot 259 for $125 to Washington J. Fisher, lot 85 for $125; to Thomas Groskott, lot 199 for $125; to Thomas Goskrott, lot 152 for $125; to Samuel Clowney, lot 261 for $125; to William C. Beetern, lot 118 for $125; to George C. Butcher, lot 262 for $125. The property of this Association is situated in Abington township.

J. M. Thomas to William R. Marple 6 acres and 95 perches of land in Horsham township for 675

The heirs of Samuel M. Bunting to Hannah Bunting, a house and lot, corner High and Hanover streets, Pottstown, for 20,000

Thomas H. Dobson to Richard W. Davis, a tract of nearly 2½ acres of land in lower Merion township for 2,938.80

Sarah A. Dilley and William Dilley to James A. Hurst, a house and two lots, on George street, Norristown for 1550

John J. Myers to Thomas Baldwin, two town lots situated partly in Conshohocken and Whitemarsh township for 365

Martin Husher to Thomas Hebblethwaite, a house and lot in West Conshohocken for 975

Lewis B. Reifsnider and Jacob H. Hartenstine, to Sarah R. Bechtel two lots on York Street road, Pottsgrove township for 480

Lewis B. Reifsnider and Jacob H. Hartenstine, to Joseph and Ellen Bechtel four lots in same locality for 930

Lewis B. Reifsnider and Jacob H. Hartenstine, to Joseph and Ellen Bechtel, trustees, a lot in same locality for 240

Henry W. B. Reed to William U. D. Godshall, a lot an Main street Lansdale for 677

Catharine Faust to D. Ogden Rogers Messuage, tannery, buildings and tract of land in Upper Dublin township for 20,850

D. Ogden Rogers to Alvin B. Faust, a dwelling and 38 acres and 136 perches of land in Upper Dublin township for 7200

D. Ogden Rogers to Edwin H. Faust, Samuel A. Faust and Milton D. Faust, a tannery, messuage and tract of 3 acres and 19 perches of land in Upper Dublin township for 2000

D. Ogden Rogers to Samuel A. Faust, a house and lot of land in Upper Dublin township for 1400

D. Ogden Rogers to Edwin H. Faust, 103 perches of land in Upper Dublin township for 2250

John D. Clemens to Abraham G. Freed, a lot on Main street Lansdale for 500

John W. Barry to William A. Sharer, a lot in Eagleville for 20

George C. Yerkes to Mary E. Yerkes, a house and 26 acres and 70 perches of land in Hatboro for 11,000

Florence Sullivan to Anna V. Schall, a lot on Stanbridge street Norristown for 250

Horace N. and Cyrus Q. Guldin, to Lyman B. Fillman two building lots in Mount Hope addition to Pottstown for 210

Horace N and Cyrus Q. Guldin to Thomas Greenoff and J. Frank Althouse, two lots in Mount Hope addition to Pottstown for 300

Wharton Barker to Mary L. Gower 6 acres of land in Cheltenham township for 3600

Frank B. Thompson to James A. Campbell, five houses and lot of land in Ardmore for 51,200

Mary E. Ennis to Mary M. Yeager a lot of land on South street in Pott's addition to Pottstown for.. 150

William Y. Swinehart to Franklin T. Weller, one-half interest in two lots of land in Pottsgrove township for 900

The Real Estate Title Insurance and Trust Company of Philadelphia, trustee, to George L. Crawford, 4 acres of land in Lower Merion township for 11,477.50

Chester County.

The following transfers of real estate have been entered on record in Chester County during the last week:

January 25.

John Rutter, a lot 68 4-10 perches in West Fallowfield township, to Ed. S. Basser $50.00

Catharine Springer et al., a lot 3,500 square feet in Elk township. to Ellis Springer 10.00

Henry Cope, a lot in Lower Oxford township, 26 49-100 perches, to Daniel V. Otley 90.00

Anna Dawald et al., lot in North Coventry township, 13 acres 108 perches, to Susanna Ecker 1,000.00

Joseph S. Pugh, lot in Elk township, 64½ perches, to Little Elk Friends' Meeting 1.00

January 26.

James S. Swartz, a lot in East Vincent township, 12 acres 127 perches, to Christian S. Swartz ... 1,150.00

Eli Dunlap, lot in London Britain township 15½ acres, to Charles S. Jones 1,125.00

Jesse P. Hetric, lot in North Coventry township, 10 perches, to Thomas W. Stern 15.00

Davis Knauer et al., tract in Warwick township, 39 acres 154 perches, to Elizabeth Keller 199.81

Joel B. Pusey et al., for a lot in Avondale, to Florence P. Hudders 965.00

William Schweitzer, tract in Warwick township, 36 acres 39 perches, to Isaac Hughes 1,750.00

January 27.

E. F. Pennypacker et al., a lot in Phœnexville, 3,375 square feet, to James Kelley 150.00

Jesse C. Dickey, a house and lot in West Chester, to Benj. M. Everhart 1,400.00

James M. Cook, a tract in Tredyffrin township, 42 acres 7 perches, to Henry H. Taylor et al..... 525.00

January 28.

David L Smith, a lot in Sadsbury township, 3,467 square feet, to John Hathaway Irwin..... 400.00

J. M. C Dickey, a lot in East Nottingham, 15,910 square feet, to Oxford Presbyterian Church 1.00

Henry Cope, a lot in Lower Oxford township 7,500 square feet, to John Otley 125.00

Edward Paiste, clerk of O. C., a lot in East Nottingham, 2 acres, 2 rods and 9 perches, to John S. Dance..... 400.00

William Brown, a lot in East Nottingham township, 15,900 square feet, to J. M. Cressou Dickey..... 100.00

Morris O'Neill, a lot in Pennsbury township, 2 acres, to Joseph Augustine..... 1.00

Joseph Augustine, a lot in Pennsbury township, 2 acres, to Joseph Kirchoff, trus ee..... 1.00

John M. Wilson, executor, a lot in Tredyffrin township, 3 acres 20 perches, to Thomas Campbell..... 2,800.00

January 29.

John Wright, a tract in Kennett township, 64 acres 142 perches, to Ellsworth Moore..... 10,000.00

Charles F. Layrer, a dwelling-house in Phœnixville (brick), to Lerra Kopp..... 6,000.00

Burlington County.

Deeds recorded at the office of the Recorder of Deeds for the week ending January 30:

Charles Hammell to William T. Caldwell, 8 lots of land in Bridgeboro, for.....$ 800.00

Emma C. Walcott to John G. Evans, frame house and lot at Delanco, for..... 1,700.00

William H. Worrell to Joseph N. Simons, two tracts of land in Southampton township, for..... 2,500.00

Robert F. Thorn to Henry C. Blake, house and lot in Bordentown, for..... 500.00

Edgar Earl Johnson to Henry Haines, house and lot in Pemberton, for..... 325.00

John H. Butterworth to R. C. Butterworth, lot of land in Pemberton, for..... 400.00

Charles E. Cordo to Samuel F. Corliss, lot of ground on Union street, Bordentown, for..... 300.00

George Hammell to James S. Mitchell, house and lot at Bridgeboro, for..... 250.00

James Allinson to Joshua D. Janney, lot of land in Palmyra, for... 70.00

W. E. Sherwood to S. E. Bodine, house and lot on St. Mary street, Burlington, for..... 1,000.00

E. F. Newbold to Gibbs & Deacon, all title and interest in land at Centreton, for..... 100.00

First National Bank of Vincentown to Watson T. Sooy, one-fourth part of a tract of land in Randolph township, for.. ..... 100.00

John H. C. Jennings to John P. Lippincott, tract of pine land in Evesham township, for..... 400.00

Same to same, farm in Shamong township, for..... 8,000 00

Phœbe Shime to Amos Screeno, farm in Willingboro township, for..... 3,000.00

John Mitchell to Dr. W. E. Hall, lot of land in Burlington, for..... 325.00

Ezra Evans, executor, to Joseph K. Evans, tract of land in Evesham township, for..... 200.00

William Neilson to Charles A. Logan, tract of land in Bass River township, for..... 500.00

N. P. Page to Samuel Emmans, two lots of land in Juliustown, for.... 565.00

Andrews Rollins to Mary Hoffner, lot of land in Evesham township, for..... 300.00

Heirs of Isaac Haines to Joseph Shoemaker, 19 acres of land in Evesham township, for..... 180.00

Executors of John Mitchell to Jas. H. Birch, 10 acres of land in Burlington, for..... 2,000.00

Franklin Woolman to same, two lots of land in Burlington, for..... 1,800.00

James G. Gowdy to same, lot on Locust avenue, Burlington, for... 200.00

The City of Burlington Building Association to same, 2 frame houses and lot of land in Burlington, for..... 975.00

Thomas Ridgeway et al. to Theodore Budd, lot of land in Pemberton township, for..... 340.00

Frank Earl to same, two tracts of land in Pemberton township, for.. 134.00

James McIlvaine to Melvin Deacon, lot of land in Westhampton township..... 50.00

Richard B. Ford to Anna F. Leaman, house and lot at Pemberton, for..... 325.00

Albert C. Henlings to Louis Conner, lot of land in Riverton, for..... 1,000.00

Heirs of Ann J. West to Helena R. Pyatt, small lot of land at Fieldsboro, for..... 1,500.00

Isaiah P. Galdy to William B. Pope, farm of 110 acres in Southampton township, for..... 1,3762.50

James L. Kemble to Martha A Pettit, house and lot at Bridgeboro, for..... 100.00

Martha A. Pettit to Jesse Wells, house and lot of land in Bridgeboro, for..... 125.00

Bucks County.

Transfer of real estate in Bucks County:

Joseph M. Carr to Barton Manufacturing Co., lot in Warminster, April 5, 1884.....$ 120.00

Nancy L. Sellers to Martin Hickman, lot in New Britain, Jan. 2, 1886..... 1,700.00

J. Keen Smith to Anna L. Smith, lot in Bristolboro. Aug. 11, 1885... 1,350.00

Elizabeth Smith, administrator, to Lavina S. Mars, lot in Bristol township, Jan. 4, 1886..... 836.00

John L. Riegel and wife to trustees of St. John Reformed Church, lot in Durham, July 3, 1885..... 1.00

John C. Riegel and wife to trustees of St. John Reformed Church and St. Peter's Lutheran Church, lot in Durham, July 3, 1885..... 498.75

Heirs of Samuel M. Landis to Tilgham H. Young, five tracts in Springfield, April 4, 1882..... 1,733.33

Wm. Wilmee et al. to Henry P. Diehl, lot in Milford, April 2, 1884..... 150.00

Benj. F. Boyer to Henry S. Funk, 2 tracts in Springfield, April 6, 1885..... 3,548.55

Julia Bean to Matilda Strouse, lot in Nockamixon, July 13, 1885..... 45.00

Joseph March to Augustus Holly, 14 acres 62 perches, in Hilltown, Jan. 16, 1886..... 2,900.00

Robert W. Rogers to Mary Garman, lot in Bristol, Jan. 16, 1886.. 1,300.00

Joshua Peirce to John Hughes, lot in Bristol, Dec. 17, 1885..... 1,150.00

John Headman to Wm. W. Eckert, 6 acres 34 perches in Rockhill, April 4, 1870..... 217.00

Geo. W. Gilton to Wm. W. Eckert, 6 acres 159 perches in Rockhill, March 6, 1879..... 450.00

Wm. J. Kirk to Mary Sprogle, lots in Warminster, Sept. 13, 1881..... 150.00

John D. Ruth to John Ruth, Sr., 5 acres in New Britain, April 1, 1884..... 3,000.00

Joshua Bennett to Neshaminy Presbyterian Church, 2 lots in Warminster, Sept. 28, 1885..... 175.00

Joshua Bennett to Tobias Schneckenberger, lot in Warmin-ter, Oct. 24, 1885..... 50.00

Harold Peirce to A. Weir Gilkeson, lot in Bristol, Jan. 1, 1886..... 1,400.00

James Briggs to Daniel S. Briggs, 67 acres 17 perches in Solebury, April 3, 1883..... 6,506.00

Charles Anderson to Theodore Murels, lot in Langhorne, Nov. 3, 1877..... 140.00

Abraham Everett to Thomas Headly, 61 acres 16 perches in Rockhill, July 16, 1874..... 4,500.00

Executors of Wm. Banes to Alfred Banes, lot in Southampton, Jan. 7, 1886..... 1,650.00

Jacob M. Swarthy to Joseph A. Hendricks, 2 tracts in Perkasie, July 6, 1885..... 197.00

Assignee of Henry H. Landis to Henry Rice, 15 acres 5 perches in Bedminster, Jan. 23, 1886..... 1,135.00

Salina C. Snyder to William E. Schoch, lot in Quakertown, Jan. 25, 1886..... 1,217.61

Elias Eastburn Sheriff to Wm. L. Sabers, 98 acres 80 perches in L. Makefield, Sept. 23, 1885..... 3,107.00

Hugh B. Ely to Michael Uhler, tract in Tinicum, April 2, 1885.... 1,776.75

Administrators of Daniel Evans to Philadelphia, Newton & New York R. R., lot in Northampton, Jan. 23, 1886..... 129.46

Edward Wollery to Geo. Wollery, lot in U. Makefield, Jan. 12, 1886, 1,200.00

S. A. Smith to Anna Livezey, lot in Doylestown, Jan. 27, 1886..... 3,100.00

MARKET QUOTATIONS.

LUMBER.—The more favorable weather of the past few days has contributed to an improvement to the demand for lumber among retailers and wholesalers, in some instances have ordered additional shipments from lakeports. Dealers are not expecting to do very much for a few weeks to come, and are therefore content with the irregular trade coming along.

LEAD.—Quotations have not been changed. A good demand is in progress, particularly for lead pipe.

PAINTS AND OILS.—Business is picking up. A slight advance has taken place in a few of the imported colors. An improvement is probable in the middle of February, by way of preparation for the spring work. The paint manufacturers are running with less force but have liberal stocks on hand for the jobbing trade.

TIN AND TIN PLATE.—A slight reduction in the selling prices of tin plate is to be reported with a liberal movement both among wholesalers and retailers. Solder is firm and zinc both in cast and open is holding its own in price.

BRICK.—The prices for stretcher and salmon brick show no variation. There is no uniform price for the various yards. Each manufacturer is in the habit of fixing his own price for his special make and facilities are being provided for a heavier demand during the coming year.

OTIS BROS. & CO.,

MANUFACTURERS OF

ELEVATORS,

No. 6 S. Merrick St.,

OPPOSITE NEW CITY HALL,

PHILADELPHIA.

OTIS BROS. & CO.

MANUFACTURE THE

"Standard" Hydraulic Passenger and Freight Elevators,

ALSO ALL FORMS OF

Steam Passenger and Freight Elevators,

Hoisting Machinery for Mines, Breweries, Etc.

35 Years Experience in the Manufacture of HOISTING MACHINERY Solely.

The Record of the Otis Elevators proves them to be unequalled in the world for SAFETY, SPEED, DURABILITY and ECONOMY.

ELEVATOR INSPECTION A SPECIALTY.

OTIS' ELEVATORS CAN BE SEEN IN OPERATION AT

JOHN WANAMAKER.
S. M. WANAMAKER & CO.
U. S. POST OFFICE.
NEW CITY HALL.
AMOS HILLBORN & CO.
SHARPLESS BROTHERS.
JOEL J. BAILY & CO.
C. R. McCOWN & CO.
WM. SIMPSON, SONS & CO.
O. S. JANNEY & CO.
HOMER, LE BOUTELLIER & CO.
HOOD, BONBRIGHT & CO.
HARRISON, FRAZIER & CO.
RECORD BUILDING.
TEMPLE THEATRE.
WASHINGTON HOTEL.
HOTEL LAFAYETTE.
ST. GEORGE HOTEL.
COLONNADE HOTEL.
JOHN & JAMES DOBSON.
LEVY BROTHERS & CO.
BURNHAM, PARRY, WILLIAMS & CO.
THOMAS DOLAN & CO.
FOLWELL, BRO. & CO.
C. H. GARDEN & CO.
MUHR BUILDING.
PETER SCHEMM.
SWAIN BUILDING.
AND MANY OTHERS.

FOUND!

A LIVE "WEEKLY JOURNAL" of great value to Real Estate Brokers, Insurance Writers, Contractors, Builders, Lawyers, Architects, and all dealers in building materials and appliances. Such a Paper has long been needed in Philadelphia, and the success already met with, is a true index of its worth.

Among the features of the "REAL ESTATE RECORD AND BUILDERS' GUIDE" will be full Editorial comment and General News, Real Estate, Building, Architecture and Insurance. The most complete and authentic list of Judgments and Mechanics' Liens. A correct list of Conveyances in Philadelphia, Montgomery, Bucks, Chester, Delaware Counties, Penna., and Camden, Burlington and Gloucester Counties, N. J., Market Reports, Illustrated Articles, Etc. TERMS, $5.00 per Annum. Send name and address at once and you will be promptly served.

The Real Estate Publishing Co.,
727 WALNUT STREET.

HENRY BRIGHT,
Business Manager.

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Authorized by its Charter to transact a general Real Estate Business, including Buying, Selling and Leasing Real Estate, and the general charge and management of Property; and also to act as Assignee, Receiver, Guardian, Executor, Administrator, and Agent, and to execute Trusts of every description.

Issues Policies of Title Insurance to Purchasers of Real Estate and Real Estate Securities.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

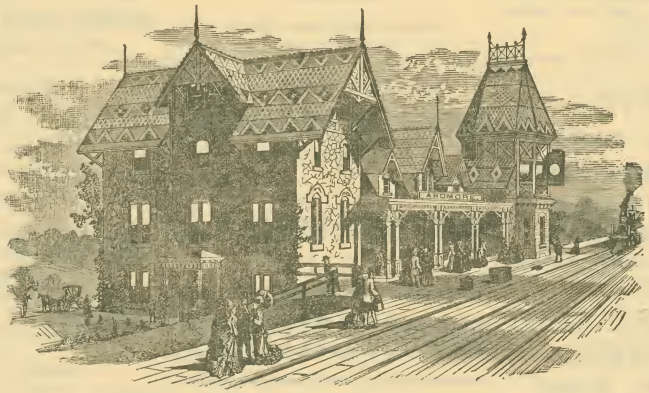
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL I.—NO. 5. PHILADELPHIA, MONDAY, FEBRUARY 8, 1886. PRICE 15 CENTS

A SUBURBAN SPECIMEN OF ARCHITECTURE.

PERHAPS no other Railroad Company in the United States takes as much interest in the artistic display and completeness of its station houses as the Pennsylvania Railroad Company. Wherever its control extends, the sign of improvement soon becomes visible. This recognition of the beautiful and desire to please its patrons, is not often to be met with, either among corporations or individuals, and the Pennsylvania Railroad Company, as the leader in this direction, deserves credit



and deserves to have its example followed by other railroad corporations. Their beautiful stations are to be found all along the lines of their roads, and particularly within twenty miles of Philadelphia, in every direction. The taste and comfort of the patrons of the road are recognized by the erection of station houses embodying not only utility in every direction, that is possible for comfort and convenience, but also the fullest development of architectural taste, consistent with reasonable economy. The station at Ardmore, recently completed, is a type of its kind. It is large, well constructed, artistically designed, architecturally exact and complete, and in every way creditable to the great corporation which owns it. The cut herewith presented, conveys a very correct impression of its outlines and details. It embodies more than one order of architecture and is suggestive of a richness that is pleasing to the eye. Its interior arrangements are complete; the best wood is used for decoration and the appearance of cheapness or carelessness is nowhere shown. In former years the managers gave less attention to enduring structures than now. This mistaken economy is no longer followed. The station houses of the Pennsylvania Railroad are made to endure for decades, instead of for years, as in its earlier history. The purpose of this company is to beautify the surroundings and its line of road. The improvements near the city are to be followed up by improvements at more remote points, as patronage justifies.

Established 1867.

C. HARRY SHOWAKER,

CONVEYANCER & REAL ESTATE BROKER

NOTARY PUBLIC,

Offices, N. W. Cor. Twenty-First and Columbia Ave., N. E. Cor. Seventeenth and Oxford Sts.,

PHILADELPHIA.

Rents, Interests, Etc., Collected. OPEN UNTIL 9 P. M.

J. L. GALLOWAY,

Real Estate and Fire Insurance Agent,

—OFFICE—

N. W. COR. 11th ST. and WASHINGTON AVE.,

PHILADELPHIA.

And Moore's Station, P., W. & B. R. R.

ESTABLISHED 1863.

CHARLES MATHEWS, JR.,

CONVEYANCER,

Real Estate and Insurance Broker,

N. E. COR. 15th STREET AND COLUMBIA AVENUE,

PHILADELPHIA.

Notary Public and Commissioner for New Jersey.

THE BRISTOW BROWNSTONE CO.,

OF VIRGINIA,

CAPITAL $100,000

10,000 Shares, - - Par Value, $10,00.

NON-ASSESSABLE.

Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,

AUCTIONEERS,

No. 422 WALNUT STREET,

PHILADELPHIA.

—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

M. THOMAS & SONS,

AUCTIONEERS,

Nos. 137, 139 & 141 S. FOURTH STREET,

PHILADELPHIA.

CONSUMERS' MARBLE CO.,

WHOLESALE DEALERS IN

AMERICAN MARBLE,

TWENTY-THIRD AND WALNUT STREETS,

PHILADELPHIA, PA.

Quarries and Steam Mills at W. Rutland, Vt.

MARBLE FROM ALL THE RUTLAND QUARRIES.

A. L. SHELDON, MANAGER.

J. T. JACKSON & CO.,

REAL ESTATE BROKERS,

No. 711 Walnut Street,

PHILADELPHIA.

Rents, Sales, Mortgages, Etc.

BENJAMIN F. ASHWOOD,

REAL ESTATE BROKER,

19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

ESTABLISHED 1873.

E. L. MINTZER, Jr.,

REAL ESTATE BROKER,

909 Walnut Street,

PHILADELPHIA.

Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,

REAL ESTATE BROKER,

731 Walnut Street,

PHILADELPHIA.

Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.

BENJAMIN F. TELLER & BRO.,

Conveyancers and Real Estate Agents,

537 Chestnut Street,

NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD

—AT—

CHESILHURST.

Lots 50x150 $15 each, clear.

High, healthy location, near Philadelphia.

For descriptive circular, apply to

SIMPSON & WADE,

No. 7 S. MERRICK STREET,

(West Side New Public Buildings.)

JOSEPH R. McELROY,

REAL ESTATE AGENT AND BROKER,

No. 205 South Sixth Street,

PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Girard Fire Insurance Company.

OFFICE,

N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886 ..... $1,263.509 78
SURPLUS as regards Policy holders 346,021 88
NET SURPLUS over all Liabilities, including Capital Stock 546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE

INSURANCE COMPANY.

JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States,	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes ...	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.

ATWOOD SMITH, GEN. AGENT.

—PAINTS—

LEWIS U. BEAN & CO.,

Ninth St., above Market, Phila.

Manufacturers of all kinds of PAINTS, VARNISHES, &c.

FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870.

George B. Johnson,

ATTORNEY AT LAW,

22 EAST MARKET STREET,

TELEPHONE 107. WEST CHESTER, PA.

Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

---

JAMES P. MORNEN,

REAL ESTATE BROKER,

925 Walnut Street,

PHILADELPHIA.

Transacts a General Real Estate Business.

LOUIS M. SUPLEE,

REAL ESTATE BROKER,

4 SOUTH MERRICK STREET,

(OPPOSITE NEW PUBLIC BUILDINGS.)

Buys and sells Penn'a Farms. PHILADELPHIA.

LAW OFFICES

—OF—

FRANCIS H. THOLE,

REMOVED TO

909 WALNUT STREET,

PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1—NO. 5. PHILADELPHIA, MONDAY, FEBRUARY 8, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE.

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

All communications should be addressed,

REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, FEB. 8, 1886.

A representative of the *Real Estate Record and Builders' Guide* interviewed several builders during the past few days relative to trade and building prospects for the ensuing season. The builders, as a class, are hopeful. Their hope is based not on the mere expectations that this year will be a good one simply because last year was, but because they have tangible evidences before them of building operations. Among the important movements this year will be the alteration of numerous stores and dwellings; the stores will be altered into larger and more commodious establishments and dwellings will be entirely transformed from old-fashioned homes into modern temples of trade. The entire structures will be removed in many cases. The builders stated that negotiations have not gone far enough to furnish details, but that these will be forthcoming in due time. They say that Market street west of Broad, and Arch street below Eighth and down to Front will be considerably improved. The upward tendency in rents and the urgent necessity for more room are the reasons for these alterations. Many old establishments pay an excellent rent at this time, considering the original cost and present assessments, but careful calculation made, prove to the owners that they are realizing the minimum of return on their properties and that the wise course to pursue is to improve these properties, to erect high and commodious buildings with every modern appliance, with the most improved systems for heating and lighting and in every way to make their properties more adapted to the requirements of the present day.

An immense amount of money is being lost in this city from the extreme conservatism of its conservative people. There are business locations around Second, Third, Fourth, Arch, Race, and Walnut streets that are yielding only $3,000 to $5,000 per year rental, that could be made to realize from $6,000 to $10,000 per annum. By the expenditure of moderate sums a much higher income could be realized. It is a matter of surprise that our property owners should allow this loss year after year. Our curious figure man, having a holiday lately, amused himself by figuring up the rental losses on three blocks on Arch Street, of course in an approximating way, and found that by proper and pressing improvements a yearly increased rental of $150,000 could be realized. But it is not the correctness or the incorrectness of these figures that is in question. The point to which attention is directed is, are our property owners in the business sections of this city pursuing a sensible course in not improving their properties? They are satisfied with 30 to 40 per cent. of what they could realize if they made the proper and needed improvements. Why do they not do it? The most pertinent and only correct answer is, "they wont." There are too many relics of Penn's days in the city. We can honor William Penn in a better manner and at less cost than by permitting old buildings to remain. There are scores of buildings from 40 to 80 years old that ought to be removed or at least radically remodelled. Even if the owners do not want the increased revenue, the business and manufacturing interests are clamoring for the increased space and increased facilities. The time for narrow stairways creaking with age, and low ceilings blackened with the lamp smoke of a long century, and little fort-like windows and narrow doorways, has gone. The spirit of improvement is on us, and these old buildings, respectable with their associations, must go. New and elegant structures ought to rise cloud-wards, repleted with every appliance and device that architectural and constructive genius could suggest. We are drawing no pen picture, no fancy sketch. We talk of our provincialism. We are full of it, but not in the direction in which some of our city ink-slingers describe. We need, of course, good, well-paved streets. The cobblestones ought to go to the bottom of the rivers and creeks from whence they came, the city water supply ought to be vastly enlarged and improved, new works and conduits ought to be built. Larger pipe ought to take the place of the clay pipe, stem system, that laughs at us in derision all the time. But these improvements will not come as long as we have not the spirit and energy to be worthy of them. They will not come as long as we have our business centres covered with old houses that were fit for our grandfathers only. The kitchens which the cooks of fifty years ago occupied are to-day occupied by followers of Blackstone. The dining-rooms are filled by insurance men, manufacturers and representatives of our industrial and commercial interests. All very well. We have driven the cooks out, and the old-time owners too, but having taken possession, we should transform these places, these dwellings, if not as a matter of taste, then as a matter of dollars and cents.

This is where we are provincial. This is where we should correct our provincialism. The property owners in the older sections of the city will be left behind in the great race the city is making, unless they beware. Up-town property is improving. The Exchanges, or one or two of them, are talking of moving; And why? There is no enterprise down town. These energetic Exchanges are anxious to get out of the graveyard of Philadelphia.

What is to be done? Do the property owners below Fourth street want their property to depreciate? They seem to want this retrogression. How can they prevent it? how improve their properties and increase their rentals? Simply by transforming their two-storied and three-storied old-fashioned houses into modern and elegant business structures. Will they do it? Like the end man, "We give it up."

If any encouragement were wanted there are abundant evidences of it all around. Look at the returns on investments elsewhere. Look at the *Record* Building, at Tenth and Chestnut; at some of the fine business buildings on Walnut street. For instance Nos. 333 and 331 or No. 419, or many others on other streets that might be mentioned by way of illustration.

The Real Estate Record and Builders' Guide has no sympathy or patience with the complaining property owners away down town who are figuratively tearing their hair over small and diminishing returns, and who stand almost petrified at the westward march of Philadelphia civilization. They have imagined that the business end of Philadelphia was in their keeping, that it belonged to them, that it would not leave them. But, lo! it is going if not gone.

There is no use prolonging this matter. If our old property owners do not wake up they will regret it. Young America will not sit in a six foot six room and look out of a three by five window filled with 8x10 glass. Young America would not tire its legs by climbing narrow, old, rickety stairs. Young America wants elevators and registers, and French plate glass and sixteen foot ceilings

and deep mouldings, double doors, and all that—yes, and will have them too.

There is yet time to reclaim something. At this time inquiries are being made for properties between Tenth and Eighteenth streets for business and manufacturing purposes. Let the property owners downtown take a hint and begin remodelling now. Let them put up six-story buildings where there are three and have every appliance for convenience and comfort.

Of course we are speaking one word for the property owners and two for the building and architectural interests, but no matter who is or is not benefitted, the demands call for a general remodelling of our old buildings.

Where are our Future Builders to Come From?

How many active business men among our great army of builders have given this question even a passing thought? Those schooled under the old apprentice system, which meant thoroughness if nothing more, will soon be numbered with their fathers, and their places must be filled; and by whom?

The trades and labor unions have practically placed an embargo upon our American youth from learning to build as their fathers learnt it, and the old way—it is hardly likely—will never be revived.

That it is necessary for each generation to furnish its quantum of constructors no one can question, and the only feasible way which presents itself, in order that practical, honest, rugged men may creditably fill the places of those now in active life, is the establishing of schools of practical instruction where the art in its every detail can be learned.

It is high time State Legislatures took hold of this question. Schools should be organized, equipped and mastered by capable and efficient teachers. The American youth who desires to learn carpentering, bricklaying, plastering or any of the arts that enters into the work of building houses, or bridges, or anything else for that matter, must have a chance.

A Wise Move.

The Pennsylvania Railroad Company has done a very wise thing in establishing an insurance department for its employees similar to that of the Baltimore and Ohio Company, who have had one in operation for some ten or twelve years. The Membership will be divided into five classes. The classes will be determined by the earnings, and will be divided as follows:–$35, $60, $80, $100 and over $100.

In order that the cost of the proposed benefits may be as small as possible, and each member derive all possible benefits from his payments to the Relief Fund, the number participating must be large and regular. In view of this and of the responsibility assumed by the company, it will be a condition that each person entering the service or promoted in it, after the inauguration of the department, shall become a member of the Relief Fund and participate in its benefits. Persons in the service at that time will, for six months thereafter, be afforded the privilege of participating without regard to age or physical condition.

The operation of the Relief Department will commence February 1, 1886, from which date applications will be received. The payment of contributions and the title to benefits will not commence until February 15, 1886. Applications are to be made to those under whom the applicants are employed, who will afford employés an opportunity of examining the regulations of the Relief Department and will furnish blanks for applicants, and any required clerical assistance in filling them up, and will forward them as may be directed. As the privilege of participation will hereafter depend upon age and physical condition, those now in the service as may be debarred from participation, if they delay applying until after the period during which the privilege is open to them.

The company having established this method of relief for their employés, and undertaken the management and expense thereof, will discontinue the allowance of gratuities after the expiration of the period of six months before mentioned, and all fines paid by employés for dereliction of duty will therefore be added to the Relief Fund.

Our State's Finances.

The report of Jerome B. Niles, Auditor General of Pennsylvania, on the finances of the Commonwealth for the year ending Nov. 30, 1885, has just been received. It shows the receipts at the State Treasury to have been $8,179,714.28; balance in the Treasury November 28, 1884, $2,117,585.11. Total, $10,297,299.39.

Following are the amounts of taxes paid by steam and city passenger car companies:

STEAM CARS.

Steam railroads having termini in Philadelphia, paid taxes on stock as follows: Buffalo, New York and Philadelphia, $19,158.24; Baltimore and Philadelphia, $94.16; Chestnut Hill, $723.90; East Pennsylvania, $5,128-.65; Junction, $5,000; Little Schuylkill Navigation Company and Railroad, $8,707.47; Lehigh Valley, $40,007.10; Lehigh Navigation Company, $34,589.02; North Pennsylvania, $18,226.20; Philadelphia, Wilmington and Baltimore, $7,686.40; Philadelphia and Baltimore Central, $1,871.74; Philadelphia and Trenton, $14,296.50; Philadelphia, Newtown and New York, $360; Philadelphia, Germantown and Norristown, $13,481-.40; Philadelphia and Reading, $42,221.90; Connecting Railroad Company, $3,884.90; Frankford and Holmesburg, $3; Pennsylvania Railroad Company, $325,836.89; Philadelphia and Lehigh Valley, $12; Schuylkill River West Side Railroad Company, $4.50; Schuylkill River East Side Railroad Company, per Baltimore and Ohio Company, $6. On gross receipts—Pennsylvania, $281,979.63; Buffalo, New York and Philadelphia, $9,-227.32; Baltimore and Philadelphia, $72.50; Junction, $1,757.45; Lehigh Valley, $59,-722.14; Philadelphia, Wilmington and Baltimore, $5,194.41; Philadelphia and Reading, $158,909.73; Philadelphia and Baltimore Central, $5,429.21; Philadelphia, Newtown and New York, $574.85

CITY CARS.

City Passenger Railways.—On Stock—West Philadelphia, $7,125; Citizens', $6,500; Union, $12,000; Continental, $6,000; Empire, $1,260; Fifth and Sixth, $16,950; Germantown, $6,750; Hestonville, Mantua and Fairmount, $1,415.59; Gray's Ferry, $2,161.25; People's, $4.800; Philadelphia and Darby, $408; Chestnut and Walnut, $6,500; Ridge Avenue, $5,250, Second and Third, $8,481.60; Thirteenth and Fifteenth, $3,828.62; Lombard and South Streets, $2,148.83. On gross receipts—Citizens', $3,494.88; Fifth and Sixth, $4,366.64; Hestonville, Mantua and Fairmount, $7,019.16; Lombard and South Streets, $739.80; People's, $6,813.86; Gray's Ferry, $1,133.01; Philadelphia Traction Company, $9,901.70; Ridge Avenue, $2,598.57; Second and Third Streets, $4,118.76; Thirteenth and Fifteenth Streets, $2,482.15; Union, $4,956.03.

BANKS.

The payments by the city banks on their stock were as follows: Bank of North America, $6,000; Central National, $4,500; City National, $2,400; Consolidation National, $1,800; Corn Exchange National, $3,000; Columbian, $1,200; Centennial National, $1,680; Commonwealth National, $665.60; Commercial National, $3,888; Eighth National, $1,650; Farmers and Mechanics' National, $12,000; First National, $6,000; Girard National, $6,000; Independence National, $2,120; Kensington National, $1,500; Keystone National, $688; Merchants' Exchange, $340; Mechanics' National, $3,904; Manayunk, $280; Manufacturers' National, $4,114; Merchants' National, $3,312; National Bank of Northern Liberties, $3,000; National Bank of Germantown, $1,200; National Bank of Commerce, $1,060; National Bank of the Republic, $2,600; National Security Bank, $1,200; Penn National, $3,000; Philadelphia National, $9,000; Second National, $1,226.36; Shackamaxon Bank, $723.90; Southwark National, $1,500; Seventh National, $1,080; Spring Garden Bank, $1,112.40; Third National, $1,200; Tradesmen's National, $2,400; Union National $2,870; Western National, $2,400.

INSURANCE COMPANIES.

Insurance companies of the city paid taxes on their stock as follows: American Life, $1,250; Artisan, $300; American Fire, $2,000; Fire Association, $10,000; Franklin Fire, $4,000; German Fire, $369.36; Girard Fire and Marine, $3,600; Insurance Company of North America, $30,000; Insurance Company of the State of Pennsylvania, $1,000; Jefferson Fire, $625; Lumbermen's, $750; Mechanics', $1,250; New Era Life, $25; Pennsylvania Company for Insurance on Lives, &c., $77,000; Pennsylvania Fire, $2,000; Spring Garden, $3,200; Sun Fire, $360; Teutonia Fire, $600; Union Mutual, $2,550.

TRUST COMPANIES.

Trust Companies paid on their stock as follows: Guarantee, $450; Fidelity, $12,000; Girard, $2,250; Northern, $936.91; Philadelphia, $4,000; Provident, $4,343; Penn, $262.50; Real Estate Title, &c., $2,250; Union, $1,190.72.

MISCELLANEOUS.

There were also paid by the Bell Telephone Company, $2,520 on stock, and $2,696.70 on gross receipts; Continental Hotel Company, on stock, $1,764.35; Philadelphia and Reading Coal and Iron Company, on stock, $1,200; William Cramp & Sons' Dry Dock Company, on stock, $625; William Cramp & Sons' Ship and Engine Building Company, on stock, $1,500; Bergner & Engel Brewing Company, on stock, $3,840; William Massey Brewing Company, on stock, $2,280.

Pay your Water Tax.

Water rents for 1886 can now be paid at the Spring Garden street office. 5 per cent. will be added on the 1st day of May on all unpaid rents, and on 1st day of July 10 per cent. The water supply will be stopped from premises where the rent is unpaid on September 1st.

BUILDING prospects are good. Just now however there is but little movement in any direction. Builders are estimating on considerable work and expect to start in full as soon as the building season opens. The season will begin early and will give a chance to every one. Makers of material are full of preparation and talk encouragingly. No very large contracts have been placed as yet because of the feeling in building circles that there is something to be gained by waiting. Possibly there is, but there is about as much risk the other way. The future is full of uncertainties concerning prices and supplies. The supply men, of course, calculate that they have, or will have, an abundance of everything. At the same time they may be taken with surprise. There are causes operating to enlarge demand, which will be referred to elsewhere.

THE protection of property against fire should embrace a system entirely free from complications, and one in perfect harmony with every collateral element on which it depends for its efficiency.

A fire department in itself is of little importance, no matter how brave, or loyal, or well-trained it may be, without the necessary adjuncts of timely warning and a bountiful supply of water.

Unpleasant issues between departments of our City Government have of late been entirely too frequent not to make our fire insurance companies feel a trifle uncomfortable.

It is a mistaken economy for city governments, in order to lessen the burthens of taxation, to neglect needed water improvements, or to provide an alarm system that will meet the emergency if the one in use fails to fill the bill.

Fire insurance organizations are not maintained for fun; they must prove profitable investments or stockholders will become scarce. Heavy losses mean increased rates of insurance, and higher rentals for business property is a natural sequence; for it is needless to expect owners of property to bear increased burthens alone, for it never has been, and it never will be the fact.

The figures $1,325,000, representing the losses by fire in this city for the month of January, are perfectly astounding! This sum in itself, if properly expended, would have remedied many defective water mains, and so improved our system generally that our insurance companies would at least have the assurance that their future prosperity would not be impaired by incompetency on the part of our Municipal Government.

The Industries.

A correspondent in *The Industrial Review* writes from Wilmington, that the protracted period of industrial depression that has so long kept hundreds of workingmen idle and reduced many of them to absolute want, is evidently at an end in this city. A large number of contracts have already been placed, and the various industrial establishments are preparing for an active trade the present year. "The most gratifying piece of information that I have to communicate in regard to this revival," said a prominent ship-builder, "is that it is not one of those spasmodic efforts to simulate industrial activity, but it is a real, substantial revival—extending into many months." The rolling mills are the first to lead off, the Diamond State Rolling Mill, the Edgemoor Iron Works, and the Lobdell Car Wheel Company receiving orders that will require several months to complete them. The Harlan and Hollingsworth Company have contracts for several boats. Beside the construction of several small vessels a contract for building a side-wheel steamer for the Cape Cod Steamboat Company, has been placed with the Pusey & Jones Ship-building and Machine Company. The boat is to be 190 feet long, 32 feet beam, and 10 feet depth of hold. Remington & Co., steam pump manufacturers, have received a heavy contract for steam pumps from the Hall Steam Pump Company, of New York, which will last a long time, and necessitate the employment of many men. This firm is making an addition to its already extensive works. In the carriage business, the outlook for a brisk Spring trade is very promising. Many of these plants have not only put their old employés to work, but have taken on many new men. Taking it altogether, Wilmington begins the new year with exceedingly encouraging prospects in the matter of a general industrial revival, and her manufacturers and workingmen are rejoicing thereat.

Good Signs.

Not long ago a Western brewer having acquired great wealth, in having set to work and divided up his business between himself and his workmen, from superintendent to malt-shoveller. The other day James G. Batterson, President of the New England Granite Company gave orders "When the net profits are determined the entire amount is to be divided into three parts—one for labor, one for capital and one as a guarantee fund, to which fund shall be charged all losses by bad debts or credits given for materials and labor during the year. The dividend to labor shall be the first paid, and no officer, superintendent, overseer, clerk, agent or other employé drawing a salary, nor any contractor or sub-contractor, will participate in this labor dividend. Unless discharged for misconduct, the employé will receive his proportionate dividend, no matter in what part of the world he may be or in whose employ, when dividend time arrives."

Mr. Batterson further says: "My purpose is, if possible, to secure a community of interest which shall be recognized and admitted to be fair and equitable, claiming no more capital than is sufficient to hold it in such employment and giving the balance to labor."

House to House Inspection.

House to house inspection has been adopted in more cities than Philadelphia, where it is found to be an urgent requirement. No doubt municipal legislation will be invoked to more rigidly enforce rules and regulations for the carrying out of needed reforms for the public health in these municipalities.

During the year 1885, the tenement and factory inspectors of Chicago made a total of 77,103 examinations. Of these 54,642 were made in places of habitation, 19,693 in factories, stores and other places of employment. The following shows the character of the work performed:

Defective plumbing repaired	3,372
Traps applied to waste pipes	3,048
Ventilation applied to waste pipes	50
" " living rooms	197
" " work shops	125
" " water closet rooms	110
Defective sewers and drains repaired	2,010
New sewers constructed for houses	1,523
Catch-basins built	230
" cleansed	1,250
" repaired	90
Privy vaults cleaned	10,960
Water closets constructed	110
Rooms lime-washed	1,235
Leaky roofs repaired	335
Uninhabitable basements condemned	19
Filthy yards cleaned	3,630
Miscellaneous	2,384

Most large cities have now a regular inspection service. St. Louis admits she is behind in the matter, although it has a humane society to look after the health and welfare of the lower animals. The authorities, before whom the subject was brought by the Master Plumbers' Association of that city, have probably been waiting to gather facts and figures which would enable them to make an intelligent decision. Better figures than those above could not be given to prove why St. Louis should also have an inspection service.

New York Trade School.

The lecture season of the New York Trade Schools was opened by Mr. Edward Murphy, who accepted again the role of lecturer. The subject of the first lecture was "Soil Pipes." The young men forming the class are supplied with copies of a series of printed questions, the answers to which are written on a large black board and explained by the lecturer. These answers are taken down by the class on slips, and preserved for future reference. The plumbing class, this year, exceeds one hundred, and on the evening in question, was addressed in person by Col. Auchmuty, the enterprising founder. The entire number of pupils attending the various trade classes lacks but a few of 300.

Our own Plumbing School will compare favorably with it, though the class is not so large. The course of instruction is admirably adapted to the requirements of the art and to the capacity of the pupils.

REAL ESTATE.

Building Permits.

One alteration, 10 ft. by 50 ft., 431 East Girard Avenue, to D. Smith, 423 Keyser Street.

One two-story brick stable, Elber and Morris Streets, 18 ft. by 30 ft., to Mrs. George Wickner, 1923 North Twenty-eighth Street.

Front alteration, 111 South Eighth Street, to Carne & Spare, 914 Walnut Street.

One three-story brick house, 17 ft. by 48 ft., Northeast corner of Eighteenth and Montrose Streets, to George Lafferty, 1519 South Twentieth Street.

One-story brick shed, 32 ft. by 35 ft., Tasker and Somerset Streets, to H. Bloerhlinger, 2804 Jasper Street.

One-story brick kitchen, 12 ft. by 12 ft., 2004 North Twelfth Street, to Edwin H. Flood, 2005 North Twelfth Street.

One three-story brick house, 16 ft. by 30 ft., Southeast corner of Godfrey and Otto Streets, to Thomas Kennedy.

One three-story brick house, 18 ft. by 45 ft., South Whitall Street, to Martin Donahue.

New Enterprises.

Robert K. Clark, architect, 315 Arch street, is drawing plans for two new buildings, stores and dwellings, 422 and 429 N. Ninth street, four stories, French roof, pressed brick. Robert Hamilton, owner, Queen Lane, Germantown. Contract not awarded. Also, oil cloth factory, in Camden, Atlantic ave. and Ferns Road; two stories; 126x68; frame; P. J. Murphy, Esq., 261 S. Second street, Philadelphia, owner. Contract not awarded. Also, hotel, Atlantic City, Arkansas and Pacific avenues, five stories, mansard roof and tower; 36x120 ft.; 100 rooms; electric bells; frame; Mrs. J. Osborne, owner, Philadelphia; E. V. Carson, builder, Atlantic City.

Building Notes.

—Efforts are being made in Chicago to raise the balance for the erection of a Catholic University, at Washington, toward which Miss Mary G. Caldwell, of New York, donated $300,000.

—Edison going to build.—Thomas A. Edison will soon begin the erection of a mammoth laboratory at Llewellyn Park, which is intended to be the most complete building of the kind, costing close on half a million dollars.

—New York capitalists have purchased the pipe foundry of A. H. McNeal, Burlington, New Jersey. A stock company is contemplated, and it is proposed to erect a number of dwellings for the workmen.

—The *Philada. Real Estate Record and Builders' Guide*, which has now reached its third issue, is filling with credit a field which it is the first to enter in this city.—*Philadelphia Press*, Feb. 1st.

—A paint applicable to any sort of ironwork exposed to the weather consists of one-half gallon of good varnish, and one-half gallon of boiled linseed oil, with sufficient red lead to bring it to the consistency of common paint. Apply with a brush.

—A simple way to strike lancet Gothic arches is to join the apex and a point of springing; bisect this line and draw a line at right angles to it. The intersection of this line with the springing line is the radius point.

—To make cisterns and tanks water-tight, paint thickly on the inside with a mixture of eight parts of melted glue and four of linseed oil, boiled with litharge. In 48 hours it will be so hard that the tank can be filled with water.

—Before repainting a building apply a coat of crude petroleum with a fine white wash brush and let it dry for two or three weeks, then put on one coat of paint, a second coat is rendered unnecessary and thus much money is saved.

—To Soften Putty.—Take soda or potash—the latter is best—and dissolve it in water, mix the solution with fresh burnt, fresh slacked lime, after the mixture has stood for a few days pour off the clear fluid and bottle for use.

—The *English Mechanic* says that the V-shaped chain rope is likely to become the driving rope of the future. It can be made to fit any shape of groove and works well over pulleys, while it can be put on or shortened in a few minntes, and possesses four times the advantage of the round rope.

—In Kansas City, Mo., an electric street railway have organized and experimented, and promise soon to have an electric railway in operation, which can be constructed at a less expense than the cable and the running expense be greater. The street transportation of Kansas City promises soon to be unequalled by any city in the Union.

—It is said there is nothing like a friend at court. A certain Pittsburg firm had a friend on the board whose duty it was to award the contract for the construction of the new Allegheny Court House. When the bids were opened, this friend telephoned to one of the competitors to make his bid $800 less. Nothing was done until the bid came in revised according to instructions. The lowest legitimate bidder heard of the transaction and threatened injunction and secured the contract.

—Bids were opened in Washington by the supervising architect of the treasury, for furnishing and putting in place iron beams, etc., for the first story of the extension of the Court House and Post Office building at Pittsburg. The names of the bidders and the amount of each bid were as follows: Dearborn Foundry Company, of Chicogo, $3,495; Marshall Foundry and Construction Company, Pittsburg, $2,857.59; Clark, Rappin & Co., Pittsburg, $3,250; L. M. Morris, Pittsburg, $2,699; Keystone Bridge Company, Pittsburg, $2,360; Hough, Ketchom & Co., Louisville, $3,371.99; Phœnix Iron Works, Trenton, N. J., $3,250; Snead & Co., Louisville, $4,200; Pennsylvania Construction Company, Pittsburg, $4,617. The Keystone Bridge Company, of Pittsburg, are the lowest bidders. No award will be given for several days.

A New Map for Philade'phia.

Messrs. Burke and McFetridge are publishing an elaborate map of the city, illustrating forcibly the march of progress, both as far as the city is concerned and also the lithographic art, for the publication is on stone and is produced at a cost $5,000.

The bird's eye view show Philadelphia from Bridesburg on the North to League Island on the south, the Delaware river on the east and Bryn Mawr on the west, giving in detail the location of every street, square, railroad, public and private dwelling.

As a work of reference this map is a thing of great utility, as an ornament to the office of a business man it is a credit to the artist and a satisfaction to the owner. It is endorsed by Samuel L. Smedley, Wm. H. Brown, chief engineer P.R.R.; The Committee on Science and Arts of the Franklin Institute and other experts.

Plumbing and Sanitation.

To the list of mysteries which not even the wisdom of King Solomon could fathom, modern householders have tacitly added the way of the plumber with a leaden pipe. Although the number of workmen with a thorough technical training is daily increasing, there is still much room for improvement in the average intelligence of the men to whom is given practical control of the sanitary arrangements of dwellings and great factories in the large cities. In a paper devoted to the deficiencies of plumbers, Sanitary Engineer Charles F. Wingate, has pointed out many peculiarities of their vocation that distinguish it from other handicrafts, and lend additional weight to his plea for a more rigid standard of technical knowledge in measuring the qualifications of those who are licensed to adjust the relations of supply and waste through permanent ways in every building.

The rapid advance of machinery to a position of control in nearly all trades and departments of handicraft has not affected the plumber. He is beyond the influence of mechanical routine, nor can his work be made a matter of forms and sizes. His work must continue to be done with hands and brain, as in the earlier days of the craft. It thus becomes of importance that he should be a first-class workman. For while slovenly workmanship and inattention to details may mar the handiwork of another tradesman, and injure it in open market, the plumber is safe from any such contingency. If a hat or table, or machine is of inferior quality, the fact cannot be concealed from a careful buyer. But the best of builders and and the most accomplished of architects are at the mercy of the plumber in regard to the quality of his work. This assured immunity from salutary criticism has developed and fostered, as an inevitable consequence, a recklessness in the management and adjustment of details of plumbing that puzzles not only the public, but even the workmen themselves. Mr. Wingate declares that even the best plumbers will forget to complete their work, and by neglecting some minor detail jeopardize the safety of the whole. One constantly finds houses in which the plumbing in general is of the very best character—the material good, the workmanship excellent, and all devices for trapping and ventilating supplied in profusion—yet some one fixture will be left with a trap that siphons, or with an improperly arranged safewaste, or a tank-overflow badly connected. In two houses wash-basins were left next to a bed-room without ventilation, and in an other the tank-overflow connected directly with the sewer, with no trap to prevent the entrance of noxious gases except one that depended upon a broken pump, and, of course, was useless. In another case an old lead soil pipe was replaced by a new and large cast-iron one, except about four feet at the lower end, thus entirely neutralizing the benefits of the new pipe. All these defects and errors were brought about under workmanship that was presumed to be of the highest character. What might be accomplished in the way of bad plumbing by really incompetent men can only be conjectured. In the course of the recent house to-house inspections of the Board of Health thousands of instances of defective plumbing, connived at by builders to whom cheapness was the supreme object, were disclosed.

A more extensive acquaintance of the plumber with the scientific principles and natural laws of hydraulics and hydrostatics, and a closer application of these principles to his daily experiences, would result in a great improvement of the sanitary conditions in large cities. Yet practical workmen often scorn theory, forgetting that for them this theory is only experience formulated into those laws which apply most closely to the problems of sanitation.—*Phila. Record.*

INSURANCE NOTES.

The Arch Street Fire.

The Arch Street fire furnishes a lesson to manufacturers, jobbers, hotel keepers, insurance men and the public generally, not overlooking the municipal authorities. The facts concerning the origin and extent of the fire are familiar to every one. The interest the *Real Estate Record* has in the whole matter is, how can fires like this be reduced in frequency, and the possibilities of such disastrous results checked. The one serious fault demonstrated at that fire is deficient water facilities and supplies. This, in the minds of many, may be putting the case too strong. It is evident that plenty of water and abundant service would have prevented such a great loss. There are many of such buildings as the Morris' building, and there are possibilities and probabilities of hundreds of fires. What, then, ought to be done? The fire authorities and insurance interests are discussing the occurrence with professional interest, but we do not know that anything more than a little discussion will grow out of it. Our excellent fire extinguishing facilities are not fully appreciated, simply because they perform their functions so thoroughly and prevent almost the possibility of the recurrence of disastrous conflagrations. But still fires do occur and will occur, despite the most watchfulness and in defiance of the most efficient system of fire service that can be devised.

This fire only shows that there is room for improvement. The cause of the fire will afford employment for the investigating authorities. A daily paper gives this account:

"Edward Matthews, the janitor of that firm, a young colored man, states that he swept the floor at 8 o'clock in the evening, and that he then saw nothing combustible lying about. Edward Simpson, the watchman for George S. Harris & Sons, across the street, who first gave the alarm, says that he saw the blaze on the third floor, and his story is corroborated by James Welsh, the engineer of the St. Cloud Hotel, who, from one of the windows of that building, saw the flames on the third floor, occupied by Lehman & Bolton. One of the theories advanced for the cause of the fire is that it was spontaneous combustion among the waste rags, such as are used in lithographic establishments, and which are thrown into large iron boxes. Whatever the cause, the flames spread with the most startling rapidity, and the building was doomed before the firemen arrived on the scene. The heat was so intense that a big blaze on the south side of the street was only prevented by the fact that the Harris' building, which stands directly opposite, had an iron front. Its heavy plate-glass windows were cracked and the window-frames were frequently on fire."

It is about time the theoretical and practical sides of this much talked of and but little understood stereotyped excuse for fires caused by negligence, viz., "spontaneous combustion," were understood. That poor devil, "Spontaneous Combustion, Esq.," has stood enough abuse and misrepresentation. If he has caused one-hundredth of the fires and losses that have been charged to him in this city within five years or less, he could be sent to Cherry Hill for a thousand years and a day. But in defense of this much-abused gentleman, we say let the real criminal be discovered. There is, it is true, a great deal of material in lithographic establishments that would encourage combustion with very slight assistance. But this theory is too easily adopted—it does entirely too much service. If it is spontaneous combustion, then let the conditions, and facts, and materials and all the surroundings which result in fires from that prolific cause, be gone into and steps taken to prevent the combination of these ever ready fire factors. There may be a necessary risk to be constantly run from fire from this cause, but it can be greatly reduced by proper effort and a more thorough understanding. There is carelessness somewhere. That carelessness, in behalf of property and manufacturing interests, ought to be exposed; and even more, those guilty of permitting such dangerous conditions for fire creation to exist should be punished or put under bonds, even if it were necessary to make legislation to that end, to keep these establishments free from danger of fire. We put the wife-beater or the bar-room loafer under bonds for much less reprehensible conduct than permitting a half million dollars worth of property to burn down. The adjoining property-owners have some interest in the enforcement of fire-preventing arrangements.

This is a broader and deeper question than it appears to be on the surface. It is all very well to collect the losses through insurance, but it is better to take steps and keep taking them, which will bring about a reduction in insurance rates. There is room for such reductions. Manufacturers elsewhere, especially in the New England states, are taking hold of this matter in dead earnest. There, insurance in numerous cases reaches 2½ per cent. Reputable insurance authorities assert it could and eventually will be reduced to one-half of 1 per cent. Be this as it may, this Arch Street fire emphasises two or three necessities which have been faintly hinted at above.

Above all things, the city needs more water. There have been enough of old-women's-tea-party talks on the subject. We are now at the door which must be opened onto practical results. Whether these results will cost one or many millions in their attainment, a few such fires will pay the cost of a proper water-supply system. Let us have a little business done. We have been whipping ourselves with the whip of provincialism. We think there has been much uncalled-for talk in this direction, too many journalistic sack-cloths donned, but if there is any occasion for these inky castigations, so wildly and repeatedly laid on, let the remedial measure that ought to grow out of them begin at our water-supply system—for Philadelphia's sake.

Fire Records.

COLUMBUS, GA., January 26.—Information has just reached here of a disastrous fire at Opelika, Ala. It broke out about 2 o'clock this morning, and five or six stores were burned. The loss is thought to be about $50,000.

COUNCIL BLUFFS, Iowa, January 26.—W. T. Cole's livery stable was burned this morning. Four firemen were seriously injured. One of them will die. Loss $5,000: insured for $2,500 in the German-American.

COLUMBUS, GA., January 26.—A special to the *Enquirer Sun*, from Opelika, Ala., states that the fire there this morning destroyed the stores and stocks of Smith & Smith, B. Y. Cooper & Sons, R. M. Greene & Sons and C. W. Dick. The total loss is $50,000 and the insurance $30,000. The chief losses are as follows: B. Y. Cooper & Sons, $8,000; insurance $5,000. R. M. Greene & Sons, $10,000; insurance $7,500. Smith & Smith, $12,000; insurance $7,000. Loss on building $10,000; insurance $8,000.

WICHITA, KAN., January 26.—At 2 o'clock this morning a fire occurred in Robinson Bro's dry goods house, one of the largest establishments in the city. The stock, which was valued at $47,000 was completely ruined. The insurance is about $35,000.

At 8 o'clock another fire occured on the opposite side of the same street, destroying three frame buildings, a large portion of the stocks in which was saved.

BORDENTOWN, N. J., January 26.—Charles Browning's pork packing house was burned last night. The loss is $2,000; fully insured in the German-American Company of New York.

EAST ST. LOUIS, Ill., January 26.—The new warehouse of the Louisville and Nashville Railroad, 100 feet south of the bridge approach, was destroyed by fire last night. The building was of corrugated iron, 140 feet long by 80 feet wide. The loss of the building is placed at $8,000, and on the goods at $4,000. The insurance is about $6,000.

BURLINGTON, Vt., January 26.—A fire in Wheeler's Block, one of the largest business structures in this city, this morning, completely gutted the building. The following are the occupants of the block, with the estimated losses and insurance: Safford, Wetherby & Co., dry goods, loss, $20,000; insurance, $25,500. George A. Hall, furniture, loss, $8,000; insurance, $4,000. H. N. Coon, restaurant, loss, $1,500; insured. C. F. Brown, undertaker, loss, $2,000; insurance, $1,000. E. H. Shattuck, restaurant, loss, $2,000; no insurance. The loss on the building is $18,000; insurance, $12,000. Five thousand dollars will cover the other losses.

ALLENTOWN, Pa.., January 25.—The school-slate factory of Henry Fulmer, at Slatington was destroyed by fire yesterday. Loss, $45,000; insurance, $25,000.

CHICAGO, January 25.—The sewing machine factory of F. Patzach & Co., at Grand Crossing, was damaged by fire yesterday to the extent of $25,000; fully insured.

CHESTER, Pa., January 25.—A large public school building and contents in the Middle ward was totally destroyed by fire at an early hour this morning. Loss $10,000; insurance, $5,000.

GALESBURG, Ill., January 25.—A store occupied by Peter Nelson, grocer, and Bruington & Anderson, butchers, was burned yesterday. Nelson's loss is $11,000; insurance, $5,000. Bruington & Anderson's loss is $4,000; insurance, $650.

MARSHFIELD, Wis., January 25.—The Presbyterian Church in this city was destroyed by fire yesterday with nearly all its contents. The loss is $4,000; insurance, $2,600 in the Underwriters', Continental, and Liverpool and London and Globe.

LOCK HAVEN, Pa., January 25.—Fire in dry goods store of A. Sodenheimer to-night damaged the stock extensively. The alarm created a panic in the Opera House, where a travelling troupe was playing, but it was quickly emptied without accident.

ELMIRA, N. Y., January 25.—At 2:45 P. M. flames were discovered in the roof of school building, No. 5 in the sixth ward The fire burned fiercely and a panic ensued among the children, but the teachers got them out safely. The loss is probably between $2,00 and $3,000.

HAZELTON, Pa., January 25.—Another disastrous collapse of the surface occured over the mouth of No. 2 slope of G. H. Meyers & Co., at Treasckow, last night. To-day fire was discovered in the mine, and the workings will probally have to be flooded before the fire can be extinguished. It is feared that a heavy pecuniary loss will result.

FORT DODGE, Ia., January 28.—The dwelling of D. M. Crosby, near this city, was burned yesterday. The loss is $4,000; insured in the Continental of New York for $3,000.

POTSDAM, N. Y., January 28.—Sherman & Johnson's sawmill, plaining mill, box factory and other small buildings, together with the machinery, were burned at an early hour this morning. The origin of the fire is unknown. The loss is $30,000; insurance, $12,000.

MERRILLAN, Wis., January 28.—The Hotel Blair, including the railroad, telegraph and Express offices, was destroyed by fire last evening. The loss is about $10,000; insurance, $1,500.

CLEVELAND, O., January 28.—The schedule in the assignment of J. C. Taylor & Bro., boots and shoes, of this city and Cincinnati, filed here to-day, shows the liabilities to be $33,476; assets, $18,107.

PALESTINE, Tex., January 25.—Last night fire broke out in the two-story residence owned by M. E. Delphine and occupied by Mrs. Ware as a boarding house, and the flames spread rapidly to the adjoining residence of J. G. Potts. The first building is a total loss and the latter is badly damaged. The loss amounts to about $5,000, partly covered by insurance.

ALBANY, January 28.—A special to the *Journal* from Oneonta, says: Six blocks of buildings were burned here this morning. The following are the losses: Conrad Yagel, clothing, $13,000; Ella Ray building, $3,000; First National Bank, $5,000; Patrick McGuire, billiards and saloon, $10,000; Peck & Whitcomb, stationers, $3,500; J. Baker, ales, $1,500; C. A. Smith, segars, $6,000; Mrs. H. E. Farmer, millinery, $100; Mrs. M. E. Cornell, millinery, $2,800; A. R. Allen, shirt manufacturer, $300; C. E. Bunn, market, $500

ALBANY, January 28.—A fire broke out at 6.30 o'clock this evening in the fifth story of the malt house of the Albany Brewing Company. The building is a seven-story brick structure, situated on lower Broadway. The fire had gained considerable headway before effective streams could be brought to bear on the flames, which were principally in the fifth and sixth stories. By hard work the fire was confined to the south side and middle section of the building.

The building contained about 100,000 bushels of barley and considerable valuable machinery, which is a total loss. The building was valued at $65,000 and the grain was worth 90 cents per bushel. The stock is insured for $40,000 and the building for a like amount. The fire is supposed to have been caused by an overheated journal in an elevator. The fire at this hour (midnight) is still burning, although under control. The loss is estimated at $125,000.

NEW ORLEANS, January 22.—The Carrollton cottonseed oil mill burned to-day, was of brick and corrugated iron, but melted away like wax. The loss on it was $55,000, and on the cottonseed oil and other material it contained $35,000, making a total of $90,000, on which there was an insurance of $45,000 in the Queen, of London; British America, of Montreal; St Paul Fire and Marine, of St. Paul, Minn.; Washington, of Boston; Springfield, of Springfield, Mass.; East Tennessee, of Knoxville; Alabama, of Mobile, and local companies. The mill was the property of the heirs of the late Edmund Richardson, the cotton millionaire, who died some days ago.

PITTSBURG, January 28.—A special from Franklin, Pa., says: At about 2 o'clock fire was discovered in what is known as the Opera House block, owned by Hanna & Duffield. It is believed that the fire originated about the stage of the Opera House, which consisted of very inflammable material. Before the fire department could reach the scene, the Opera House building was a mass of flames. The block was erected twenty years ago and was one of the most substantial structures in the city. Its original cost was about $135,000, and was insured for $38,000. The building was occupied as follows: On the first floor were Henry Cohen, clothing; Karns, Mifflin & Co., wholesale notions; Reamer & Co., drugs; a reading room and library; Miss Riley, milliner; the Franklin Oil Exchange, and J. B. & W. S. De Woodey, 10 cent notion stores. On the second floor were the Opera House, the *Spectator* printing office, the rooms of the Franklin Silver Cornet Band, Lawyer Breen's office and Baker's office, containing samples. A number of families also occupied this floor. On the third floor were the apartments of two or three families and a lodge room, elegantly fitted up. The total loss is about $95,000; insurance, about $55,000

At Grand Haven, Michigan, the Detroit, Grand Haven and Milwaukee freight house. Loss, $250,000.

At Trenton, N. J., William Bakes & Sons, dry goods establishment. Loss, $30,000.

At Lebanon, Pa., explosion of gas at Sheridan Furnaces. Loss, $20,000.

At Columbus, O., the West Avenue Rink. Loss, Painting of Battle of Gettysburg, $8,000; building, $1,500.

At Mandan, Dakota, several business houses and M. P. Railroad building. Loss, $16,000; insurance, $9,000.

At Chariton, Iowa, the White Breat Coal and Mining Company. Loss, $50,000; insurance, $30,000.

At New York City, building occupied by L. Loewas & Co., manufacturers of furs. Loss on stock, $15,000; insurance, $18,000; loss on building, $5,000.

At Baltimore, Md., Henry Wittmer's shoe factory. Loss, $3,000.

At Elmira, N. Y., E. H. Doemaul's dry goods and carpet store. Loss on stock, $40,000; building, $8,000.

At Lancaster, Pa., Slaugh & Kaufman's shoe store. Loss, $5,000; fully insured.

At Enu Claire, W. S., post-office and store. No loss stated.

At Chicago, Gauss & Philips, lumber dealers. Loss, $5,000; fully insured.

Montreal, the Canadian Pacific Railway depot. Loss, $10,000; fully insured O. L. Clarke & Co.'s bell factory. Loss, $8,000; insured for $5,000.

At Fitzburg, Mass., the Buckeye Works for manufacturing agricultural tools. Loss, in stock, $12,000; loss on buildings the same.

At Elizabeth, N. J., Elizabethport Savings Institution was burned; also P. Lindenburg & Co.'s box manufactory. Loss, $6,000 on machinery and stock; insurance, $4,000. Loss on building, $5,000; insurance, $3,000.

At Albany, N. Y., H. Simmons' auctioneer house; owned by J. B. Groat. Loss, $25,000; mostly covered by insurance.

At Shenandoah, Pa., engine house, engines and machinery. Loss to Philadelphia and Reading Railroad Company, $50,000.

At St. Paul, Minn., an extensive conflagration swept away several business buildings. Loss, $255,000, divided as follows: Milwaukee Mechanics' $12,500; Fire Association, Philadelphia, $15,000; Washington Fire, $25,000; Masonic and Marine, $25,000; St. Paul Fire and Marine, $25,000; Mechanics', New Jersey, $25,000; Amazon, Cincinnati, $25,000; Hamburg-Bremen, $25,000; North British and Mercantile, $25,000; Franklin, Philadelphia, $25,000; People's, New York, $25,000; Rhode Island Underwriters' Association, $25,000; Mercantile, Boston, $25,000; American, $12,500; Germania, New York, $25,000.

At Petersburg, Va., Casper Wright & Sons, shoe store. Loss on stock, $12,000; insurance to cover. T. F. Kid, lumber. Loss on stock, $8,500.

At Oshkosh, Wis., Buckstaff, Edwards & Co. Loss, $35,000; insured.

At Hagerstown, Md., Christian Lahman, flour mill. Loss, $12,000; no insurance.

At Albia, Iowa, several business houses. Loss, 56,000; insurance, $3,000.

At Northfield, Minn., Trussel's Block. Loss, $8,000; partially insured.

At Hastings, Nebraska, row of frame buildings. Loss, $10,000; insurance, $3,500.

At Bronson, Michigan, railroad depot and quantity of grain and freight. Loss, $10,000.

January fires have been unusually numerous in nearly all sections of the country. In Philadelphia the total losses for the past year foot up $1,775,000. The insurance on all the properties destroyed was $10,125,000. Already, this year the loss has reached $1,325,000. At this rate, the losses for this year will reach $16,000,000. An insurance man, in talking about fire losses, says:

"For the $1,325,000 that has already gone up in smoke, the big Kensington Mill fire on January 10th and the Arch street fire are mainly responsible, as the loss at the former was $650,000 and at the latter a trifle over $600,000, besides which there have been one $50,000 fire, one $10,000, three at $5,000 each, one at $2,000, two at $1,000 each and three where the loss was given at $500. The rest all were below that sum, ranging from $25 up. What sort of business is the heaviest loser by fire year in and year out in Philadelphia? Why the textile mills, and in most years they will represent a fourth of the total loss. In comparison with New York our loss over here was small last year, as that city had to pay the fire fiend no less than $3,800,000, the result of 2,560 fires, while here there were 1,163 fires, so that the average price of each blaze in New York was $1,484, against $1,526 in Philadelphia. However, taking the whole country, the insurance people had a good year in 1885, for the total loss was $95,000,000, against $115,000,000 in 1884, and $106,415,000 in 1883, which was a big jump from the three previous years, 1880 showing only $80,000,000; 1881, $89,500,000, and 1832, $90,000,000."

Real Estate at Auction.

Messrs. J. A. Freeman & Co. will sell at the Exchange, on Wednesday, the following Real Estate:

Ground Rent, $22.50—On 3-story brick Dwelling, 2102 Otis st., and 2-story brick House, 2103 Abigail st.; lot 18x100. Estate of Chas. L. Orum.

4 Ground Rents, $62, $30, $30, $30—On Dwelling, 1723 Burton st.; Cottage and Store, 1538-40 Thompson st., and frame Store and brick Houses, Salmon and Fremont streets. Estate Elizabeth Dyson.

6 Irredeemable Ground Rents, $48, $20, $18, $18, $15 and $9, on House, 1215 Heath street; Store, 820 Carpenter st.; Dwellings, 1245 Otis and 1238 Griffith streets.; House, 1223 Ash street; Buildings, Portland street. Same estate.

Fifth and Buttonwood sts. and York ave.—Valuable Factory and Warerooms; fronts 118·10, 46·6, 115·4. Estate John Allgaier, dec'd.

Mercy st., No. 504—2-story brick House, conveniences; lot, 14x44·6. Estate Mary A. Myers.

Eleventh and Diamond sts., S. E. cor.—3-story brick Saloon and Dwelling; lot, 17x65.

Locust st., No. 3936—Business Stand, Bakery and Dwelling, 15 rooms, lot 20x115.

Mt. Vernon street, No. 1930—4-story brick Dwelling, 12 rooms, conveniences, lot 19·9x93·11.

Old Lancaster and Gulf rd., Haverford Sta., P. R. R.—Valuable Country Site, 31·5 acres, dwelling, barn, etc. Estate John Neeson.

King st., S. Ridgway, Gloucester, N. J.—3-story House; lot 15x100. Estate M. D. Burbage.

Catharine st., No. 406—3-story brick Dwelling; lot 16·10½x69·9, being 21·1 on rear. Estate Jas. L. Burbage.

Friedlander st., No. 115—3-story brick Dwelling, 10 rooms, conveniences; lot 18x 68.

Fairmount ave., No. 1510—3-story brick Store and Dwelling, 9 rooms, conveniences; 16x73.

South st., No. 1922—3 story brick Store and Dwelling, 10 rooms; lot 16x72.

Jefferson st., No. 1936—3-story brick Dwelling, 9 rooms, conveniences; 15x70. Peremptory Sale.

Brandywine st., No. 1911—3-story brick Dwelling; lot 16x70. Peremptory Sale.

MARKET QUOTATIONS.

The builders throughout the city have not as yet begun to place contracts for maternal. The manufacturers of material are prepared to furnish, if necessary, 25 per cent. greater production over last year. The trade conditions are of a favorable character, although the weather precludes any outside operations. A large amount of work is projected. All of our architects are looking forward with the greatest confidence to the busy year. Quite a number are busily engaged on estimating for work and expect to be engaged on drawings by March 1, and many of them sooner. It is therefore too soon to go into details of projected enterprises. Our list of new enterprises this week is sadly deficient, but we have the assurance from the architectural fraternity that our columns shall contain much of interest at an early day. The work will cover house building, shop and mill and factory erection, the erection of fine residences in the suburbs, besides a greater than ordinary amount of repairing and alteration. Several architects have instructions to estimate on important alterations of old residences to be transformed into business houses. Much of this year's work will be of that character. Rents are advancing. Business necessities are making it unprofitable to maintain dwellings so near the business centre. Besides the radical alterations that may be expected, a great many new residences will be erected on north and south Broad, in the 29th Ward and throughout the northwestern section of the city. The supply of brick will be very large and prices will not likely be much different from last summer. Some statisticians estimate that the total production this year throughout the country will be $300,000,000, an increase of some 30 per cent. over the estimate of last year. Our local supply will be ample for every probable requirement.

In reference to nails there is some uncertainty. If the western strike continues as it is announced, high prices may be expected, because of the enforced idleness of some 3,000 machines west of the Allegheny mountains. The nail association meet in the city on Wednesday to consider this very problem, and to take steps to profit by the probable continued suspension of production in the west. Quotations to-day are $2.40 to $2.50, and in view of the great building activity that may be counted on, a further advance in prices is probable, should the western strike continue.

The receipts of lumber during the past six days have been moderate. This is really because of the unfavorable weather. Prices remain steady. So far as lumber buying authorities can form any opinion as to the future, they are of the opinion that lumber will not advance, neither will it decline materially. Any attempt to advance prices, they say would stimulate shipments from various points. There are large stocks of white pine at lake ports, which are being drawn upon as the market calls for. Southern yellow pine dealers are waiting for favorable weather to ship several million feet. In lath, shingles, plaster and cement, no change in prices is to be noted and none probable for the present.

The plate manufacturers have uncovered a good deal of stone and have purchased quarrying appliances in expectation of a heavier demand. No modification in prices need be looked for until about March 1. In builders hardware some sharp competiton may be expected, because of the slight increase in stocks during the past two or three months. Manufacturers everywhere have taken advantage of the little encouragement afforded to increase production.

In wholesale circles there has been but little movement in tin or tin plate. Copper is selling at 11⅛ for lake and 10¾ for Baltimore. Spot lead is worth 4.85 and spelter 4⅛.

JUDGMENTS.

PHILADELPHIA.

*Carden Wm—Patrick Hardimon 2 D 85 856 400
Crans Peter—N V Zane et al D C S 70 640 ..... Verdict
*Cole F and C—Wm Marshall 2 D 85 871 500
Harper & Ternan—Wm A Levering 2 D 85 512 ....
*Holland Dennis J—Thomas J Martin & Co 2 D 85 853 1,640
*Heydrick Wm W, Cook Edwd H—Jacob Cook 2 D 85 864 6,000
*Howell W A—E A Howell & Co 2 D 85 865 5,000
Kasper Chas—John Spaeth 4 D 82 475 ....
Keenan John—H C Alexander et al 1 M 78 237 ....
*Lewis Catharine—Jacob Heininger 2 D 85 872 108
Lamb Jos dec, Lamb Margt exex—Decatur B & L 1 M 79 645 552
Loftus John E—Shamrock Bldg Asso (Treasurers Bond) 2 D 85 861 5,000
Lytle Mrs E S—Wm M Dodson 2 D 85 875 435
McNichol Daniel et al—City (Bond) 2 D 85 866 ....
McCann Jas Jr—H Harrison & Bro 1 J 81 676 ....
McFillin Harry—John Flood 1 J 83 799 ....
*Negus Thos C—Spring Garden Bank (Execution issued) 2 D 85 873 1,501
*Negus Thos C, Fairmount Soap Works—Robt W Davis (Execution issued) 2 D 85 874 894
Petersdorf F T—W H Herring 4 J 85 180 ....
The City of Phila—Sarah Greenwood 2 D 84 280 860
*Wendel Wm—Jos A Heintzelman (Execution issued) 2 D 85 858 2,200
Coulston Chas W—Samuel F Prince 1 D 85 469 4,765
*Clark John H—Patrick Henry B and L (Bond and Warrant) 2 D 85 629 1,600
Hurly Wm H—Louis Lang 3 M 81 420 ..... S F
*Haldorn Geo—Thos W Haldorn 2 D 85 608 1,920
Kelly Thos F—Geo Lingert 1 D 77 896 ..... S F
*McHenry Jas—Phœnix B & L (Bond and Warrant) 2 D 85 593 3,600
McGrath Jas, Dolan Francis P, Shields Jas dec—J R Sprague 2 D 85 634 750
Pfeffer Jacob—Oswald Hauk 4 J 80 187 200
Pearce John—Wharton B & L 1 D 85 284 ....
Phillips T F—A W Boyd & Co (Execution issued) 2 D 85 648 1,178
Richards J W, Ingram J P—Samuel H Gilbert 1 D 80 118 ..... S F
*Scott Jeremiah H—B F Teller 2 D 85 630 850
The City of Phila—John O'Donnel 4 M 85 125 ....
Brady M A and Mary A—W H Curtis Jr 2 D 80 1153 ..... S F
Brown Charlotte—J B Kinley 2 D 85 806 ..... E. Judgment
*Besselievre Wm C—Jno H Davidson 2 D 85 826 450
*Chambers Arthur—Bergner & Engel Co 2 D 85 809 1,000
*Gray Mary E—Charles H Mellon (Bond and Warrant) 2 D 85 744 1,200
Hillier Thos A—John Hay 2 D 80 469 ..... S F
Hess Alexr W—Chas F Bernhardt 3 D 77 1136 ..... S F
Harmer Wm R—Joel Rudderow 1 D 84 644 2,973
Klein Philip—Geo Young 1 D 85 43 ....
*McCusker Michael, Birch Michael W—H Clausen & Son (Bond and Warrant) 2 D 85 663 500
McCanney James—R Emmet Club (Treasurers Bond) 2 D 85 671 500
*McCarty Benj—John Keenan 2 D 85 792 800
*Negus Thos C—Spring Garden Bk (Execution issued) 2 D 85 733 1,266
Penna R R Co—Samuel C Henderson 1 J 85 2 39
*Pregizer Fredk and Cath—Chas Schofield 2 D 85 787 500
Richards Walter S—Geo K Hubbard & Co 4 D 79 295 ..... S F
Slifer Daniel B, M A and Wm B—C M Moody 1 D 85 332 1,591
Spicer Geo F and Mary A—City to use 2 D 80 2 ..... S F
*Turkington John and Oliver—John Murphy 2 D 85 657 500
Margaret S Jones—Nat Bank of Germantown [ent June 20 85 ....
Wm S Stewart—W R Granger et al [ent Sept 5 85 1,841
Henry P Fenner Jr—R W Waln [ent 8 86 1,371

ENTERED Feb. 3, 1886.

Byram J E—H F C Atkinson 2 D 85 809 59
*Baitinger Fred—H A Herbott 2 D 85 900 746
Conrade David—W W Weigley 4 D 83 1023 ..... ver 2,688
Curry Francis—John Harington 2 M 84 572 ..... ver 50
City of Phila—Sarah Mink 2 D 82 622 ..... ver 1,275
City of Phila—Sarah Mink 2 D 82 623 ..... ver 1,275
Donnelly Edward—John Dignan D C D 69 232 ..... S F
*Euston Jas—Frank K Biehl 2 D 85 901 600
Flood Francis A—John Dignan 2 S 81 577 ..... S F
*Hazlitt J W—C H Howell & Co 2 D 85 902 45
*Kern Jos G—Sarah E Kern (Execution issued) 2 D 85 892 3,503
King Philip H and Jane D—Othniel Spang 3 D 85 191 1,621
*Lammot Eugene—Thos Wistar 2 D 85 889 738
*List Jeremiah—Geo Fritze 2 D 85 808 1,500
Mann Frederick—John A Hunter 1 M 84 612 ....
*McCooey Thos—Ellen McCullough 2 D 85 893 ..... 1 100
*Napfle Baltzer and Emma—W K Jacoby 2 D 85 897 1,064
Stillmunks Chas—John Dignan 2 D 80 863 ..... S F
*Snyder Mary A—Albert W Cox 2 D 85 903 86
*Schick Martin—Ida Silberman 2 D 85 894 200
Saunders Oscar P—Samuel M Gould 1 S 83 41 ..... ver 1,768

*Tracy Jas and Thomas—S Schmidt 2 D 85 895 100
Thomas Amos R—Jas F Breuil 1 M 76 400 1,000
Williams John C—John Dignan 1 D 75 1234 ..... S F
Bitters W Grant and Lorenzo C—Ruth A Bitters (Execution issued) 2 D 85 909 1,000
Campiglia Francesco—Bergner & Engel Co 2 D 85 922 3,500
Evans Thomas—Thomas Langstroth 4 M 85 918 ....
Evans Thomas—Thomas Langstroth M L D ..... ver 301
Jones Geo W—Madison Rush et al 4 D 84 8 2,240
Jeffries Robert—E Graham Jas—Hancock Bldg Asso (Bond of Indemnity) 2 D 85 920 1,000
Meigner John—B F Raule & Co (Execution issued) 2 D 85 921 204
Stuckey Jos—W L C Biddle (Bond and Warrant) 2 D 85 907 202,000
Tracey Thomas—H Clausen & Son 2 D 85 907 1,500
Wiedmann Chas and Mina, Ruhle Jacob and Magdalena—Geo Shietinger 2 D 85 923 to 926 ..... each 475
Betz Cath and Katharina—Louis Betz 2 D 85 883 1,030
Crosby Darwin E, Matlack Caleb E—Routledge Band (Bond of Indemnity) 2 D 85 879 1,200
Crosby Chas B, Matlack Caleb E—Routledge B & L (Bond of Indemnity) 2 D 85 880 1,200
Kuen Typhosa and John I—R Ruen 4 S 85 178 165
Lucas Walter T—Chas M Millard (Execution issued) 2 D 85 876 107
Loeffler Wm G—H De Haven 2 D 85 882 250
Leahy Thomas—Mary Gallen 2 D 85 884 200
McHenry Jas—John McCann 2 D 85 887 156
Rife Henry J—John W Boyd 2 F 81 16 ..... ver 1,478
Riley Jos J—Thomas J Carroll 2 D 85 881 100
Steiger Jacob, Bloechlinger Xavier—Grutli-Verein (Treasurers Bonds) 2 D 877 500
Simon John—William Simon 2 D 85 878 538
Schreiter Simon, Richter Louis, Feussner Jos—Edmund Lucke Sr (Treasurers Bonds) 2 D 85 888 500
Wendel Wm—Louis G Bauer 2 D 85 885 400

MECHANICS' LIENS.

John Maxwell owner and cont—American Artificial Stone Pavement Co claimants, 6 bldgs W s Broad st 120 ft to 205 ft N Susquehanna ave 144
John I McDuffee owner, Samuel J Kutz cont—Willoughby Zeigler claimant, W s Marshall st 246 ft S of Norris st 125
Henry J Becker owner, H H Markley cont—Bruno Wilde claimant, 5 bldgs N E cor Cresson and Queen streets 17
Same—Bruno Wilde claimant, 8 bldgs S E side Queen st 85 ft to 190 ft N E Cresson st 28
Ruth Gamble owner and cont—Wm C Doubman claimant, N W cor Hutchinson and Somerset sts 52
The Church of the Evangelist owner, Wm D Hustin cont—David Howard claimant, N s Catharine st 103 ft W of Seventh st ....
Robert Montgomery owner and cont—P M Barber claimant, E s Eighteenth st 18 ft N of Montrose st ....
Samuel Walton owner and cont—Harper and Ternau claimants, S E s Cedar st 242 ft S W of Clearfield street ....
James F Cleary owner and cont—Wm C Doubman claimant S W cor Tenth and Norris sts ....

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B B—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, Feb. 2, 1886.

Alder st., 1904, Ellen Turbot to Christina Hafer, Jan. 29, 1886, 14 ft. by 44 ft $2,000
Aramingo st., N. s., 99 ft. E. Cedar, William F. Harrity to John P. Graham, Nov. 4, 1885, 14 ft. by 60 ft. 3 in 775
Ball st., 1223-1225, Henry T. Dechert to Samuel Rotan, Jan. 29, 1886, each 14 ft. 4 in. by 55 ft 2,200
Broad st. S. E. cor. Ontario, Charles E. Haven to Louis M. Wagner, Jan. 23, 1886, to the Home for Free and Accepted Masons, Jan. 23, 1886, 200 ft. by 160 ft 23,000
Brown st., N. s., 37 ft. W. Twenty-eighth, John Marston, Jr., to the Louis Bergdoll Brewing Company, Dec. 28, 1885, irreg 6,750
Clarence st., N. s., 80 ft. E. Twenty-sixth, Joseph M. P. Price, Jan. 26, 1886, 30 ft. by 75 ft.; g. r. $33.75 ..... nom.
Eighth st, E. s., 124 ft. N. Carpenter, C. McGroerty to William McGroerty, Jan. 7, 1886, 16 ft. by 80 ft 4,000
Erwig ave, S. E. s., 200 ft. S. W. Eighty-seventh st., Elmwood Mutual Life and Insurance Company to Mary Dougherty, Dec. 7, 1885, 50 ft. by 100 ft ..... nom.
Fairmount ave., N. s., 69 ft. 2 in. W. Second, Gottlieb Maurmann to Anastasia Grady, Jan. 25, 1886, 13 ft. by 64 ft 2,700
Federal st., N. s., 54 ft. E. Twenty-sixth, William Scott to John H. Clarke, January 15, 1886, 16 ft. by 38 ft 1,200
Forty-third st., 220 S., George W. Hewitt to William S. Kimball to Elizabeth Hewitt, Jan. 27, 1886, 17 ft. 6 in. by 102 ft. 6½ in 5,500
Girard ave., S. s., 98 ft. E. Eighteenth, Mount Vernon Building Association to Miles King, Jan. 29, 1886, 20 ft. by 105 ft 9,000
Hamilton st., 3221, Louis C. Massey, trustee, et al. to George Lescure, Jan. 25, 1886, 25 ft. 2½ in. by 31 ft. 6 in 5,000
Jefferson st., S. E. s., 452 ft. 8⅝ in. N. E. Ridge ave., Francis S. Cantrell to Sylvester Yardley, Jan. 14, 1886, 25 ft. by 141 ft. 5 in 300
Kensington ave., N. W. s., 83 ft. 6 in. S Cumberland, James McHenry to Christopher Fluehr, Jan. 16, 1886, 14 ft. by 50 ft 3,700
Kimball st., 2015, James Coyle to William Scott, Jan. 22, 1886, 15 ft. by 48 ft.; g. r. $45 900
Lawrence st., W. s., 82 ft. S. Indiana, Thomas L. Kelly to William C. Ferguson, Jan. 27, 1886, 28 ft. by 44 ft. 3 in. Same to Mary A. Kelly, Jan. 28, 1886 ..... nom.
Mervine st., 1440, Louis Paris to Jas. M. Gillian, Jan. 25, 1886, 29 ft. by 83 ft 4,600
Pulaski ave., N. E. s., 181 ft. N. W. Queen, F. V. Hoyt to Margaretta Moll, Jan. 22, 1886, 14 ft. by 78 ft. 8⅝ in 1,200
Reed st., N. s., 102 ft. 4 in. E. Watts, M. J. Mitcheson to Thomas Marsh, Oct. 31, 1885, 15 ft. 8 in. by 75 ft. 7½ in ..... nom.
Richmond st., N. W. s., 123 ft. S. W. Huntingdon, John H. Haynes et al. to Mary J. Keating, Jan. 28, 1886, 21 ft. 6 in. by 100 ft ..... nom.
Rittenhouse Lane, George Hertnal to George Lock, January 28 1886, 3 acres 3,300
School st., S. E. s., 210 ft. S. W. Morris, J. Robert Mansfield et al. to Isaac Mansfield, Dec. 30, 1885, 25 ft by 200 ft ..... nom.
School st., S. E. s., 235 ft. S. W. Morris, John H. Mansfield et al. to J. Robert Mansfield, Dec. 30, 1885, 25 ft. by 318 ft. 4½ in ..... nom.
Spruce st., N. s., 9 ft. 3½ in. E. Fifty-seventh, Mary A. Anders to Henry B. Foulke, January 20, 1886, irreg. shape 1,000
Tackawanna st. N. W. s., 147 ft. S. W. Foulkrod, Jonathan M. Rill to John H. Dorsey, Jan. 1, 1886, 20 ft. by 100 ft 900
Turner st., W. s., 320 ft. S. Venango, Nicholas Roberts to John Williams, Jan. 27, 1886, 30 ft. by 113 ft. 8⅝ in ..... nom.
Twelfth st., W. s., and N. s. Citron, Josiah T. Wayne to David Keyser, Jan. 28, 1886, 18 ft. 10½ in. by 70 ft. 5½ in 5,800
Wenona ave., N. W. s., 209 ft. 6 in. S. W. Morris, J. Robert Mansfield to John H. Mansfield, Dec. 30, 1885, 25 ft. by 118 ft ..... nom.
Huntingdon st., N. s., 146 ft. W. Memphis, J. D. Sergeant et al. to Chas. B. Ryan, Aug. 20, 1884, 15 ft. by 100 ft.; g. r. $74.42 ..... nom.
Richmond st., N. W. s. and S. W. s. Luzerne, Keystone National Bank to Lewis P. Keller, Dec. 2, 1885; also five others on Salmon, Edgmont and Luzerne sts 6,500
Carlisle st., 2045 and 2047, John M. Sharp to Catharine E. Landenberger, Jan. 28, 1886, 30 ft. by 85 ft.; g. r. $96 3,400
Forty-ninth st., S. W. s., 202 ft. W. Chester ave., Thomas Robb to Charles J. Essig, Jan. 25, 1886, 34 ft. by 135 ft 6,300
Forty-ninth st., S. W. s., 236 ft. N. W. Chester ave., Thomas Robb to Augustus J. Loos, Jan. 26, 1886, 34 ft. by 135 ft 6,300

Eleventh st., 1833 N., A. G. Murphy to Laura M. Sloan, Jan. 19, 1886, 16 ft. 6 in. by 78 ft. 4,450

Alter st., 2950, William S. Coleman to John H. Wheeler, Nov. 10, 1882, 14 ft. by 46 ft. 850

Seneca st., S. s., 348 ft. 1½ in. W. Forty-ninth, Robert Crawford to Philip Free, February 1, 1886, 40 ft. by 150 ft. 5,500

Snyder ave., 615, Rebecca Raven to Emily L. Vollmer, Jan. 22, 1886, 16 ft. 2 in. by 64 ft.; g. r. $69. 1,000

Thirteenth st., 1720 N., James Tatem to Charles L. Minster, Feb 1, 1886, 17 ft. 11 in. by 100 ft. 7,000

TUESDAY, Feb. 2, 1886.

Bainbridge st., N. s., 78 ft. 6 in. E. Twenty-third, John Kelly to Emiel Laboube, trustee, Jan. 15, 1886, 16 ft. by 45 ft. by 36 ft. $2,200

Boyer st., N. E. s., 510 ft. S. E. Gowen ave., F. B. Gowen, trustee, to Annie R. Church, Jan. 30, 1886, irreg. shape. 1,413

Broad st., W. s., 36 ft. N. Vine, Geo. F. Wiggan et al. to Richard J. Dobbins, Jan. 30, 1886, 30 ft. by 100 ft. 12,000

Brown st., 1500, Rachel Porter, admx., to Bernard M. Sweeny, Dec. 12, 1885, irreg. shape 6,175

Cambria st., S. s., 50 ft. E. Fairhill, S. S. Pearson to Margaret Read, Jan. 22, 1886, 14 ft. by 51 ft. 1,600

Cambridge st., S. s., 138 ft. 6 in. by 153 ft. 4 in. W. Sixteenth, G. S. Campbell to Joseph K Gamble, Jan. 30, 1886, each 14 ft. 10 in. by 53 ft. 8 in. 7,100

Florence st., 680, Ann Clark to Henry Renner, Jan. 29, 1886, 15 ft. by 50 ft. 10 in. 1,500

Cantrell st., S. s., 57 ft. E. Tenth, Samuel K. Reichner to James Ferguson, Jan. 26, 1886, 14 ft. by 47 ft.; g. r $36 400

Chelten ave., N. E. cor. Sullivan, Charles Shaw to Charles Shaw, Jr., Jan. 28, 1886, to Sarah Shaw, Jan. 28, 1886, 95 ft. by 108 ft. nom.

Christian st., rear, James Duffy to Thos. F. Clabby, Jan. 29, 1886, irreg. shape. nom.

Delaware ave., E. s., 108 ft. 4½ in. S. Chestnut, Joseph R. Evans to Jacob E. Ridgway, Jan. 23, 1886, 22 ft. 10 in. by 213 ft. 1½ in. 12,000

Eighth st., E. s., 20 ft. Venango, Daniel Weymer to Harriet Mayne, Jan. 28, 1886, 20 ft. by 97 ft. ⅝ in. mtge. $1,200. nom.

Same to Abigail C. Weymer, Jan. 29, 1886. nom.

Fairmount ave., 1340, George G. Miller, executor, to Joseph P Robison, Jan. 21, 1886, 18 ft. by 59 ft. 4,000

Fairmount ave., 1340, quit claim, George G. Miller et al. to Joseph P. Robison, Jan. 28, 1886. nom.

Germantown rd., E. s., 645 ft. N. Master, John Meighan to Charles H. Mellon, Jan. 7, 1886, 20 ft. by 200 ft.; mtge. $7,800. 1,700

Rear of 5069–5071 Germantown ave., Conyers Button to John Kerrigan, Jan. 29, 1886, irreg. shape; g. r. $60 500

Girard ave., S. E. cor. Taney, Timothy A. Maher to Daniel Cleary, Jan. 8, 1886, 40 ft. by 100 ft. g. r. $400; mtge. $3,000. 5,000

Girard ave., N. E. cor. Sixteenth, Charles T. Yerkes, Jr., to Thomas P. Twibill, Jan. 27, 1886, 21 ft. by 150 ft. 15,500

Hewson st., S. W. s., 269 ft. 8½ in. S. E. Girard ave., Henry T. Dechert, master, to Selina Ward, Jan. 22, 1886, 15 ft. by 59 ft.; 1105 Vienna, 11 ft. 10½ in. by 61 ft. 2 in. 2,200

Holstein ave., N. W. s., 250 ft. N. E. Eighty-eight, Elmwood Mutual Land, etc., Company to Alexander Gillespie, Oct. 17, 1885, 50 ft. by 100 ft. nom.

Lambert st., E. s., 242 N. Columbia ave., John R. Rice to H. P. Lorman, Jan. 27, 1886, 14 ft. by 60 ft. 2,600

Ledger Place, N. s., 49 ft. 11 in. W. Second, Edwin Ford to Joseph Harvey, Oct. 23, 1885, irreg; mtge. $10,000 27,867

Manton st., S. s., 168 ft. E. Twenty-second, Henry R. Coulomb to Jas. Donahue, Jan 20, 1886, 15 ft. by 55 ft.; gr. r. $48. 1,062

Manton st., S. s., 153 ft. E. Twenty-second, Henry R. Coulomb to Wm. C. Fahy, Jan 29, 1886, 15 ft. by 55 ft.; g. r. $48. 1,062

Mermaid ave., 1,346 acres, David Hey to the Philadelphia, Germantown and Chestnut Hill Railroad Company, Jan. 29, 1886. 3,500

Rear Nice ave., near Wissahickon ave, Anna U. Minah to Anna Hutelmayer, Feb. 1, 1886. 225

Nineteenth st., N. E. cor. Tasker, Christian Brown to Patrick McCloskey, Jan. 26, 1886, 16 ft. by 65 ft.; g. r. $90. 1,500

Oakford st., N. s., 123 ft. E. Twenty-second, Henry R. Coulomb to Dan'l Doran, Jan. 20, 1886, 15 ft. by 61 ft. g. r. $48. 800

Powelton ave., S. s., 122 ft. 5 3-16 in. W. Thirty-second, Sarah Margaret McFadden to Charles McFadden, Jan. 30, 1886, 17 ft. 5 3 16 in. x 100 ft 10,000

Seventh st., W. s., 32 ft. S. Pierce, Thos. C. Nesbitt to Samuel Flemming, Jan. 16, 1886, irreg. shape. 1,800

Tasker st., S. s., 186 ft. 3 in. E. Seventeenth, G. S. Campbell to Joseph K. Gamble, Jan. 30, 1886, 15 ft. by 60 ft.; g. r. $36 1,100

Tasker st., 622–624, Christina Young to Ida S. Iberman, Jan. 26, 1886, 30 ft. by 60 ft.; 630 Tasker, 15 ft. 3 in. by 60 ft. 2,900

Tenth st., 1536 S., Thomas Jones to Margaretta Hoffman, Jan. 25, 1886, 16 ft. by 54 ft. 2,100

Thompson st., S. E. s., 216 ft. S. W. Philadelphia and Reading Railroad, John Donohue to Charles C. Moland, Jan. 30, 1886, 48 ft. by 81 ft. 9 in.; g. r. $18. 1,236

Tioga st, N. s., 21 ft E. Ninth, C. D. Cassell to Jeremiah S. Kumry, Oct. 11, 1875, 21 ft. by 75 ft. 137

Tioga st, N. s., 41 ft. E. Ninth, the Workingmen's Coöperative Building Association to Jeremiah Kumry, Jan. 14, 1875, irreg. shape. 225

Twentieth st., S. E. cor. Pemberton, Samuel Sproul to Richard Niblo, Feb. 1, 1886. 18 ft. by 65 ft. (moiety); mtge. $3,000. 1,000

Twenty-first st., W. s., 425 ft. N. Columbia, Hy. Sloman to Charles E. Pancoast, Jan. 20, 1886, 18 ft. by 63 ft; mtges. $2,150 2,350

Twenty-second st., 75 ft. N. Oakford, H. R. Coulomb to Thos. P. Lowry, et ux., Jan. 20, 1886, 15 ft. by 74 ft.; g. r $54. 1,550

Florence st., 680, Ann Clark to Henry Renner, Jan. 29, 1886, 15 ft by 50 ft. 1,500

Thorp's Lane, etc., interest in 2 dwellings and sundry lots, trustees of estate Joseph Miller to J. M. Thomas et al, April 10, 1885, Twenty-second Ward. nom.

WEDNESDAY, Feb. 3, 1886.

Christian st., S. s., 225 ft. W. Seventeenth, Rosanna Hunter to John Hunter, Feb. 1, 1886, 18 ft. by 129 ft. 8 in.; g. r. $22.50. $3,000

Conshohocken ave., N. s., 159 ft. 5¾ in. W. Forty-eighth, Thomas P. Sargent, trustee, to Robert Denison, Jan. 20, 1886, irreg. shape. 2,500

Currant alley, W. s., 145 ft 7 in. S. Locust, Charles F. Snyder, administrator, to Michael Havy, Jan. 21, 1886, 14 ft. 5 in. by 48 ft.; g. r. $20; mtg. $4,000. 1,050

Darien st., 1914, Norris Woodington to Charles Burk, Jan. 25, 1886, 13 ft. 4 in. by 45 ft. 700

Federal st. S. s., 163 ft. W. Front, David Ware, trustee, to William R. Black, Jan. 30, 1886, 18 ft. by 120 ft.; also, S. s., 181 ft. W. Front, 18 ft. by 63 ft. 3,850

Germantown ave., E. s., 30 ft. 9 3-5 in. N. Somerset, John Cassidy to Ellen Turbot, Jan. 30, 1886, 14 ft. by 60 ft. 2,200

Cambria st., 323, Thomas W. Flood to Thomas McCloskey, Feb. 1, 1886, 14 ft. 4 in. by 68 ft. 900

Gordon st., S. s., 133 ft. ½ in. E. Cedar, William Ross to Agnes Ross, Jan. 30, 1886, 11 ft. by 72 ft. 1,000

Green st., S. W. s., 384 ft. 2 in. S. E. Lincoln ave., John Welsh to Chas. W. Bailey, Feb. 1, 1886, irreg. shape 9,800

Greenway ave., N. W. s., and N. E. s. Forty-ninth, Edward Shippen to Samuel R. Burnwood, Jan. 28, 1886, 80 ft. by 140 ft. 2,100

Hancock st., N. E. s., 101 ft. 10½ in., John Miller to Eliza J. Ward, Oct. 2, 1885, 2 ft. by 63 ft. 83

High st., N. W. s., 200 ft. S. W. Stenton ave., Cornelius Chadwick to Theodore N. Town, March 27, 1885, 20 ft. by 90 ft. nom.

Locust st., 1307, James W. Paul et al., ex'rs, to Annie L. Watson, Jan. 12, 1886, 22 ft. by 120 ft. 18,000

McClellan st., S. s., 295 ft. W Sixth, Allen Middleton to Peter P. Cosgrove, Dec. 31, 1885, 28 ft. by 49 ft.; g. r. $60. 727

Orthodox st., E. cor. James, Decatur Building Association to John Crankshaw, Dec. 31, 1885, 80 ft. by 100 ft. 2,700

Pine St., 629, Kate E. Young to James H. Young, Feb. 1, 1886, 18 ft. by 100 ft. 3,500

Ridge ave., S. W. s., 96 ft. 3¾ in. S. E. Jefferson, Joseph Mills to Harry Rowland, Jan 9, 1886, irreg. shape. 450

Ridge ave., S. W. s., 64 ft. 2½ in S. E. Jefferson, Levi S. Reger to Harry Rowland, Jan. 19, 1886, irreg. shape 450

Seventh st., S. W. cor. Jefferson, Lena K. Merz, et al., ex'rs., to William Beckman, Jan. 28, 1886, irreg. shape 10,000

Snyder ave., N. s., 65 ft. E. Eleventh, Andrew Miller to Joseph Donnell, Jr., Jan. 7, 1886, 16 ft. by 63 ft. 6 in. 2,400

Third st., 2047 N., John G. Vogler to John G. Vogler, Jr., Feb. 1, 1886, 16 ft. by 65 ft. 3,500

Twenty-first st., E. s., 17 ft. N. Carpenter, David Rankin to William Kane, Jan. 28, 1885, 16 ft. by 57 ft.; g. r. $53. 2,266

Twenty-fourth st., S. W. cor. Perot, William Beckman to Lena K. Merz, Jan. 28, 1886, 28 ft. 3½ in. by 60 ft. 10,000

Unity st, S. W. s., 108 ft. 6 in. S. E. Orchard, Joseph P. Bolton to James Noble, Jan. 29, 1886, 43 ft. by 117 ft. 4,500

Warnock st., 2026, 2028, Ebenezer Wood to John H. Cotton. Jan. 28, 1886, irreg. shape; also, 1529 Opal, 15 ft. by 45 ft. 3,550

Westmoreland st., S. W. s., 165 ft. 4⅝ in. S. E. Emerald, Alexander H. Newitt to Harvey K. Newitt, Jan. 30, 1886, 15 ft. by 120 ft..... 100

Wister st., 60-62, George W. Amon to Thomas West, Sr., Jan. 16, 1886, 32 ft. 9 in. by 235 ft..... 2,700

Dudley st., N. s., 141 ft. W. Sixth, Gustav Youngblood to Mary J. Craddock, Feb. 1, 1886, 14 ft. by 46 ft..... 1,000

Hoffman st., 515 and 517, Allen Middleton to Mary J. Craddock, Jan. 26, 1886, 28 ft. by 50 ft..... 1,800

THURSDAY, Feb. 4th, 1886.

Aspen st., S. s., 86 ft. W. Thirty-eighth, Nathan Shoemaker to Jno. W. Young, Feb. 1, 1886, 14 ft. by 90 ft.; g. r. $78..... $1,500

Aspen st., S. s., 72 ft. W. Thirty-eighth, N. Shoemaker to John B. Quay, Feb. 1, 1886, 14 ft. by 90 ft... 1,500

Aspen st., S. s., 198 ft. W. Thirty-eighth, N. Shoemaker to Henry P. Mullendorf, Feb. 1, 1886, 14 ft. by 90 ft..... 1,500

Bolton st., 2341, Rebecca Boardman et al. to Margaret Schuh, Jan. 23, 1886, 14 ft. by 41 ft..... 1,600

Carpenter st., N. s., 81 ft. 6 in. W. Ninth, Thomas Neilson, trustee, to James P. Park, Jan. 29, 1886, irreg. shape..... 6,000

Chestnut st., 3218, William G. Huey to William B. Bullock, Jan. 29, 1886, 18 ft. by 120 ft. 2 in..... 8,500

Clinton st., E. s., 220 ft. N. Baker, George Williams, ex'r, to Jacob Jones, May 13, 1885, 20 ft. by 100 ft. 40

College ave., 812 W., Charles W. Henry to Annie M. Magel, Jan. 21, 1886, 15 ft. by 49 ft..... 2,300

Columbia ave., N. s., 71 ft. 4 in. E. Nineteenth, Robert Wallace to Edward A. Hambright, Jan. 28, 1886, 17 ft. 9 in. by 99 ft..... 6,100

Columbia ave., 1736, Hannah G. Simpson to Ezra P. Jenison, Jan. 29, 1886, 16 ft. by 92 ft..... 5,450

Cumberland st., 2408-2410 E., Wm. F. Harrity to Chas. B. Wissinger, Jan. 19, 1886, each 16 ft. by 90 ft. and subject to g. r. $72..... 1,700

Cumberland st., 2440 E., William F. Harrity to George A. Twibill, Jan. Jan. 11, 1886, 16 ft. by 90 ft.; g. r. $72..... 625

Emily st., N. s., 249 ft. 6 in. E. Twelfth, Thomas H. Hoyt to Robt. Gracey, Feb. 2, 1886, to Nancy Hoy, Feb. 3, 1886, 28 ft. by 48 ft..... nom.

F st., 2217, Patrick Logue to James D. Jaquett, Jan. 27, 1886, 16 ft. by 62 ft..... 3,350

Fifteenth st., 1406 S., William R. Matchett to John J. Kirder, Jan. 27, 1886, 15 ft. 11 in. by 68 ft..... 3,375

Franklin st., E. s., 304 ft. N. Poplar, Thomas W. Barlow to Priscilla Peterman, Jan. 29, 1886, irreg. shape..... nom.

Girard ave., 2904, William L. Elkins et al. to John R. Rice, Feb. 1, 1886, 16 ft. by 57 ft. 6 in..... 3,400

Green st., S. W. cor. Twenty-first, J. E. Kent to Hester C. Beach, Feb. 1, 1886, 16 ft. by 82 ft. 5 in..... 9,500

Jasper st., N. W. s., 200 ft. N. E. Clearfield, John G. Brill et al. to John Meighan, Jan. 13, 1886, irreg. shape..... 550

Kensington ave., E. s., 208 ft. N. Cambria, T. J. Lewis to Robert W. Fitzell, Jan. 8, 1886, irreg. shape..... 4,400

Locust st., S. s., 122 ft. W. Nineteenth, Hy. Croskey to Henrietta B. Wyeth, Jan. 26, 1886, 22 ft by 95 ft..... 26,000

Marshall st., E. s., 169 ft. 11 in. S. Poplar, S. S. Myers to Lucille Oppenheimer, Jan. 26, 1886, 19 ft. 6 in by 80 ft..... 5,300

Mercy st., N. s., 166 ft. and 248 ft. 2 in. W. Eleventh, Chas. C. Eareckson to Theodore M. Etting, Jan. 30, 1886, each 13 ft. 10 in. by 48 ft.; also 5 lots N. s. Mercy, 179 ft. 10 in. W. Eleventh, each 13 ft. 8 in. by 48 ft.; subj. 7 mtgs. $1,000 each..... 3,200

Morris st., S. s., 186 ft. 7½ in. W. Seventh, Henry Langham to Andrew Lagomarsino, Jan. 28, 1886, 15 ft. 6 in. by 64 ft..... 700

Nicholas st., S. s., 170 ft. 7½ in. W. Twentieth, Andrew G. Taylor to Harry Asken, Jan. 30, 1886, 14 ft. by 55 ft..... 2,000

Norris st., 2231, Ed. H. Flood to Jas. O'Neill, Feb. 3, 1886, 16 ft. by 77 ft. 6 in..... 4,500

Potts st., N. s., 92 ft. 9⅜ in. W. Thirteenth, George Hirst to Eleanor H. Ogle, Jan. 28, 1886, 2 lots, 16 ft. by 30 ft. each; mtgs. $2,400..... 1,450

Scott's Lane, S. E. s., 160 ft. N. E. Ridge rd., Thomas Shaw to Jarrett Farrell, Jan. 18, 1886, 20 ft. by 106 ft 7⅞ in..... 2,100

Somerset st., N. W. s., 45 ft. E. Warnock, William Henderson to Albert P. Brubaker, Feb. 1, 1886, 15 by 75 ft..... 1,800

Stewart st., 2231, Jos. C. McCulla, trustee, to Alfred B. Levis, Nov. 9, 1885, 14 ft. 4 in. by 37 ft..... 1,600

Summer st., 1703, William A. Levering to Philadelphia Orthopædic Hospital, Jan. 30, 1886, 36 ft. by 116 ft..... 18,000

Third st., W. s., 214 ft. S. Montgomery, Wolf Speier to Jettie Speier, Jan. 19, 1886, 16 ft. by 102 ft. 6 in..... nom.

Third st., 2240 N., John F. Grogan to James J. Grogan, Feb. 1, 1886, 16 ft. by 66 ft. 6 in..... 1,500

Twenty-second st., 323 N., William Ross to Philene Dampman, March 18, 1873, to Rachel Dampman, July 23, 1885, 16 ft. by 50 ft..... nom.

Twenty-fourth st., 850 N., John M. Sharp to Hannah S. Russell, Feb. 1, 1886, 15 ft. by 67 ft..... 4,000

Twenty-fifth st., E. s., 151 ft. N. Parrish, John M. Sharp to Isaac Blum & Co., Jan. 28, 1886, 40 ft. 6 in. by 57 ft. 8 in..... 9,300

Twenty-fifth st., W. s., 207 ft. 6 in. S. Thompson, John C. Morrison to Jean Koeck et ux., Feb. 1, 1886, 18 ft. 6 in. by 90 ft..... 3,000

Union st., S. W. cor. Ogden, Charles F. Hall to Mary L. Clarke, Feb. 1, 1886, 32 ft. by 75 ft..... 5,800

Wharton st., N. s., 81 ft. 10 in. E. Long Lane, H. R. Coulomb to George W. McCann, Jan. 23, 1886, 15 ft. by 68 ft.; g. r. $60..... 850

Wilder st., S. s., 180 ft. W. Twentieth, John Murphy to Joseph Murphy, Feb. 2, 1886, 14 ft. by 50 ft.; g. r. $30..... 500

Woodstock st., W. s., 164 ft. 8 in. N. Columbia ave., Christine Weldy to Annie Carney, Jan. 27, 1886, 14 ft. 4 in. by 55 ft..... 2,300

Dove st., 8 lots, N. E. s., S. E. Fourth, James O'Brien to Charles O'Neill, Jr., Feb. 1, 1886..... 800

Jefferson st., S. E. s., 204 ft. S. W. Selig, F. S. Cantrell to Robt. Lees, Jan. 22, 1886, 60 ft. by 142 ft..... 500

Jefferson st., N. W. s., 52 ft. N. E. Selig, F. S. Cantrell to Walter Maslin, Jan. 23, 1886, 25 ft. by 132 ft. 6 in..... 200

FRIDAY, Feb. 5, 1886.

Adams st., N. E. s., and N. W. s., Rittenhouse, Edwin A. Trumbower to Angelo and Henry Meyers, Feb. 1, 1886, 20 ft. by 42 ft.; N. E. s. Adams, 20 ft. N. W. Rittenhouse, 14 ft by 42 ft. 11 in.; N. E. s. Adams, 146 ft. N. E. Rittenhouse, 16 ft. by 46 ft. 8 in..... $5,500

Almond st., S. E. s., 409 ft. N. E. Westmoreland, J. P. Ash et al. to George A. Twibill, Feb. 1, 1886, 115 ft. 6 in. by 80 ft.; N. W. s. Newkirk, 399 ft. 10 in. N. E. Walnut, 80 ft. by 69 ft..... 395

Berks st., 433, David Carnell to Althea J. Carnell, Nov. 7, 1885, 14 ft. 2½ in. by 58 ft and 64 ft..... 3,000

Columbia ave, 1824, E. H. Darnell to Mary A. Henderson, Jan. 27, 1886, 16 ft. by 89 ft.; mtge. $3,600... 1,700

Fourth st., 2553 N., Eldridge & Stewart to William Thornton, Jan. 28, 1886, 15 ft. by 62 ft..... 2,750

Fifth st., 746 S., James Goldey to Mark Greeley, Jan. 13, 1886, 11 ft. 4 in. by 58 ft. 3 in..... 1,250

Fifteenth st., 1511 S., William R. Matchett to Louis Miller, Feb. 1, 1886, 15 ft. by 100 ft..... 3,500

Fiftieth st., S. E. corner Aspen, James F. Kennedy to Joshua R. Pusey, Jan. 29, 1886, 15.29 ft. by 72 ft..... 1,400

Garnet st., S. E. s., 122 ft. S. W. Somerset, A. H. Gillingham to Matthew Love, Feb. 4, 1886, 13 ft. 4 3-16 in. by 100 ft..... 2,200

Girard ave., N. E. corner Sixteenth, Thos. P. Twibill to M. Adele Kremer, Feb. 1, 1886, 21 ft. by 150 ft..... nom.

Godfrey st., N. E. s., 159 ft. 9⅛ in. N. W. Chelton ave., Reed A. Williams to John Kerrigan, Jan. 22, 1886, irreg. shape..... 6,525

Green st., 710, Charles W. Otts, executor, et al. to William Weightman, 51 ft. by 114 ft..... 3,058

Hazel ave., S. s., 120 ft. E. Sixty-second, Joseph Taylor to Charles T. McKinnon, Jan. 12, 1886, 20 ft. by 112 ft. 6 in..... 1,000

Memphis St., S. E. s., 41 ft. 7½ in., Cumberland B. and L. Association No. 2 to John Ruhl, Jan. 30, 1886, 13 ft. 8 in. by 60 ft.; also N. W. s., Memphis and S. W. s. Fox, 14 ft. by 54 ft.; g. r. $60..... 837

Montgomery st., N. s., 14 ft. E. Marshall, Thomas Greenback, master, to George Romig, Feb. 2, 1886, 14 ft. by 55 ft. 8 in..... 2,675

Park ave., 1734, Henry Kremer to Thos. P. Twibill, Jan. 30, 1886, 19 ft. 7 in. by 80 ft..... 9,000

Percy st., 1858, J. Rhoads to Murtha Leary, Dec. 12, 1883, 25 ft. by 40 ft. nom.

Sergeant st., N. E. s., 187 ft. 6 in. N. W. Emerald, Conrad B. Lutz to Margaret Dittle, Jan. 27, 1886, 84 ft. by 86 ft. 6 in..... 3,150

Ninth st., 2519 N., Thomas Batley to F. Millett, to Michael Price, Jan. 29, 1886, 14 ft. 8½ in. by 65 ft. 5½ in. 4,800

Tulip st., W. s., 180 ft. N. Venango, Thos. Greenback to C. A. Max Wiehle, Feb. 2, 1886, 20 ft. by 155 ft. 130

Twentieth st., E. s., 128 ft. N. Reed, William Kelley, trustee, to William Galbraith, Feb. 1, 1886, 16 ft. by 85 ft.; g. r. $49.50..... nom.

Twenty-seventh st., E. s., 17 ft. S. York, William F. Albrecht to Thomas H. Helms, Feb. 3, 1886, 16 ft. by 60 ft..... 2,900

Thirteenth st., E. s., 48 ft. S. Herman, William F. Albrecht to Oliver C. Sawyer, Feb. 3, 1886, 32 ft. by 70 ft. 3,750

Huntingdon st.. N. W. cor. Seventh, Charles H. Wisler to Bridget Madden, Jan. 30, 1886, 16 ft. by 68 ft..... 5,500

Howard st., E. s., 212 ft. 6⅞ in. N. Harrison, James H. Spencer to Robert Bishop, Jan. 30, 1886, irreg. shape; g. r. $158.70........................ nom.

Same to Joseph D. McKee, Feb. 4, 1886.. 4,000

Susquehanna ave., S. W. s., 150 ft. 6⅝ in. S. E. Richmond, Charles G. Hookey, trustee, to Robert Patterson, Jan. 26, 1886, irreg. shape....... 800

Susquehanna ave., S. W. s., and N. W. s. Beach, Robert Patterson to Thomas F. Dixon, Jan. 30, 1886, irreg. shape.................................. 10,800

Walnut lane, S. E. s., and S. W. s., Hancock, and S. E. s. Walnut lane and N. E. s. Hancock, E. H. Butler to Gilbert Weir, Jan. :6, 1886, irreg. shape.................................. 14,000

William st., N. E. s., 115 ft. 6 in. N. W. Amber, Alex. Moore to James C. Moore, Jan. 30, 1886, mtge. $3000. 1,300

York st., S. s., 72 ft. 6 in. W. Third, Sarah Sandy to William G. Sandy, Jr., Feb. 4, 1886, 14 ft. by 66 ft....... 940

Warnock st., 1608, Fidelity Insurance, Trust and Safe Deposit Company to Robert Barker, Feb. 2, 1886, 12 ft. by 46 ft......................... 1,000

SATURDAY, Feb. 6th, 1886.

Allegheny ave., N. E. s., and N. W. s. Chatham, Christian Reimer to Joseph P. McCullen to Anna Reimer, Feb. 5, 1886, 16 ft. by 80 ft. nom.

Alter st., S. s., 300 W. Seventeenth, E. M. Burke et ux. to John J. Keenan, Jan. 27, 1886, 16 ft. by 45 ft.; same to Edwd. M. Burke, Jan. 27, 1886.. nom.

Broad st., E. s., 693 ft. 7⅜ in. N. Tioga, irreg. shape, Thos. Wagner, Jr., to Alvin Hammer, Jan. 25, 1886.. 3,300

Cantrell st.. N. s., 57 ft. E. Tenth, Wm. Hamilton to James P. Petit, Jan. 25, 1886, 14 ft. by 48 ft........... 500

Castle ave., S. s., 174 ft. 4¾ in. W. Thirteenth, James E. Conroy to William Myers, Feb. 3, 1886, 15 ft. by 87 ft. 6 in.; g. r. $75................ 1,550

Cinnaminson st., N. W. s., 91 ft. 5¾ in. S. W. Pechin, William Fry to John F. Horrock, Jan. 30, 1886, irreg. shape.................................. 2,500

Columbia ave., N. s., 78 ft. 10 in. W. Fifteenth, David R. Walker to Jas. A. Hamilton, Feb. 3, 1886, 19 ft. by 90 ft.. 9,500

Garabaldi st., S. s., 205 ft. 8½ in. E. Goodman, German Rising Sun Building and Loan Association to Valentine Leibig, Feb. 4, 1886, irreg. shape.................................. 265

Girard ave., 1493, Practical Homestead Building and Loan Association to Theresa L. Lynch, Dec. 15, irreg. shape.................................. 2,100

Kensington ave. and Wensley st., Walter L. C. Biddle to Joseph Stuckey, Feb. 3, 1886. 74 lots, subject to ground rents of $60 and $150 nom.

James P. Mason to Edwin G. Booth, Feb. 5, 1886, 13 acres and 15.9 perches on Delaware River, Twenty fifth Ward, mtge. $32,500............ .. nom.

Manton st., S. s., 151 W. Twenty-second, Henry R. Coulomb to John Feely, Jan. 28, 1886, 15 ft. by 55 ft.; g. r. $48... 975

Melon st., 1129-1133, Theod. C. Warner to Jno Ferris to Edwin S. Armstrong. Feb. 4, 1886, 36 ft. by 42 ft. 6 in., mtge. $1,700......................... 3,000

Montgomery st., N. s., 151 ft. 10 in. by 215 ft. 10 in. W. Broad, Wm. L. Elkins et al. to Josiah B. Seybert, Jan. 23, 1886, 16 ft. by 72 ft. each .. 12,000

Napa st., W. s., 284 ft. N. Wharton, E. M. Burke to Jno. J. Keenan to Edw. M. Burke, Jan. 27, 1886, 14 ft. by 51 ft.................................. nom.

Nineteenth st., W. s., 168 ft. S. Tasker, Thos. J. Milnamon to James Milnamon, Jr., Jan. 6, 1886, 81 ft. by 68 ft., 5 lots.............................. nom.

Norris st., S. W. s. and S. E. Trenton ave., trustees of W. R. Hibberd to Wm. J. Jones, Dec. 31, 1885, 16 ft. 6 in. by 75 ft. 7¼ in.......................... 1,300

Norris st., S. W. s., 18 ft. 6 in. S. E. Trenton ave., same grantor to Alex. T. Richards, Dec. 31, 1885, 37 ft. by 75 ft. 7¼ in.................................. 1,900

Norris st., 2229, E. H. Flood to Edw. F. Habel, Jan. 26, 1886, 16 ft. by 77 ft. 6 in.. 4,500

Orchard st., 911, Theresa Heck to John Merscher, Jan. 27, 1886, 16 ft. 11 in. by 33 ft. 1 in......................... ......

Race st., 146, Henry Taxis et al. to J. Conrad Taxis, Jan. 22, 1886, 11 ft. 2½ in. by 51 ft. 1 in. (int.)....................... ......

Race st., twenty-third ward, Elizabeth K. Bray to Angelina M. Bray, Jan. 20, 1886, 1 acre 77 perches; mtge. $35,000.................................. 5,000

Randolph st., W. s., 396 ft. 3⅛ in. N. Poplar, Simon Bacharach to Elizabeth A. Duffield, Jan. 28, 1886, 19 ft. by 59 ft.................................... 3,275

Richmond st., S. E. s., 74 ft. S. Susquehanna ave., George C. Rice et al. to Allen R. Hulshizer, Feb. 3, 1886, 20 ft. by 150 ft......... 1,425

Thirteenth st., W. s. and N. s. Brown, Samuel Shelburne to Hugh H. Ross, Jan. 28, 1886, irreg. shape. 7,000

Twenty-fifth st., N. W. cor. Parrish, Eli Kirk Price, Jr. to William H. Pancoast, Jan. 18, 1886, 118 ft. by 201 ft.. 15,000

Twenty-fifth st., E. s., 35 ft. 6 in. N. Parrish, John M. Sharp to Margaret Weick, Feb. 2, 1886, 16 ft. by 54 ft... 3,100

Taney st., 1854, Jacob E. Ridgway to Sigmund Sessler, Jan. 12, 1886, 15 ft. by 48 ft................................ 2,500

Taney st., W. s., 196 ft. 3 in. S. Poplar, Ernest H. Davis to Hugh McBride, Jan. 28, 1886, 14 ft. 3 in. by 86 ft........................ 2,000

Alder st., 1929, C. B. Williams to Chas. S. Adams, Jan. 22, 1886, 12 ft. by 44 ft.. 1,650

Webster st., S. s., 184 ft. W. Twenty-first, Jane McGinnis to John Green, Jan. 27, 1886, 14 ft. by 50 ft.. 775

Weikel st., S. E. s., N. E. Ann, 3 lots, Christian Reuner to Joseph P. McCullen to Anna Reuner, Feb. 5, 1886, each 11 ft. 9 in. by 43 ft.......... nom.

Wharton st., N. s., 81 ft. 10¾ in. S. E. Long lane, George W. McCann to Mary McIvor, Jan. 30, 1886, 15 ft. by 68 ft.; g. r. $60; mtge. $800........ nom.

SUBURBAN SALES.

GLOUCESTER COUNTY.

John F. Joline to Ephriam Tomlinson, deed dated Jan. 21, 1886, recorded Jan. 30, 1886, several tracts........................ ....$ 3,000.00

John Emerick et ux. to Samuel Warrick, date of deed Oct. 8, 1860, recorded Jan 30, 1886, 19-54 acres Harrison township.................... 750.00

Albert Parker to Wm Jackson, date of deed March 25, 1885, recorded Feb. 1, 1886, 26 1-5 hundredth's of an acre, Harrison township.................................... 1.00

Daniel J. Parker, sheriff, to Theo. S. Johnson, date of deed Jan. 30, 1886, recorded Feb. 1, 1886, about 5 acres, Franklin township........ 300.00

John C. Turner, ad., to Benj. F. DuBois, date of deed, Jan. 28, 1886, recorded Feb. 2, 1886, 52 acres situated in Clayton and Franklin township.................... 1,586.00

The New Jersey Conference Camp Meeting Association to Charles Wyne, date of deed Aug. 31, 1883, recorded Feb. 2, 1883, lot at Pitman Grove................................ 125.00

John M. and D. Wilson Moore and wives to Silas W. Harris, date of deed Nov. 2, 1885, recorded Feb. 3, 1885, lot in the township of Clayton.................................... 150.00

Thos. S. Weatherley ex. to George H. Platt, date of deed Feb. 3, 1886, recorded Feb. 5, 1886, 5 3-100 of an acre of ground in Bridgeport, Logan township................ 1,225.00

Thos. S. Weatherley ex. to Geo. H. Platt, date of deed Feb. 3, 1886, recorded Feb. 5, 1886, ¾ of an acre of ground in Bridgeport, Logan township................................ 216.00

BURLINGTON COUNTY.

Heirs of Jervis Haines to Richard R. Haines, farm of 123 acres in Pemberton township, for...........$ 4,140.00

Herbert A. Drake to Edward N. lot of cedar swamp in Woodland township, for....... .... 3,000.00

J. W. Hewling's Sons to John McDonald, lot of land at Riverton... nom.

Heirs of Edward Haven to Samuel B. Read, house and lot at Pointville, for................................ 50.00

John B. Taylor to Robert Taylor, 22 acres of land at Buddtown, for 1,800.00

Charles W. French to Andrew McNeal, mansion house and other property at Burlington.............. nom.

John B. Newman et al. trustees, to Henry T. Coleman, house and tract of land at Bordentown, known as Bonaparte Park, for... 27,500.00

The Young Men's Christian Association of Beverly to the Beverly Reform Club, lot of land and hall in Beverly, lease for 99 years...... ......

F. H. Long to Abigail F. Lippincott, house and lot in Riverton, for...................... .... 8,000.00

Executors of John Mitchell to the Trustee of the Burlington Presbyterian Church, house and lot on Pearl street, Burlington, for... 700.00

Rebecca S. Lore to John Wallace, lot of land on Fifth street, Palmyra, for................................ 250.00

Calvin S. Edwards to Michael J. Cavanaugh, 27 acres of land in Woodland township, for........... 1,250.00

Administrators of William Malsbury to Benjamin Malsbury, lot of land in Pemberton township, for.. 102.00

John B. Timings to John Smith, 2 acres of land in Delaware township, for................................ 100.00

Mary M. Pavony to John A. Emerick, lot of land in Pemberton township, for......................... 800.00

David Comfort to Maurice B. Comfort, farm of 88 acres in Chester township, for......................... 7,000.00

Joseph Morgan to Walter Scott Tees, 3 lots of land on Morgan avenue, Palmyra, for.......... ...... 750.00

F. C. Doughten to Joseph Colhitt, lot of land in Shamong, for..... 6,370.00
Samuel D. Asay to John Dunbar Hylton, 2 tracts of land in Mount Laurel township, containing 35 acres, for..... 2,500.00
Executors of Anthony S. Morris to Walter K. Budd, 2 town lots in Pemberton, for..... 192.50
The Florence City Company to John Floyd, lot of land in Florence, for 51 shares of stock of said company and $250..... .....
Jacob Morritt, administrator, to Frank Emmous, lot of land in Springfield township, for..... 525.00
William F. Morgan to Elizabeth A. S. Carson, lot of land in Palmyra, for..... 200.00

BUCKS COUNTY.

Jan. 29, Cary L. Gorden to Timothy T. Eastburn, lot in Newhope, March 19, 1885.....$ 800.00
Jan. 29, executors of Lewis B. Thompson to Henry Althouse, lot in Doylestown, Dec. 7, 1885... 30.00
Jan. 29, Adam Exton to Andrew Brown, lot in Morrisville, Jan. 1, 1873..... 200.00
Jan. 29, Thomas Brown to Maria Clee, lot in Morrisville, Aug. 31, 1885..... 150.00
Feb. 1, Abraham Weiss to David Weiss, 3 tracts in Milford, April 1, 1868..... 2,971.00
Feb. 1, Paul S. Brown to Milton S. Benner, 44 acres 143 perches in Richland, May 8, 1873..... 3,500.00
Feb. 1, Chas. B. LaRue to Edwd. White, deed of confirmation in Lower Makefield, April 7, 1884.. .....
Feb. 1, executors of Jas. G. Larne to Edward White, 40 acres 105 perches in Lower Makefield, April 1, 1884..... 3,726.94
Feb. 1, admr. of Solomon Keeper to Allen H. Weil et al., 58 acres 66 perches in Milford, April 1, 1885..... 3,065.48
Feb. 1 executors of Jacob Conard to Josiah Sellers, 3 lots in New Britain, April 10, 1885..... 51.21
Feb. 2, John Benner to John G. Dannehower, 19 acres 36 perches in Rockhill, April 1, 1859. ..... 961.25
Feb 2, Charles G. Barndt to Abraham S. Barndt, 3 acres 63 perches in Rockhill, April 5, 1869 150.00
Feb. 3, John R. Bitting to John D. James, lot in Doylestown, Feb. 2, 1886..... 1,700.00
Feb. 3, John James to Hannah M. Bitting, lot in Doylestown, Feb. 3, 1886..... 1,750.00
Feb. 4, Nicholas M. Brown to Ellen Johnson, lot in Bensalem, Feb. 3, 1886..... 1,500.00
Feb. 4, Isaac S. Stover to Tobias Shuman, 10 acres 61 perches in Tinicum, Sept. 19, 1885..... 400.00

CHESTER COUNTY.

February 1.

Henry Hall, five lots in Charlestown, to Louis M. Suplee..... 1,100,00

February 2.

David Havard, house and lot in Tredyffrin township, cont. 2·745 acres, no consideration..... .....
Granville Coates, small tract in East Nottingham, 17 acres 1 rood 20 perches, to Stephen Carter et al..... 1.00
Stephen Coates, tract in East Nottingham, 265 acres, to Granville Coates..... 1.00
John Groff, small tract in Tredyffrin, 8 acres, to David Havard.... 200.00
Elijah F. Pennypacker et al., a lot in Phœnixville, 5,565 sq. feet, to Catharine Benninghove..... 350.00

February 3.

Charles Brooke, a lot in Tredyffrin township, 29 $\frac{4}{10}$ perches, to Milton Collins..... 125.00
Isaac Smith et al., tract in Wallace township, 60 acres, to Harvey C. Smith..... 4,222.22
Oliver Sidwell, three lots in Oxford Boro., to John Z. Williams..... 163.00

February 4.

Elias N. Sharpless, tract in Kennett township, 60 acres, to Amelia Edwards..... 6,500.00
Eber Garrett, messuage and lot in Downingtown, to Martha Walker at al..... 2,200.00

MONTGOMERY COUNTY.

James Tracy to Patrick Powers, a house and two lots of land on Merion street, West Conshohocken, for..... 1,200.00
John Kulp to Simon C. Kulp, a farm of 55 acres and 54 perches of land in Towamencia township for..... 7,200.00
George S. Teas to Saml. C. Lukens, a tract of 2 acres and 96 perches of land in Hoorsham township for..... 520.00
Amos Jones to Benj. Frederick, a lot in Gwynedd township for.... 50.00
Charles Godshall to Henry L. Bechtel, a house and 11 acres of land in Franconia township, for..... 2,500.00
Morgan Wright to Elmira and Elizabeth Hiser, a house and lot on Standbridge street, Norristown, for..... 2,900.00
Daniel O. Hitner to John Durham, a house and lot in Whitemarsh township, for..... 800.00
George W. Rogers to S. R. Lenhart, a lot of land in Hatboro, for..... 90.00
John Kulp to Isaiah C. Kulp, a a farm of 41 acres and 81 perches of land situated partly in Towamencing and Hatfield townships, for..... 5,700.00
William L. Prizer to Alan Wood, Jr., a house and lot on Fifth ave., Conshohocken, for..... 2,500.00
Elizabeth Acker to Jas. Shannon, a house and lot on Cherry street, Norristown, for..... 2,250.00
Morgan Wright to Harriet Gartley, a house and lot on Haw's ave., Norristown, for..... 6,500.00
Richard Cameron to Thos. Daly, a lot of 58 perches of land in Upper Merion township, for..... 240.00
John Bielsford to Helen S. Thomas, a farm of 45 acres and 81 perches of land in Norristown township, for..... 7,300.00
Abram S. Jones to Elizabeth H. Jones, a lot in Gwyneld township for..... 65.00
Charles E. Green, Jr., to James A. Hurst, a house and lot, cor. Oak and Green streets, Norristown, for..... 1,600.00
James A. Hurst to Chas. E. Green, Jr., a house and lot on Kohn street, Norristown, for..... 1,850.00
Joseph E. Gay, executor, to Jacob M. Cowden and Henry Freedley, a lot of land, cor. DeKalb and Fornance streets, Norristown, for 490.00
Willis P. Hazard to Bridget Brannan, a lot of land in Cheltenham township, for..... 600.00
Jonathan Kehl to James Gresh, two lots of land in Pottsgrove township for..... 725.00
Rudolph Pabst to Theodore K. Batt, a farm of 45 acres, partly in Telford township, Bucks County, and partly in Upper Hanover township, Montgomery County, for..... 3,000.00
Joseph Fitzwater, trustee, to Ambrose L. Ashenfelter, a house and lot in Upper Providence township, for..... 500.00
Jacob F. Bierdlinger to Joseph Rhoads, a house and lot on Haw's ave., Norristown, for..... 4,500.00
George D. Heist to Linford F. Sperry, a lot of land in Cheltenham township, for..... 430.00
Joseph Fitzwater, trustee, to Julius Seiz, a lot of land in Upper Providence township, for..... 45.00
James Boyd to Margaret Ryan, two building lots in Plymouth township, for..... 300.00
J. Howard Supplee et al. to Stephen O. Fuguet et al., ½ acre of land in Lower Merion township, for..... 1,000.00
Horatio G. Sickel to Ellen S. Miller, two lote of land in Moreland township, for..... 1.00
Robert Wiley to Mary A. Glenzinger, a house and two lots of land on Fourth ave., Conshohocken, for..... 2,100.00
Joseph Allison et al., trustees, to the Provident Life and Trust Company of Philadelphia, trustee, a house and lot in Lower Merion township, for..... 1.00

DELAWARE COUNTY.

Samuel Lyons, Chester, a house and lot 20 by 121 feet, on Welsh street, that city, to Joseph H. Ladonnis, same place, subject to lien, for..... $1,000.00
Martha McIlvan, Philadelphia, a lot 53 by 70 ft. in Chester, to W. C. Royal, Germantown, for..... 1,460.00
J. Engle Cochrane, Chester, a built house and lot 20 by 100 feet on Kerlin street that city to John Hamilton of the same place, for.. 2,800.00
Georgiana Davis, Philadelphia, a lot 22 by 115 ft. on Young ave., Ridley township, to the Phia. and Baltimore R. R. Co., for..... 100.00
John N. Spencer, Newark, Del., a lot 22 by 125 ft. on Young ave., Ridley, to Robert Garrett, Baltimore, for..... 100.00
George S. Garrett, Upper Darby, a house and lot in that township, to Jacob Somers, same place, for 1,700.00
Annie Stillwell, New Castle, Del., a lot 40 by 125 feet in Church street, Upland, to Minerva Cochrane of the latter place for..... 575.00
Hannah Beaumont, Aston, a house and lot, at Luni, to George W. and William Beaumont, Middleton, for..... 1,400.00
Harrison Miller, Ridley, a frame house and lot 50 by 120 ft. on Winona ave., Norwood, to Fras. A. Miller of the latter place, for 1,100.00
Garrett E. Smedley, admr. of estate of Eleanor Barber, a lot 50 by 150 feet in Morton, to Josephine A. Lewis, Philadelphia, for 200.00
Garrett E. Smedley, admr. of estate of Eleanor Barber, a lot 50 by 150 ft in Morton, to Richard M. Johnson of Darby, for..... 210.00

Have Prices Fallen?

STATISTICS SHOWING THE FLUCTUATIONS OF SILVER AND THE STABILITY OF GOLD.

The Director of the Mint has furnished, in advance sheets from his report upon the production of precious metals in the United States for 1885, some statistical tables of very great importance at the present time. The first of these, compiled from the very best authorities, shows the ratio of silver to gold for each year since 1687. In that year the ratio was 14.94; in 1787 it was 14.92, and the greatest fluctuation during the intervening century was between 15.52 in 1702 and 14.14 in 1760. In 1793, the year of the establishment of the United States Mint, the ratio of silver to gold was exactly 15 to 1, and from that time on to 1870 it fluctuated between that extreme figure and 15.93, which was reached in 1843, with the exception of one year, 1808, when the ratio ran to 16.08.

Thus it will be seen that while the fluctuation in the relative value of the two metals was at several times sufficient to prevent their circulation together, it was comparatively slight—the range being practically between 15 and 16 to 1—up to the time of the resumption of silver coinage in 1873. In that year the ratio of silver and gold was 15.92. The next year it was 16.17; the next, 16.59, and so on by gradual and uninterrupted course, through sixteen, seventeen and eighteen, until in the year of 1885 it reached 19.41. That is, one ounce of gold, that would formerly buy about fifteen ounces of silver, will now buy nearly nineteen and a half.

But, it may be said, this depression of silver is but a part of the general fall of prices, brought about by the scarcity of gold and the consequent advance of the standard of value. This point is answered completely by another of the tables before us, which presents the rise and fall of the prices of the principal commodities in the New York market since 1880 compared with the average prices of 1845-50. Of course a computation like this affords more room for error or fallacy than the other, but there is no reason to question the accuracy of the figures and the commodities selected—including, among others, flour and grain, coal, copper, cotton, fish, iron, lead, leather, molassas, pork, salt, sugar, tobacco and wool—are fairly representative. Some of these commodities have fallen in prices and some have risen, in very few of them has there been any such fluctuation in prices as is shown in the case of silver, and the average of the thirty-eight commodities—excluding copper, which has recently undergone a rapid fall on account of increased production—is 1027, reckoning the average prices of the same commodities from 1845 to 1850 as 1000.

This shows that while some commodities have fallen in prices in thirty-five years, the fall has not been general. Thus while wheat, for example, is but 831 against 1000 in 1845 and coal but 700, copper is 1506, mackerel 1950 and wool 1252, and cotton remains at 976, or nearly the same. Special causes, affecting supply and demand, will account for a rise in one case and a fall in another. The average remaining about the same, shows that the standard has not altered. The same comparison applied to silver shows that its value in 1885, as against 1000 in 1845-50, to be but 815. In other words, silver is a commodity whose price has fallen more than the average articles entering into the world's daily consumption. A bale of cotton, which was worth within two and a-half per cent. as much in 1885 as it was in 1850, would be a more stable standard of value than a given weight of silver, which has lost nearly twenty per cent. of its market value in fifteen years. These are facts which the advocates of the silver standard cannot meet.—*The Times.*

Legal Decision.

AN AGREEMENT WITH AN OUTSIDE PARTY IMPOSES NO LIABILITY TO CREDITORS.

Judge Willson recently delivered an opinion deciding an interesting question of partnership law which arose in the suit of the Keystone National Bank, of Reading, against Henry Morris, as a partner of the firm of Joseph A. Randall & Co. J. Barclay Hacker owned a one-half interest in that firm, and in March, 1881, made an agreement with Morris in these words: "The said Hacker hereby sells and transfers to said Morris one-third of said interest, and further agrees that Morris is not to be known as being interested in said firm, but that his interest is to be carried on in the name of Hacker, who hereby agrees and binds himself to collect and hand over to Morris one-third of all profits of the said business carried on as above named, and Morris agrees and binds himself to reimburse Hacker one-third of all losses that may result from said business carried on as above named." Upon the trial the Judge held that this agreement made Morris a partner so far as the creditors of the firm were concerned. In the opinion delivered he reversed this ruling and granted a new trial, holding that a single partner cannot by his own act alone bring another into the firm and endow him with the rights of membership. He quoted a New York decision, holding that "an agreement whereby one acquires the right to a share of what two others shall receive out of the profits of the firm of which they are members, and undertakes to pay to them a like share of the losses of the firm which shall fall upon them, does not impose upon him any liabilities as to the creditors of the firm."

Journalistic.

Under the new management, *The Railway News* displays an energy and ability which is highly commendable and characteristic of such experienced newspaper men as Alex. C. Kenealy and Richard M. Elliott.

The previous experiences of these gentlemen on the principal duties of the city, is apparent in the work and management of *The Railway News*, and with a continuance of its present merit the journal will shortly stand as the paper of the railway world.

At the public sale of stocks last week, by M. Thomas & Sons, the Title Companies Stocks sold as follows:

28 shs Real Est. Title Ins. and Trust Co.	250
53 shs Land Title and Trust Co	67@70¼
67 shs Land Title and Trust Co.....	65¼
25 shs Land Title and Trust Co.....	66¼
35 shs Land Title and Trust Co...	60
30 shs Ger. Amer. Title Ins. and Trust Co.	21½
35 shs Ger. Amer. Title Ins. and Trust Co.	20
10 shs Ger. Amer. Title Ins. and Trust Co.	20¼

This would seem to indicate a healthy condition of affairs in the Title Insurance, and in the case of the Land Title and German-American Companies, the prices realized must be gratifying to the management of these fledgling corporations.

Items of Interest.

—It is rumored that the Baltimore and Ohio Railroad Company has leased the plant of the Baltimore and Ohio Telegraph Company for 50 years.

—Among civilized nations the English language is most widely spread of all. 90,000,000 speak it. 60,000,000 speak German. 50,000,000 talk French, 40,000,000 the Spanish, 28,000,000 the Italian, and about 55,000,000 the Russian.

—The microscopic determination of the different qualities of iron and steel is now regarded as one of the most valuable aids in metallurgical industries. Thus the crystals of iron are double pyramids, in which the proportion of the axes to the bases varies with the quality of the iron; the smallness of the crystals and the height of the pyramids composing each element are in proportion to the quality and density of the metal, which are seen, also, in the fineness of the surface; and as the proportion of the carbon diminishes in the steel, the pyramids have so much the less height. In pig iron and the lower qualities of hard steel, the crystals approach more closely the cubic form. Forged iron has its pyramids flattened and reduced to superposed parallel leaves, whose structure constitutes what is called the nerve of the steel; and the best quality of steel has all its crystals disposed in parallel lines, each crystal filling in the interstices between the angles of those adjoining, these crystals having their axis in the direction of the percussion they undergo during the working. Practically, good steel has the appearance, microscopically, of large groups of beautiful crystals.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE RAILWAY NEWS

PUBLISHED BY

THE RAILWAY NEWS CO., Limited.

A Weekly, Scientific, Mechanical, Electrical and Financial Journal.

NAVIGATION AND COMMERCE,

TRAVELING, LITERATURE.

A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.

OFFICES:

32 Nassau St., New York.

329 Walnut St., Philadelphia.

Subscription, $4.00 a Year, in Advance.

THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

GUARANTEED ROOFING PLATES.

From the "Ironmonger" of December 5th.

MESSRS MERCHANT & CO., of Philadelphia, may justly claim to have revolutionized the roofing-plate trade in this country. When, a year ago, they became the representatives for the United States of Gilbertson's Old Method and Camaret plates, they were enabled, with the aid of the manufacturers, to give a positive and definite guarantee of the quality of goods bearing their brand. This could only be done by taking the entire product of the works, the proprietors being under contract to maintain the standard of the production. This, they have not only done, but the quality has been improved.

The guarantee thus given by Merchant & Co., was the first of the kind ever issued, as to quality of material, coating and assorting. In fact, the understanding between them and the makers, placed the Philadelphia house in a position to do what had heretofore been impossible with most importers, who buy of London or Liverpool agents, and who are, therefore, not in direct communication with the manufacturers. Messrs. Merchant & Co., therefore, claim to stand alone among importers as the only direct representatives of works in Wales, whose owners are under contract to keep up the standard of a guarantee and to sell their brand to no other parties, either in England or the United States. Of course this policy of guaranteeing goods has been followed by others, but as they purchase of commission agents in London, the consumer naturally feels a doubt, as to whether the guarantees of such dealers can always be relied on as effective.

The course adopted by Merchant & Co., has resultd in largely increased sales, and many architects and builders have found it to their advantage to use the guaranteed plates. In some cases, however, contractors have, to enhance their profits, substituted inferior brands for those specified. Finally, at the request of numerous architects and rillable roofers, who have suffered through competition with these unreliable parties, Merchant & Co. have succeeded in making arrangements with the manufacturers to stamp each sheet, not only with the name of the braid, but with its thickness or guage. The effect of this, the firm feel satisfied will bring about a better class of roofing work than has heretofore been attainable, and result in great benefit to all owners of property as we llas to responsible roofers, architects, and others engaged in the building trade.

525 Arch Street, Philadelphia. **Merchant & Co.,** 90 Beekman St., New York. 135 Lake St., Chicago, Ill.

FOUND!

A LIVE "WEEKLY JOURNAL" of great value to Real Estate Brokers, Insurance Writers, Contractors, Builders, Lawyers, Architects, and all dealers in building materials and appliances. Such a Paper has long been needed in Philadelphia, and the success already met with, is a true index of its worth.

Among the features of the "REAL ESTATE RECORD AND BUILDERS' GUIDE" will be full Editorial comment and General News, Real Estate, Building, Architecture and Insurance. The most complete and authentic list of Judgments and Mechanics' Liens. A correct list of Conveyances in Philadelphia, Montgomery, Bucks, Chester, Delaware Counties, Penna., and Camden, Burlington and Gloucester Counties, N. J., Market Reports, Illustrated Articles, Etc. TERMS, $5.00 per Annum. Send name and address at once and you will be promptly served.

The Real Estate Publishing Co.,

727 WALNUT STREET.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 6. PHILADELPHIA, MONDAY, FEBRUARY 15, 1886. PRICE 15 CENTS

H. D. VAN ORDEN,

ATTORNEY AT LAW,

187 Greenwich Street,

NEW YORK.

THE BRISTOW BROWNSTONE CO.,

OF VIRGINIA,

CAPITAL $100,000

10,000 Shares, - - Par Value, $10,00.

NON-ASSESSABLE.

Principal Office, 1014 Main St , Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,

ATTORNEY AT LAW,

520 Walnut Street,

PHILADELPHIA.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,

AUCTIONEERS,

No. 422 WALNUT STREET,

PHILADELPHIA.

—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,

ATTORNEY AT LAW,

21 Park Row,

NEW YORK.

M. THOMAS & SONS,

AUCTIONEERS,

Nos. 137, 139 & 141 S. FOURTH STREET,

PHILADELPHIA.

D. C. HARRINGTON,

ATTORNEY AT LAW,

No. 209 SOUTH SIXTH STREET,

PHILADELPHIA.

CONSUMERS' MARBLE CO.,

WHOLESALE DEALERS IN

AMERICAN MARBLE,

TWENTY-THIRD AND WALNUT STREETS,

PHILADELPHIA, PA.

Quarries and Steam Mills at W. Rutland, Vt.

MARBLE FROM ALL THE RUTLAND QUARRIES.

A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,

REAL ESTATE BROKER,

19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,

ATTORNEY AT LAW,

No. 20 NASSAU STREET,

NEW YORK.

ESTABLISHED 1873.

E. L. MINTZER, Jr.,

REAL ESTATE BROKER,

909 Walnut Street,

PHILADELPHIA.

Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,

REAL ESTATE BROKER,

731 Walnut Street,

PHILADELPHIA.

Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.

BENJAMIN F. TELLER & BRO.,

Conveyancers and Real Estate Agents,

537 Chestnut Street,

NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD

—AT—

CHESILHURST.

Lots 50x150 $15 each, clear.

High, healthy location, near Philadelphia.

For descriptive circular, apply to

SIMPSON & WADE,

No. 7 S. MERRICK STREET,

(West Side New Public Buildings.)

JOSEPH R. McELROY,

REAL ESTATE AGENT AND BROKER,

No. 205 South Sixth Street,

PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Girard Fire Insurance Company.

OFFICE,

N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE

INSURANCE COMPANY.

JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.

ATWOOD SMITH, GEN. AGENT.

—PAINTS—

LEWIS U. BEAN & CO.,

Ninth St., above Market, Phila.

Manufacturers of all kinds of PAINTS, VARNISHES, &c.

FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870.

George B. Johnson,

ATTORNEY AT LAW,

22 EAST MARKET STREET,

TELEPHONE 107. WEST CHESTER, PA.

Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

JAMES P. MORNEN,

REAL ESTATE BROKER,

925 Walnut Street,

PHILADELPHIA.

Transacts a General Real Estate Business.

LOUIS M. SUPLEE,

REAL ESTATE BROKER,

4 SOUTH MERRICK STREET,

(OPPOSITE NEW PUBLIC BUILDINGS.)

Buys and sells Penn'a Farms. PHILADELPHIA.

LAW OFFICES

—OF—

FRANCIS H. THOLE,

REMOVED TO

909 WALNUT STREET,

PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1—NO. 6. PHILADELPHIA, MONDAY, FEBRUARY 15, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

All communications should be addressed,

REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, FEB. 15, 1886.

Shall We Have Apartment Houses?

A valued correspondent writes us to ask our opinion as to the wisdom of building apartment houses in Philadelphia. From the tenor of his letter we infer he was entirely opposed to such kind of dwelling houses. Perhaps this is because he is a Philadelphian born and bred. Our opinion may be given in a nut shell. There is no reason under the sun why apartment houses, would not, if built in this city, be a paying investment. Why should they not be built? Let us look at the question. Tens of thousands of our people occupy little dwellings comfortable enough in themselves, fairly well built, supplied, as the advertisement puns, with all modern conveniences. What else, it may be asked, do we want? Heretofore Philadelphia has wanted nothing else. She is proud of her hundred and sixty odd thousand homes and does not propose to go back or forward to the apartment house system imported from Paris, lacking as our people believe all the essentials, or many of the essentials of home comfort. People say apartment houses are too much like hotels, that they afford too little privacy. Very true, the back yard and front yard is wanting, and there is the ever present elevator and the sombre surroundings, suggested by high walls and closed apartments and strange faces. But after all this is only sentiment. The question our correspondent proposed to ask, no doubt is, would apartment houses, if built, yield good returns? It is susceptible of demonstration that they would. The system was introduced into New York because land was scarce and dear and the necessities of the people demanded that they be near their places of business or work. The home idea was never developed in New York as it has been in Philadelphia. There the commercial spirit is paramount. Here we value our home and social surroundings and there is a spirit which urges every man to be the owner of his own home. This has been fostered for nearly thirty years and if we count from the first inception of the building association idea, for a much longer time. New conditions are arising and we must meet them. Land is becoming more valuable here, especially in the business portions of the city. From two to four miles the city is densely built on. New comers must go beyond these limits for their homes or crowd in with others in the built up sections to lessen their comforts as well as their own.

If some enterprising investor and builder would try the experiment of erecting a seven or eight story apartment house, say 60 or 70 feet front by 100 feet deep, more or less, and constructed as good apartment houses are constructed now in New York city, they could find their property immediately occupied at high rates, by a class of people who would be permanent tenants and good paying ones. Tenants for such houses would be largely recruited from the younger class of people, who desire to avoid the cares of house-keeping, or at least its modern annoyances. There are hundreds and thousands of families who are really unable to rent a house and live in the style in which their fathers lived, or to furnish a house in a manner that would be acceptable to their ideas of propriety or their ambition who would gladly welcome the apartment house system as a refuge from our present system of large or small houses from two to four miles from business centres. A young married couple for instance do not care to bury themselves in the wilds of West Philadelphia, or away in the far off region of the Twenty-ninth or Thirty-first Wards, even though they can reach their places of business by a 35 to 45 minutes ride. In the first place, the house their means will permit them to rent is too far from agreeable surroundings, such as theatres, churches and the like. They would be thrown among strange people. The house is entirely too large for their requirements. They must furnish it and this costs a thousand or two thousand dollars. They must employ this eternal source of annoyance and discomfort, the modern servant girl, and must fight the landlord for repairs and undergo an endless course of petty annoyances, which only the householder can understand. Besides, the head of the house is virtually an hour away from his business and loses practically two hours per day, or at least an hour and a half, in going and coming in all kinds of weather in crowded and disagreeable street cars, hanging on to straps and practising politeness by giving his seat to others. All these things our people are familiar with. Nobody has ever thought of remedying them. We have the patience of Job and do not cry out against these evils.

If a man's time is worth anything it would pay him to reside in an apartment house. An hour and a half lost time every day is nine hours a week or 468 hours a year, leaving out Sundays. This is equal in ten hour days to practically 47 days, which at $2.00 per day is $94. To the office man this loss of time is equal to nearly 80 days, leaving out Sundays, and ought to be worth to him or to his employers $200 to $400, if put into work. If he can spare the time, it will be worth that much money at home. This would pay the rent of very fine apartments and enable the tenants to avoid all the discomforts of isolated house-keeping.

Why then is not the experiment tried? As long as we can reach our little six to ten-room houses, two to four miles away, by street cars we will be content. We are building block upon block of such houses, and every additional block adds a minute or more to the time consumed in going and coming. Naturally a limit will soon be reached, when people will say to themselves we must have living room nearer to our occupations. Then will come the demand for apartment houses. Nor is it so far off as we might imagine. The time is right at our doors. Not that there is any project in the minds of our architects, builders, or investors of this character, but the necessity for such a project already exists.

If any of our business men will take time to look to the right or left of them some day to or from bank or lunch, they will be able to pick out scores of so-called properties, which could be and should, and some day will be, torn down, and they are to-day given up perhaps to a baker shop, tailor shop, beer saloon, or factory of some sort or other. Sites of this kind if utilized in a proper way could be made to accommodate fifty to one hundred families, where now a miserable, half-starved family drag out a sort of living in a precarious way. The land is cheap, or could be bought cheap, because it yields but little rental. Fine apartment houses could be erected on such sights with the best of sanitary appliances to complete a finely constructed building, which would be peopled by families large and small, who are now forced by circumstances and lack of enterprise on the part of our builders to drag their tired bodies long distances in miserable street cars to their waiting families. How much better it would be for the merchant, the manufacturer, the bookkeeper, the skilled mechanic, the clerk

to walk from his office between Front and Fifth, and Race and Walnut, around the corner a block or more to his palatial apartment house in a few minutes. But, no; he is the enforced patron of the street car line. After leaving his office he is 30 to 40 minutes or more away from home and it is next to a half day's work to get there. Then after tea, he is too wearied to return to a place of amusement, or visit friends, but must shut himself up among his surrounding social barbarians who are driven out of their natural surroundings, like himself, to eat and sleep. There is little or no society in our suburban districts. People go there from necessity. It is true they would congregate in apartment houses from the same cause, but the cause would be a pleasant rather than a disagreeable one.

But it is no use to elaborate and repeat facts familiar to every one. What we want is an apartment house. Who will build it? There are plenty of statistics that could be furnished to show that an investment of $100,000 in an apartment house would yield more money than a similar sum in six to nine room houses further away. Such apartments would be much more desirable, more central, more cheaply furnished and conferring more advantages than are to be found in our existing system.

Under Currents.

Among the causes at work to stimulate building activity here and elsewhere the following may be enumerated. The volume of many seeking employment is large, larger, perhaps, than ever in the history of the country. The reason for this would be uncovered, but it has no direct connection with the matter in hand. Railroad building and railway stock speculation has for some years past rather retarded building enterprise than helped it, and now that the fever of constructive speculation has subsided building interests are receiving the attention to which they are entitled. Meanwhile the necessities of domestic manufacturing and business have been crowding, and hence the building boom which set in a year or two ago. It is impossible to guess at the probable limits that the building activity will reach before the actuating force behind it will have expended itself. The problem is a vaster and more important one than builders, architects or investors imagine. The whole world want better houses, better surroundings, better accommodations. The improvements in machinery and the cheapening processes are making greater purchases by the masses possible. The mechanic of to-day lives as comfortably as his master of fifty years ago and much later times. There is really no economy in cheap houses. There is profit to capitalists and builders in seeing to it that the masses of the people are well housed. An immense field is open in this direction. Railway building may not be able to absorb the surplus capital of the country, but building and engineering and manufacturing operations can and will. The masses first and foremost provide for their own subsistence. Cheapened products and fair wages, and almost constant employment, are enabling them to do so, to their comfort and satisfaction. This having been done, their next want is better homes. All their surplus earnings over cost of subsistence will be expended in this direction, not taking into account some increased expenditure for vices, which seem to keep pace with advancing legislation in all countries. Now this surplus will increase every year, not slowly but rapidly. This surplus, or the most of it, is the building fund of the future. It will be largely used to erect comfortable houses all over the country.

There is one question which comes right into this question, like one cog-wheel works into another, but it may be some years, however, before the cogs will get into each other, yet there will be no particular harm in dropping a word or two on it. It is when that happy labor day of eight hours comes, laborers will escape from their pent-up surroundings and live at more remote parts from shops, especially if facilities for rapid transit are provided.

The building of the next few years will be small houses largely, and houses for persons earning from $2,000 to $10,000 per annum. There is a desire for a departure from long rows of connected houses to the semi-detached system There will be, in due time, a departure even from this system, especially when we can reach suburban districts more rapidly and conveniently than at present, to a system where each house will, like every good tub, stand on its own bottom, and have sufficient ground around it to give abundance of light and air, and also afford scope for the development of tastes in outside occupations, which our present system of house construction renders impossible.

But the foundation of the future, and what has been built during the past twenty years, is the ability of the people to meet all reasonable demands for a comfortable subsistence. The building activity of the past ten, twenty or thirty years has been confined to the more fortunate few who could accumulate a surplus to reappear in the erection of more comfortable houses than their less fortunate neighbors. The world, or that part of it within the United States, has reached a point where it can have a surplus above cost of subsistence, and can devote it to putting better roofs over its multitudinous head.

It may sound strangely among people who never knew what is was to be hungry for more than sixty minutes, to say that the great under million masses have never had until very recently enough to eat. We are told that some three hundred years ago, before the incoming of the present competitive age, that the masses were better housed and fed. This may have been true, but, for generations, since manual labor has earned its sustenance, labor has never had enough to eat; and if there is any exception to this sweeping statement, even now, the exception applies to the United States and in localities in Great Britain.

But it may be asked, what connection has all this with house building? The connection is this, while people have not enough to eat, they care but little of the roof over their heads; as soon as they are well fed, and have earnings to spare, these earnings go into the "roof," figuratively speaking.

In this country the masses or the people have passed that point when all their hard earnings must go for subsistence; hence there will be, as there must be, a constantly increasing fund for house building operations and with this an increased need of manufactory and shop construction.

"GIVE us a chance," the architects say, "Plenty work on the way, but little in hand."

RESULT of interview.—"We want an Exchange." "We don't want an Exchange." "Don't care anything about it."

"WE lawyers want Real Estate Title examining monopoly discouraged," said a leading lawyer. Then combine!

ANOTHER Title Company has been organized. One more will about fill the bill for this enterprising city, and mollify perhaps the lawyers and conveyancers who are reduced to the necessity of forming forces in order to live from this branch of the Real Estate business. Don't overdo the thing, gentlemen.

THE real estate operations as reported for the past week are interesting for what they indicate. A large number of transportations are reported in our conveyance department. The inquiries made within a week refer largely to property in the suburbs, and some of them are of a speculative character. Good real estate authority thinks that increasing interest is being developed in suburban real estate, and the fact is thrown out by partial negotiations for desirable pieces of land, within the reach of building necessities for the next two or three years. The industries of Philadelphia are prospering, and the necessities for land for building purposes are growing. Land owners are willing and anxious to sell, and real estate operators are willing and anxious to buy, although there is a determination to pay nothing but legitimate figures for property. Anything of a speculative character or the asking of fancy prices would send inquiries and investigators in every direction.

—According to Dr. Henry Leffman, London stands first in point of healthfulness. The death rate in each 1,000 of population, according to statistics, in the large cities is: London 12, Pittsburgh 17, Baltimore 18·2, Philadelphia 20. Paris 20·4, Brooklyn 22·8, Liverpool 23·5, New York 24·2, Berlin 26·3.

—The *North Wales Record* expatiates with vigor upon the desirability of building sites on the North Penn. Road and predicts that Penllyn will some day rival Bryn Mawr in beauty of an architectural and landscape nature.

Do we Want a Real Estate Exchange?

Two weeks ago we published an article on the desirability of a Real Estate Exchange. This week we publish the views of several of our real estate operators.

Mr. M. Nisbet, 806 *Walnut st.*, says:

I have heard of the proposed Real Estate Exchange centre. In my opinion, the idea is a good one. I have been advocating an Exchange to be established in Philadelphia for the last 30 years, and am glad to hear the scheme has been started, although I am not now very actively engaged in real estate operations. My business, such as it is, in real estate is dull at present.

Edward H. Cloud, cor. Sixth and Walnut:

No meeting in furtherance of the purpose to "create a centre" has as yet been held, but will be very soon. I shall let you know when it takes place. The proposed Exchange is to unite the various real estate and building interests in the city of Philadelphia and adjacent counties, to adjust controversies between members, and to furnish full information by collecting statistics in regard to real estate and building matters, and preparing and keeping files of maps and other records relating to real estate and subjects connected therewith. This will include information of all legislative acts of the City and State Governments, reports of the various committees on taxation, street and other improvements, and of awards and assessments affecting the reality in this city and neighborhood. It is proposed to conduct the business of the Exchange upon the principles which govern the Real Estate Exchange in New York, which has been in existence about 13 years. My business is quiet at present. There is a considerable demand for small properties in the city. The Exchange is bound to go ahead you may say.

Mr. Wm. McIntyre, 812 *Walnut st.:*

I remember that a Real Estate Exchange was got up somewhere in 1879, with an office in Sansom street, but it did not pan out very satisfactorily to people. I have heard of the proposed new Exchange, and am decidedly in favor of it. It will be a good thing, and indispensable to transactions in real estate, when once inaugurated. As things now exist in our business, people, when they want to sell a property, put it into the hands of a conveyancer. Perhaps, however, this proposed new Exchange has been got up by the conveyancers themselves as a kind of a breakwater. Real estate operations are pretty steady; can't say there is much doing, however.

Mr. John Cochran, 906 *Walnut st.:*

My business is pretty good, and there is a promise of greater activity in the spring. I don't know what advantage there would be in a Real Estate Exchange. I had not heard of it before, and can't say anything on the subject at present.

Mr. M. F. Richardson 812 *Walnut st.:*

A Real Estate Exchange in our city would be a good thing, but still it would take a great deal of business out of the hands of young lawyers; however, I say I hope to see it carried into operation. Business is just middling. Those new-fashioned cheap shells of houses, with projecting wardrobes, flagged pavements, and all sorts of gingerbread work, coupled with poor plumbing, I find hard to sell; people are heartily sick and tired of them. They want good, substantial dwellings, and are willing to pay a fair price. French flats are wanted in Philadelphia.

Mr. Lancaster, 902 *Walnut Street:*

My business is picking up better every day. Real estate operations are growing in Philadelphia. Real estate is looking very favorable. I heard about the proposed Real Estate Exchange. It will be useful for bringing buyers and sellers together and I fully endorse it. I have seen the circular explaining the scheme.

Mr. Chas. F. Zeigler, 714 *Walnut Street:*

My own impression is that a Real Estate Exchange in Philadelphia, if the idea be properly carried out, will be an excellent thing for us men. I know something about the Real Estate Exchange in New York and I assure you it has met with very great success. The New Yorkers couldn't get along without it; the biggest transactions in real estate in the city of New York are gone into in the exchange. Business is looking up. I have quite a number of demands for real estate, particularly in corner properties which are hard to get. This spring there is going to be a big boom in real estate in Philadelphia. There is a good demand for investments, although I must confess prices are not much improved, but, upon the whole, at fair prices there is a demand for real estate for investments.

Mr. Victor Guillou, 615 *Walnut Street:*

A Real Estate Exchange in Philadelphia would be of great advantage and would very much increase the transactions and put life also into the building trade. Let us have an Exchange by all means. There would be much more business done if properties that could be bought were announced on change. Such a system would develop offers to buy and more transactions would take place. I have not heard before of the proposed room to be established, but I want to see it carried into effect. My business at present is dull; can't say I'm doing much. People if they would consult their interests, would invest more in real estate. They can obtain 7 per cent. for their money by doing so, and where can they place their money more safely than in real estate—it never runs away. Look at the crowned heads of Europe, they know what is for their advantage. Every one of them invests all he is able to invest in real estate. But the trouble is the people of this country are not sufficiently educated yet as to the vast importance that investing in real estate would be to them.

D. Z. Evans, 619 *Walnut Street:*

My business is very dull; nothing new; have heard nothing about a proposed Real Estate Exchange. Will express no opinion on the subject.

James P. Morren, 923 *Walnut Street:*

Business is pretty brisk with me. I know nothing about a proposed Real Estate exchange, and have nothing to say in regard to it.

Henry B. Foulke, 1037 *Walnut Street:*

I don't believe much in this movement which has been started to establish a Real Estate Exchange in Philadelphia. I saw something about it in the *Press* on Sunday. Business is good generally, but there is nothing of importance transpiring.

Mr. Glenn, 920 *Walnut Street:*

I will not express any opinion in regard to the proposed Real Estate Exchange at present. I have nothing much to tell. A real estate man does not like to commit himself. We don't all care about talking about our business, but I may tell you that business is pretty fair. I do a good deal of country business on the line of the P. R. R. Several sales of considerable importance have been made in the neighborhood of Bryn Mawr at fair prices. They were large tracts, all sales ranging between three and four acres up to six acres.

Thomas S. Wilbank, 425 *Walnut Street:*

I know nothing about a proposed Real Estate Exchange. Have nothing to say about it. No business doing.

Hammel & Greir, 435 *Walnut Street:*

Business very good with us. This is the first we have heard of a Real Estate Exchange being talked of. A good thing—it will pay. A capital thing for the man who has real estate to sell; he can see all the buyers that are in the market and lose no time either running about.

Communication.

PHILADELPHIA, Feb. 5, 1886.

GENTS:—I notice your article on "Is a Real Estate Exchange Needed?" I agree with you in nearly all you say. It appears to me that while the real estate business represents a very large capital, and while real estate interests are closely allied with the welfare and prosperity of our city, there is no profession that has been so much neglected in regard to a uniform method of conducting it, nor is there any business in which there is so little sympathy and recognition of each other's rights. If the real estate brokers could be induced to combine and establish an Exchange, to be supported by annual contributions and commissions on the sales made, a number of advantages could be secured which cannot be otherwise obtained.

My idea of an exchange would be to secure a place convenient to the public offices in which a registry of properties for sale or rent, and likewise properties wanted, would be open to public inspection. The broker who first places the same upon the books of the Exchange to be entitled to the commission in case of a sale, and the broker furnishing a purchaser or tenant, or supplying a desired want to divide with the one representing the other side. This would prevent owners from placing their property in charge of several brokers at one time, as is very often the case. The establishment of an exchange would bring about a uniformity of rates of charges, and would secure to the broker his earnings. In connection with the Exchange a record could be kept of tenants who act upon the principle of living without paying rent, which record would be open only to members of the Exchange. The Exchange would also do away with the itinerant dabblers in real estate, who negotiate sales for any amount they can get, and who often resort to means that cause people to look with suspicion upon the reputable members of the profession. I hope you will persist in advocating the establishment of an Exchange.

Respectfully,

CHAS. C. SCHERF.

To the Phila. *Real Estate Record.*

—The American Exhibition, which was to be held May 1, in London, has been postponed. This was done to meet the wishes of the Colonial and Indian Exhibition, which is to open in May at the same time.

—The total value of estates audited and settled in the Orphans' Court last year, exclusive of real estate, was $57,116,214.31. Of these President Judge Hanna audited and settled 572, of the value of $14,217,857.34; Judge Ashman 567, of the value of $24,094,373.27, and Judge Penrose 552, of the value of $18,803,983.70. Total, $57,116,214.31. The number of cases disposed of on the Saturday motion list was as follows: Petitions for appointment of guardians, 439; for citations to executors, administrators, guardians, etc., 297; for widows and minors' claim of $300 exemption, 253; for allowances to minors, 247; for public and private sales and to mortgage, 177; for confirmation of sales, 153; for approval of investments, 107; for orders to file accounts, 93; for discharge of executors, etc., 61; for appointments of trustees, 35; for inquests in partition, 33; for attachments, 9; miscellaneous petitions, rules, etc., 381. Total, 2,387.

REAL ESTATE.

Building Notes.

—The Keystone Real Estate Association starts out under good auspices.

—The Real Estate Exchange of New York wants a new charter. It has burst several buttons of the one it has now.

—During January only 55 permits were taken out, against 65 during same time last year, and embraced 97 operations, among which were 42 two-story dwellings and 8 three-story buildings.

—Philadelphia pays two-thirds of the State tax on personal property. The value of the property is $159,304,729. Our city tax on its share is $408,000. Philadelphians carry half of all the watches carried in the State, at least according to returns. The watch tax amounts to $18,899.

—The Standard Oil Company are about to erect a seven-story brick tenement, 200x165, on Franklin street, between Java and India streets, Brooklyn. The building will accommodate 165 families and will be built principally for employés of the company. The cost will be between $200,000 and $300,000. Messrs. Lamb & Rich, of New York, are the architects.

—The report of the Superintendent of Buildings, of Newark, N. J., for 1885 will shortly be published. The number of buildings for which plans were filed during the year was 1,030, of which 809 were frame, 217 brick, 3 brick and frame, and 1 stone and frame. Out of the total 761 were dwellings and the remainder stores and dwellings, 58 factories and workshops, 1 church and 1 theatre. These figures show the extraordinary development of Newark during the past eight or nine years. The number of buildings have increased year by year, and from 68 buildings for which plans were filed in 1877 they have now reached 1,030, an increase of over 1,400 per cent. in eight years. The increase last year over 1884 was 17 per cent. There is a rumor that a syndicate of capitalists and property owners intend to build rows of cottages on an extensive scale during the forthcoming season in the suburbs of this city.

—Gas is furnished in Berlin at $1.02 per 1,000 feet; in Hamburg, 82 cents; Bonn, 82 cents; Dresden, Breslau and Dusseldorf, 74 cents. But Cologne takes all the others down, the charge per 1,000 feet in that city being only 61 cents. Now, if such things are possible in those great cities, why not in Philadelphia? and, if possible, or approximately so, why sell—much less, why sacrifice—so rich a bonanza? Nearly everybody uses gas, and one of these days we shall, no doubt, have the article furnished us at much lower than present rates. Why not hold on to that which is good, and if there be profit in making gas let that profit inure to the general public benefit? It is the belief of some that at $15,000,000 the buyers of the Works could afford to furnish gas to consumers at $1.40 per 1,000 feet and make an enormous profit. There is hardly a doubt of it; but will it not be better to keep them?—*The Star.*

What about water gas, which has been adopted by over one hundred and fifty cities and towns?

—One of the most prominent of our city builders writes us a justly indignant letter at the way in which the building and manufacturing interests of this city have been harassed by speculative lawyers. If any accident occurs to a workman, these lawyers are ready to bring suits for damages against employer, without any money payments by the plaintiff, the lawyers being willing to run the risk of being recompensed out of the damages, if any, given by the jury. Our correspondent was a defendant in a suit of this kind, which he won, for there was really no case against him, but still he was put to the expense of hiring lawyers, hunting up witnesses, and besides had to lose his time.—New York *Real Estate Record.*

This complaint is not confined to New York. Litigation is declining, and Arbitration Boards and Trusts are absorbing much legal business. There are lawyers and lawyers, and we might most appropriately add, lawyers. The times produce all these classes. The one ought not to be mixed up with the others. Litigation is not often lessened by lawyers' modesty. Business men are anxious to avoid litigation, and it is a good sign that they do so desire. Our legal system has not been improved and simplified and modernized in the way that our mechanics have developed the physical law. The legal Edisons are very few. The times are not calculated to develop the highest order of ability at the bar. The brains, energy and real want of the rising generation are seeking other avenues of activity, other fields for promotion and greatness. And it is well that it is so. It is well to have laws, and to have methods for adjusting disputes, but it is better to avoid disputes. Still the occupation of the lawyer has not gone by any means; but society is working in the direction of dispensing with his services more and more. The discouragement given to lawyers will lessen their number and increase the number of aspirants in other fields of intellectual and commercial activity

—Builders and architects have given much thought to means whereby buildings can be prevented from absorbing water. Painting does not fully answer. Paraffine containing creosote dissolved in turpentine has been found to answer admirably. A scientific exchange publishes a paper read on this point by R. M. Caffall, of New York, before the New York Academy of Natural Sciences. Fire buildings are frequently disfigured by the white efflorescence on brick and sometimes store fronts. Mr. Caffall has studied the the subject for many years. He says that the salts appearing on brick fronts are many and various, hence the varying results of chemical analyses; also that some of them are present in clay in an insoluble state while the clay is raw, but are made soluble by firing. Other salts may be present in the lime or may be produced by acids and alkaloids contained in rain water falling through the atmosphere of a large city. Water is the agent which brings them to the surface of building materials, where, when the water evaporates, the salt is left to crystalize. This efflorescence is said to be still active and troublesome on buildings in England 150 years old. Painting does not afford perfect protection, the alkalies saponifying the oil. Linseed oil perishes in the same way, but the effect is not so readily seen. Mr. Caffall says that the best results have been obtained from the use of a paraffine compound, composed of paraffine containing creosote dissolved in turpentine. The creosote is intended to prevent organic growth upon the surface, which is a common source of stains. To apply the compound the building material, whether of brick or stone, is heated so that at the desired depth, say half an inch, it is at the melting point of the compound (140 degrees), which is then applied hot. The purpose is to preserve the building from absorption of water. The compound is applied over the whole surface, preferably while the building is new and clean. This process has recently been applied to the preservation of the obelisk in New York. It has stood a test of sixteen or eighteen years in England, and is now very generally employed on costly buildings with terra cotta decorations.

—New York city is progressive. It has a compact Real Estate Exchange. A movement is now on foot to organize a Lumberman's Exchange.

The objective points of the proposed lumberman's organization are, briefly, the mutual protection of its members against irregularities in trade, the adoption of a uniform system of inspection, the dissemination of useful information, etc.

—The Real Estate Title and Insurance and Trust Company has so far issued over 115,000 certificates of search and has insured over 10,000 titles. The company has lately issued a neat and comprehensive pamphlet. Besides guaranteeing titles and issuing searches the company insures against decedent's debts, mechanics' liens, pending and disputed claims, old ground rents, etc., and is authorized to act as or become surety for executors, administrators, trustees, assignees and guardians.

—Trade organization is the watchword of the hour. The other day two hunred and fifty Texas lumbermen met and organized. Not a paper is picked up but what tells of organization of some interest. Yet our real estate people are unorganized, and no loss is felt. The wire men, hardware interests, wire makers, plow makers, tool makers, and a score of similar interests are completely organized, but the real estate interests have nothing to draw them into coöperative effort. Other cities profit by such organization and like advantages are to be secured here. When will the start be made?

—It is fortunate for the industries of the country that their foundation cannot be easily shaken by what Congress does or does not do. Of course it is possible for vicious legislation to do much damage, but such legislation is not probable. The two parties are so evenly divided on what might be termed vital questions, and the selfish interests and political prospects of both are such that the business interests can rest in quiet, against the probability of bad laws.

On last Wednesday the House Committee on Coinage showed its hand rather unexpectedly by reporting favorably the resolution offered by Chairman Bland on Monday last asking the Secretary of the Treasury to define the policy of the Administration in regard to silver. While neither the vote in the committee on reporting the resolution nor the subsequent vote in the House on a motion by Mr. Hewitt to strike out the inquiry as to the future policy of the Administration gives a satisfactory test of the strength of the silver men on a proposition to suspend the coinage of silver dollars, they are interesting as showing the attitude of both the Committee and the House as to the silver dollars already coined.

—Is not Philadelphia capital building Western and Southern railroads, led by Philadelphia skill and enterprise? The grand old town will survive the rain of ink, and will reign supreme as the manufacturing metropolis of the country.

—This seems to be an age for scheming. The record of the organization of companies at Harrisburg is very lengthy. There seems to be plenty of money for all of them, and plenty of encouragement, for they are multiplying. No doubt many of these concerns seek existence on the credulity of the public.

—The petition for the readjustment of street numbers designating buildings west of Central Park, between Sixtieth and One Hundred and Ninth streets, New York city, has been extensively signed. The owners of about 2,500 lots and 200 houses favor the change.

BUILDERS' ITEMS.

Interviews this week with leading builders add nothing to the situation, excepting that there is a spirit of confidence among all, as to the amount of work to be done this season. As soon as the weather is favorable, active preparations will be inaugurated for spring work, and much more will be undertaken in March and April than last year.

A preliminary meeting was held a few days ago between workmen in the building trades and their employers, with reference to the reduction of the hours of labor. Nothing definite was arrived at, but a thorough discussion was had on both sides. The workmen asked that the proposed short hour system go into effect on the first Monday in April. The employers showed that there were contracts yet to be finished, taken under the long hour system. After a thorough interchange of opinions a compromise was arrived at to recommend to the Bricklayers' Association that, on and after April 24, of the present year, nine hours shall constitute a day's labor, and $3.50 the wages per day. The Journeyman Bricklayer's Association number 2,000. Other trades will likely follow and be satisfied with a nine hour day. A similar movement is in progress in several other cities, particularly in New York, Boston and Chicago, and a like spirit of harmony has been shown. While the workmen are determined to reduce the hours, they are not disposed to place their employers to any very serious disadvantage. The notices served on employers will no doubt be remembered in the taking of contracts for the coming year.

OUR architects are extremely busy, but their business is this week in such a shape that they are unable to give any details. They promise that in the course of a week or two the *Real Estate Record and Builders' Guide* shall have full details, for which we are thankful. Some of our architectural friends have complimented us unintentionally by referring our reporter, on calling for news, to go to the new paper that has recently come out, the *Real Estate Record and Builders' Guide*. We are thankful for the reference. The character of the work on hand just now is diversified. It includes nearly every kind of buildings, from large manufacturing establishments down to small houses, also educational structures, churches, two or three banks, in addition to fine residences in the suburbs and in some of the surrounding towns along the lines of the various roads. Among the enterprises that may be mentioned are these:

Building Permits.

Two story brick stable, 16 ft. by 20 ft. rear of 1007 Lehigh ave., to Oliver Ottinger, 1005 Lehigh ave.

Two two-story brick houses, 12 ft. by 30 ft., 4443 Tackawanna street, to Samuel R. Eckert, 4812 Cherry street, Frankford.

New bulks and alterations to store, 4600 Main street, Frankford, to same party.

Two-story addition to back building, 1223 Columbia ave., to C. J. Miller, 1223 Columbia ave.

Additions to machine works, Eighteenth and Hamilton streets, 57 ft. by 25 ft. to George V. Cresson, Eighteenth and Hamilton streets.

One fourth-story addition, 22 ft. by 30 ft., 712 Arch street, to B. Ketcham & Son, 1029 Brown street.

One back wall, 716 Arch street, 18 ft. front, to R. D. Murray, 401 South Juniper street.

Two one story brick buildings, 27 ft. by 35 ft., 52 Richmond street, to Thos. A. Lynch, 1619 N. Fifteenth street.

New front to building 318 North Eighth street, to Marriner & Buckingham, 716 Cherry street.

Repairs to building Fourth and Callowhill streets to same party.

One brick stable, 27 ft. by 80 ft., Broad, between Wood and Callowhill streets, to Jacob Banes, 305 North Broad street.

Two-story brick building, rear 1519 and 1521 Chestnut street, and alteration to the first story of the numbers named, 44 ft. by 123 ft., to John O'Donnell, 1151 South Thirteenth street.

One two-story brick house, 14 ft. by 28 ft., East of old Front street and North of Indiana ave., to Philip Fitzpatrick, 2838 Kensington ave.

A store and factory and interior alteration to addition 641 Arch street, 16 ft. by 90 ft., to S. D. Button, 430 Walnut street.

New Buildings.

EDWARD HURST BROWN, 1430 Penn square, has been making sketches for a double cottage, at Osterville, Mass., for Mr. W. F. Parsons; cost, about $5,000.

BEN LINFOOT, 719 Walnut street, is erecting dwelling house, at Merion, on the Pennsylvania Railroad, $100,000. Also, dwelling house of brick and stone for Geo. L. Crawford, at a cost of $20,000.

WILSON BROTHERS & Co., 435 Chestnut st., are adding new wings to the Hospital for the Infirm at Norristown. They are also putting a wing to the State Industrial Reformatory at Huntingdon, and building a new boiler house for the Presbyterian Hospital, and also putting up a large brick warehouse at Eleventh and Washington avenue for the Washington Butchers' Sons.

WILLIAM D. HEWITT, 210 Chestnut street, is building a station for the Cornwall and Lebanon Railroad at Lebanon, Pa., 25 feet wide, 110 feet long, built of brown stone, brick and terra cotta, finished in oak, with an adjoining train shed, 50 feet wide and 200 feet long; cost, $35,000. He is also building a house for William T. Haines at Bola, Pa., stone, two stories and higher; cost, about $18,000.

CULVER & ROGERS, Walnut street, are preparing drawings for a fine dwelling, at Landsdown, at the cost of $10,000. It is of modern Gothic of stone and red brick, with slate roof, for J. S. Austin, Esq.

Branch home for indian girls, at Wayne, on the P. & R. R.; 125x40, frame. It is arranged with the stairways on the outside, and is two stories, and has the appearance of a swiss building. Cost, $6,000.

FURNESS, EVANS & Co., 209 S. 3d street, are about constructing a very extensive hotel for a New York company at Lake Hopteong Morris county, N. J., which will have a frontage of 280 feet, with a depth of 181 feet, and is designed by L. C. Baker, Jr., of this firm. It is to be a frame structure, with ornamental shingle work, and will be fitted up with all the modern improvements. A more graphic description can be given in our next issue.

M. THOMAS & SONS' Chestnut street auction house, to be erected at 1521 Chestnut street, will be a most complete structure of its kind, which will cost $125,000, and will be fitted up with everything necessary to make it a model auction house. It will have the very best elevators. A solid brick fire-proof will be built out from the wall in both basement and first floor. The second floor will be devoted to displays, and will have an ample sky light. The main entrance will be 10 feet wide, on each side of it will be plate glass windows, 14 ft. 7 in. wide. The store will be 44 ft. wide, 168 ft. deep and 15½ ft. high.

THE Unitarian Church at Twenty-second and Chestnut streets, which has just been completed, was built by Messrs. Furness, Evans & Co., Mr. Frank Furness being the architect. It has accommodations for 700 people, and is a very fine structure.

WORK has been begun on the tunnel for the Baltimore & Ohio Railroad, for the Schuylkill East Side Railroad. The car works on 25th street, used by the Spruce and Pine street cars, will be taken up, and the cars will run on 24th street. Quite a number of houses will be demoralized between Callowhill street and Pennsylvania avenue. The work of tearing down has been begun between Spring Garden and Brandywine streets. Over 100 houses will be torn down in order to widen 25th street. The new road will be ready for rails by the first of June. The bridges across the Brandywine and Susquehanna are about completed. Several thousand men are now at work between this city and Baltimore.

L. M. HALLOWELL, 906 Walnut street, has just completed two stores; brick fronts and terra cotta and brown stone trimmings, at 1030 and 1032 Arch street. Builder, Robert W. Strode, at a cost of $20,000 each. They have elevators and are light. A light well supplies both stores.

Also, private dwelling, 3926 Chestnut street, 27x125; constructed of brick, with brown stone and terra cotta trimmings, at the cost of $23,000; and is built by J. C. Kelly.

Also, dwelling for Mr. F. Fenimore, at Bristol; cost, $16,000.

Remodeling a dwelling for Mr. Odgen, Riverton, N. J.

Also, dwelling for Mr. Ross, Conshohocken; half timber house; cost, $8,000.

Has been making plans for several small framed cottages, for the West Indies; they are of peculiar designs and constructions. They are two stories, and have four compartments, cost of which is $1,500 in gold, each. These cottages are not expected to last much over two years.

—When Great Britain's hostile fleet of war ships sails up the Delaware to bombard us back to Bryn Mawr we will be sorry that we did not induce Congress to run up a little defence bill, in 1886, like this:

Casemates armor, 4,350 tons, $1,300,000; structural metal, 650 tons, $130,000; cost of masonry and earth, $832,000; total, $2,262,000. Add to this the cost of armament and mounting of guns and mortars, $828,000; cost of carriages, $274,000; total, $1,102,000; the total for submarine mines, $114,000, and the six torpedo boats, $360,000.

—Business men, manufacturers and others do not know what to make out of the boycotting movement, so generally taken up by organized labor. They are waiting to see what it can accomplish. Last week the Texas Knights of Labor ordered the boycotting of the Mallory Steamship Line. It is easy to be seen how a body of workmen in a small town could annoy a business man dependent on their patronage, but it is not so apparent how a steamship line can be put to trouble by an edict of an executive committee.

The grounds of action are based on the alleged violation by Capt. Sawyer, of the Mallory Steamship Company, of the terms of compromise agreed upon by the citizens' committee and the committee of the Knights of Labor selected in November last to arbitrate the then existing differences growing out of the strike of the laborers on the Mallory wharf, and the employment of colored labor in their place.

The history of the movement shows that this weapon is a power worth observing as to its employment, but sometimes, like other expedients, it may in the end work disastrously to all concerned.

INSURANCE NOTES.

Fire Insurance Brokers.

The annual meeting of the Philadelphia Fire Insurance Brokers' Association was held on Thursday, when the following officers were elected: President, William W. Allen; Vice-President, Charles Williams; Secretary, William H. Corliss; Treasurer, Charles T. Evans; Executive Committee: James H. Coyle, Charles Platt, Jr., Marcus Katz, Reuben Etting, George G. Crowell, James B. Godwin and George E. Wagner. Committee on Membership: Horace Reeves, Frank A. Donelson, Paul H. Barnes, Chas. A. Day, Chas. Tredick, N. B. Crenshaw and John Gibson.

—The Liverpool, London and Globe Insurance Company shows assets at $5,923,010.13. Surplus over liabilities, $2,589,004.11. Losses paid, $37,463,135.57. Since its organization in this country: its income for the year just past was $3,775,584.75, and the expenditures, $3,120,032.98, leaving a profit on the year's business of $655,551.77.

The receipts of the Philadelphia Fire Department Relief Association during 1885 were $6953.05, and the disbursements $4359.05. There are at present 601 members on the roll.

Fire Records.

At Elgin, Ill., hardware and agricultural warehouse of S. Uplinger, and several frame buildings. Loss, $15,000; partly insured.

At Orange, N. J., N. & S. Linsey's building and the Orange Telephone Company. Loss, $30,000.

At Des Moines, Iowa, the Linderman Hotel, the Platte Building, Harrison Building (including stock of furniture), and several stores. Loss, $60,000; insured for $27,000.

At Newark, N. J., Mrs. C. E. Wrigley, building. Loss, $10,000; partly covered by insurance, besides small losses of business occupants.

At Portland, Maine, a wooden structure, owned by the Central Wharf Company, and stock. Loss, $8,000. Fox & Deering, wholesale grocers. Insured for $30,000, which will cover their loss. The Chapman Block. Loss, $25,000. Dean Bros. & Sawyers, furniture. Loss, $10,000. And smaller concerns.

At Binghamton, N. Y., D. A. Grant's bakery. Loss, $10,000.

At Wellsville, Ohio, Cleveland and Pittsburgh Depot. Loss, $5,000; insured.

At Jamestown, N. Y., Norquist & Co., cabinet manufactory. Loss, $4,500; insurance, $1,500. Simmons & Peterson's planing mill. Loss, $10,000; insurance, $6,000.

At Muncie, Ind., E. P. F. Smith's tile factory. Insured for $5,000; loss, $16,000.

At Toronto, Ontario, the Toronto Lead and Color Company's establishment, owned by the Canadian Pacific Railway Company. Insurance, $8,000; loss of Color Company, $20,000.

At Brooklyn, Simon Frank's furnishing store. Loss, $4,500.

At Carleton Place, Ontario, Cram & Monroe's wool pulling mill. Insurance, $2,000; loss, $9,000.

At Cleveland, Ohio, Cochran & Lane, planing mill. Insurance, $12,500; loss, $30,000.

At Frankenmuth, Mich., Hubenger's sawmill. Insurance, $2,000; loss, $10,000.

At Owen Sound, Ontario, seven places of business. Insurance, $8,000; loss, $10,000.

At Carson, Iowa, Caldwell & Co.'s grain elevator. Insurance, $1,500; loss, $5,500.

At Jackson, Miss., a number of business establishments. Insurance, $50,000; loss, $100,000.

At New York, Jones Bros., wholesale tea store, No. 80 Front street. Damage to stock, $5,000; injury to building, $1,000.

At 204 East Houston st., New York, Gustave Reich's tea store. $1,500 damage to stock; $1,000 damage to building.

At Church of the Holy Communion, Sixth avenue and Twentieth street. Fully insured; $5,000 damage.

At carpet factory of Haratum & Istanyan, 90 White street. Damage to stock, $2,000; to building of $500.

At Brooklyn, building 98 Ewen street, Williamsburgh, owned by Julius Lipman. Damage, $350. Schick & Hamburger occupied first floor as a hat store. Loss, $100.

At Cochran, Pulaska county, Ga. Insurance, $8,500; loss, $15,000.

At Cairo, Ill., residence of Samuel Burger. Partly insured; loss, $2,500.

At Dewitt, Neb., half of business portion of city. Loss, $15,000.

At New Orleans, La., Brunswick Hotel, 90 Baronne street. Fully insured; loss, $7,000.

At Charlotte, Mich., Feb. 2, M. F. Belger's saloon, and a number of adjoining buildings. Insurance, $7,000; loss, $15,000.

At Troy, O., Feb. 3, the cattle shed of C. R. C. Dye, and 72 head Jersey cattle. Loss, $12,000.

At Valparaiso, Ind., February 2, the Fiske Block, containing effects of the Knights' Templar Commandery. Insurance as follows: Hartford, $2,700; Home, New York, $1,680; Liverpool and London and Globe, $2,000; Commercial Union, $1,200; Franklin, Philadelphia, $5,000; North British and Mercantile, $1,250. Loss, $20,000.

At Vincennes, Ind., Laplante Bros.' building. Losses as follows: on building (insurance, $1,500), $2,000; W. J. Rawlin's photograph gallery (insurance, $1,200 in German-American, New York, and Phenix, Brooklyn), loss, $2,000; Schoenfield Bros., confectioners (insured in Northern, London), loss, $400.

At Carleton Place, Ontario, Cranston & Munn's wool pulling mill. Insured in the Royal for $2,000; no insurance on stock; loss unknown.

At Matoon, Ill., J. H. Guilfoil, grocer, and several small stores. Insurance, $3,000; losses, $4,600.

At Paw-Paw, Mich., P. H. Carroll & Co. Insured for $3,000; loss on stock, $3,000. Building belonged to George W. Longwell. Covered by insurance for $5,000; damage on building, $1,200.

At Owen Sound, W. Blanchard & Co., general store, and several small stores. Building and stock total loss; insurance, $3,500.

At Vincennes, Ind., J. Lowenthal & Co., clothiers. Insurance, $4,000, in Liverpool and London and Globe, London; loss, $6,500.

At Hamilton, Texas, the Court House. Loss on building, $10,000.

At Troy, N. Y., building owned by L. S. & J. A. Bunnell. Fully insured; loss, $10,000. L. S. Bunnell & Co., machinists. No insurance; loss, $5,000. George G. Hentis & Co., collar manufacturers. Insured; loss, $5,000. Wells & Co., under wear. Insured; loss, $1,000.

Waterford, Mass., P. J. Devlin's carriage shop and barn. Insured for $3,000; loss, $4,000.

At Georgetown, S. C., the Palmetto sawmills. Insured for $6,700; loss, $25,000.

At Lima, Pa., the barn of the Delaware County Almshouse. Insurance, $6,000; loss, $8,000.

At Worcester, Mass., Feb. 4, the Burnside property, on Main street, occupied by Chas. E. Davis & Co., shoe dealers; A. L. Burbank and F. A. Burbank, jewelers; H. Kendall, commission; W. P. Chamberlain, stationer; Dadmun & Putnam, shoe dealers, and by photographers in the upper stories. Losses aggregate, $20,000.

At Philadelphia, Feb. 4, the carpenter shop of Arnold McClay, 2809 Salmon street. Loss, $3,000.

At Eau Claire, Wis., Jan. 31, the slaughter house of Schwahn Bros. Partly insured; loss, $2,000.

At Mandan, Dak., Feb. 1, Heegaard & Hoke's hardware store, insurance, $5,750; loss, $7,000. Roley Bros., wholesale liquors, insurance, $7,000; loss, $9,500. Northern Pacific Railroad Co.; loss, $1,200.

At Brownwood, Tex., Feb. 1, Johnson Drug Co., insured, $3,000; loss, $5,000. C. N. Clauber, insured, $4,000; loss, $10,000. M. A. Alman, insured, 5,000; loss, $10,000. C. J. Lawrence, insured, $1,000; loss, $2,500. H. Brin, insured, $10,200; loss, $15,000. E. A. Park, insured, $1,300; loss, $6,000. Parker & Co., insured; loss, $300. A. M. Smith, insured, $650; loss, $1,250. J. J. Dobbs, insured, $1,000; loss, $2,500. A. S. Lowry, insured, $5,000; loss, $7,000. Other losses uninsured.

At Ottawa, Ills., the house of Judge John D. Caton, of Chicago. Insured for $9.000; loss, $40,000

At No. 2156 Third avenue, New York, the dry goods store of Schroeder & Co. Damage to stock, $4,000.

At New York, Feb. 5, the car house, of the Seventh avenue line, at Seventh avenue and Twentieth street. Loss, $25,000.

At 125 Maiden lane, Feb. 4, the stock of printing inks and oils, of the firms of Wood & Co., and Belden & Reinhard; damaged to the amount of $1,500. Loss of building, $500.

In Brooklyn, at unoccupied house of Chas. Schmidt, No. 175 Sumpter street. Damage, $1,000.

In Brooklyn, Feb. 4, at dwelling No. 242 Wyckoff street, owned by Geo. Allen, and occupied by Jno. Evans. Building damaged $1,200; Mr. Evans' library worth $5,000, destroyed.

At Iona, Ont., Feb. 4, Henderson's grain warehouse. Loss, $15,000.

At Toronto, Ont., Feb. 4, the Metropolitan Skating Rink. Loss, $15,000.

At Tottenham, Ont., Feb. 4, the Tracy house and several other business places. Insurance, $10,000; loss, $10,000.

At Chicago, Ills., Swift's butterine factory. Insured; loss, $5,000.

At Madison, Dak., the Territorial Normal School. No insurance; loss, $20,000.

At Williamsport, Pa., Feb. 4, the planing mill of D. B. Merriman. Insurance, $8,000; loss, $10,000.

At Baltimore, Md., Feb. 4, Alexander Dodd & Co.'s trunk factory. Insured; damage, $2,000.

Sturgis, Mich., Feb. 4, the Sturgis Furniture Manufacturing Co.'s works. Insurance, $3,000; loss, $10,000.

At Logan, Pa., Feb. 4, Standard Steel Works' mill. Insured; loss, $20,000.

In New York a good many fires yesterday, as the result of the cold snap with its wake of over-heated stoves and careless plumbers.

At 772 Washington street, New York, Feb. 5, Thomas Fitzsimmon's property. Damage, $1,000.

At No. 6 Liberty place, New York, Emil Fox's silverplating establishment. Damage, $1,000.

At 124 Front street, New York, Feb. 6, the United Telegraph Line's office; the Delaware & Hudson Canal Co.; J. Newman & Co., commissi[illegible] merchants, and Raymond & Ayre, paints and oils. At 128, occupied by John Bliss, chronometer maker and Thomas Hamilton & Cholwell, commission merchants. Loss, about $75,000.

At Philadelphia, Feb. 5, the chemical manufactory of S. P. Wetherill & Co. Loss, $5,000.

At Milwaukee, Wis., Feb. 5, the Roth Manufacturing Co.'s vinegar works. Insured; damage, $9,000.

At Philadelphia, Feb. 5, the furniture factory of Meyers & Son, Nos. 122 and 124 Exchange place. Loss, $3,000.

At Mount Pleasant, Ia., Feb. 4, several business houses on Main street. Fully insured; losses aggregates, $9,000.

At Rockford, Ills., Feb. 5, the Union Foundry & Machine Co., and Scandia Plow Co. Loss, $10,000.

Seymaw, Conn., Feb. 4, the Tingue Opera House, and the Wooster House. But little insurance; loss, $8,000.

At Greenville, S. C., Feb. 5, the stores of L. Rothschild, R. G. McPherson, Mullane & Co. and M. Rosenthal & Son. Insurance, $40,000; loss, $80,000.

At West Shoals, Ind., Feb. 4, the building owned by George De Moss; occupied by Stephens & Co., general store, and C. M. Casper, saloon. Insurance, $1,300; loss, $6,000.

At Fallston, Beaver County, Pa., Feb. 5, the horseshoe nail works of Merrick & Co. Insurance, $11,000; loss, $20,000; and the handle factory of Dickey & Son. Insurance, $2,000; loss, $5,000.

JUDGMENTS.

PHILADELPHIA.

*Baker Chas T, Hayes Geo M—E R Bulkley 3 D 85 448 82,934
Bush Electric Light Co—Robert E Piver 1 J 85 765 ..... Costs
Beaver Samuel L—Robert Beaver 2 D 85 931 ..... E Judgt
Citeriel Thos—Geo Heacock 1 D 85 710 5,533
Clymer Jesse and Eli H—George Rusling et al (Treasurers Bond) 3 D 85 449 300
Cornog Wm B—Israel P Cornog et al 3 D 85 450 ..... Part
*Dagney John—John W Steward 3 D 85 459 203
Dawson Thomas Mair John—Chas R Jones 1 J 84 40 ..... ver 875
*Drumeller G W—W E Farrell (Execution issued) 3 D 85 445 110
Eaby Elias—Charles F Hall 2 D 80 915 515
Foust James B—Wm Allen 1 S 85 870 500
*Gunn Hugh—E T Maguire 3 D 85 452 238
Globe Mfg Co—Merchant & Co 3 D 85 455 18
*Haggenbotham T os and Rebecca —A James Jr 3 D 85 458 200
*Leinau G o A and Fannie H—Wm E Lukens 2 D 85 457 300
Maynes Rodger—Julius Smith 1 J 84 598 ..... ver 50
Morje Morris—F P Brown 3 D 85 446 90
*Metzger Moritz—S S Myers 3 D 85 447 435
McHenry Jas—St Gertrude Society (Treasurers Bond) 3 D 85 456 500
*O'Hanlan Cath—David Chambers 3 D 85 460 100
*O'Neill Patrick—E T McGuire 3 D 85 451 1,187
*Reese John J—Jas C Taylor 2 D 85 930 218
Staley Jacob—I R Rosenberger 1 D 85 342 2,263
Treinar William—H G Harris 4 S 80 835 ....
Wisher John W—C H Thacher 1 S 85 98 ..... ver 102
Bateson John—Mary Dolan 4 D 85 262 18
Bowers Jno L, Robt E and Wm T—Geo P Myers 2 M 80 941 ....
Borell V—D Carrick & Co 3 D 85 466 56
*Baker Anna M—John C Baker 3 D 85 469 500
*Baker Anna M—Chas E Baker 3 D 85 470 500
Craig John F and Margt—St James B and L (Treasurers Bond) 3 D 85 479 5,000
*Carr George—Cumberland B and L (Bond and Warrant) 3 D 85 481 500
City of Phila - Sarah Greenwood 2 D 84 280 ....
*Cunningham Chas S—Jas C Taylor (Execution issued) 3 D 85 462 100
*Campbell Thos & Son—Jas Corr 3 D 85 463 2,000
Devine John—Richard Magee 3 D 85 150 133
Davis Jesse C—N N Rosenberger 4 D 85 439 ....
Fox Samuel T—J M Armstrong 2 S 85 461 75
*Geiger Fredk—Maria A Masbach 3 D 85 464 500
*Glenny A—Jas Sadlier 3 D 85 465 300
Hepburn Henry F—Jacob B Hayes 1 S 85 351 181
Holloway Thos—First Nat Bank 2 D 82 610 211
*Harris Henry G—F P Freeman & Co 3 D 85 471 25,000
*Johnson J W—F H Corney 3 D 85 480 334
Johnson Thomas—F Richards 4 D 85 39 186
*Klinger Michael—John Knapper 3 D 85 467 400
Moore Arthur—B F Du Bois 3 D 85 477 30
McIntosh Creighton A—A Yerkes 4 D 85 720 ....
McCurdy Jas C et al—R Brunswick 1 D 85 514 ....
Nolan M J Sullivan M P—Guarantee Trust Co 1 D 85 277 ....
Phister Jas B T, Dorsey Frank D—Wm F Harrity (Indemnity Bond) 3 D 85 468 2,000
Rittenhouse Henry J—Schoening 2 J 80 925 ..... S F
*Shanahan John—Thos J Carroll 3 D 85 473 69
*Specht Lorenz—G Krein 3 D 85 478 300
Voigt August—Henry Pfaeffle 2 D 84 665 ..... Costs
Wolf Emanuel, Max J and Edwin, Mayer Marx S — P Van Volkenburg 1 S 81 226 ..... S F
Young Samuel L et al—City (Bond) 3 D 85 475 ....
Zentgraff Frederick—C C Gouch 3 D 85 368 193
Achuff Wm H H et al—City (Bond) 3 D 85 490 ....
Brown Thos et al—City (Bond) 3 D 85 492 ....
*Bauer Geo—Jacob Herter 3 D 85 486 70
*Cunningham Wm F and John A—Henry Gill 3 D 85 487 525
City of Phila—Henry Gilroy 3 M 85 134 ..... ver 28
*Coney Island Olympian Club, Thompson L A, Hall Frank—John S B Nagle (Execution issued) 3 D 85 502 ....
Doyle John—John M Mays 1 D 84 598 ..... ver 917
Dooley Karin et al City (Bond) 3 D 85 488 300
Falls Wm—B F Teller 3 J 77 1572 367
Freno Jacob C—H McIntyre 4 J 84 31 ....
*Fritz Lorenz—Fredk Mayer 3 D 85 499 315
Forseman Frank—Henry L Lovett 3 M 85 291 ..... ver 208
Gordon Cary L—Wm H Todd 2 J 82 865 ..... Costs
Holstein W S et al—City (Bond) 3 D 85 489 ....
James Clarence G, Harned Frank P, Purity Chemical Works—H L Bonsall et al 3 J 82 358 ..... ver 15
Lechler Geo H, Annetta and Annie —S A Sealy 3 S 83 57 ..... ver 400
Lockwood Frank W, Hall Wilbur E—B F Burns 3 S 83 553 ..... ver 239
Magee Wm et al—City (Bond) 3 D 85 497 ....
Moyer Jacob M—J S Geller 3 D 84 431 680
*McCormick John—Morris Powdermaker (Execution issued) 3 D 85 485 1,575
McNichol Daniel et al—City (Bond) 3 D 85 493 (4) ....
McGee B and Bernard—Keystone Nat Bank 3 J 84 956 ..... ver 750
Penna Warehousing and Safe Deposit Co—J O Richards 1 S 83 469 ver 425
Peoples Robert J et al—City (Bond) 3 D 85 491 ....
Sealy Samuel A—Jos T Lechler 3 S 83 57 ....
Sout H F—Advance Paint Co 4 J 84 1018 ..... Costs
*Uhland Chas—Wm Fritzlen 3 D 85 484 350
Weiand Benj—Alexr P Mende 2 D 85 370 125
*Weis Harry H—Enterprise Brew Co (Execution issued) 3 D 85 500 ... 72
Yoast Wm H et al—City (Bond) 3 D 85 498 ....
Allen A W et al—City (Bond) 3 D 85 519 ....
Blee Margt dec—D Giltinan 3 J 82 103 ..... S F
Brand John—Jas J McLean (Execution issued) 3 D 85 522 6
*Baumann G A—S S Keely & Sons 3 D 85 527 126
Bradley Savery et al—City (Bond) 3 D 85 514 ....
Boraef L S et al—City (Bond) 2 D 85 505 ....
Comly Frank H—J M Mitchell 3 M 85 498 ..... ver 160
*Clark Robert D—Geo C Howard 3 D 85 532 222
Dougherty Daniel et al—City (Bond) 3 D 85 507 ....
Flood Wm M et al—City (Bond) 3 D 85 504 2,500
*Faunce Daniel E—B F Teller 3 D 85 529 100
Funk Fredk—F M Belz 1 J 84 244 .. 81
Grubb Annie et al—Comth of Pa 4 J 85 601 ....
*Gallagher Patrick — Continental Brew Co (Execution issued) 3 D 85 523 94
*Groff Anna Maria—A R Knittel 3 D 85 517 400
Griest Thos—City (Bond) 3 D 85 510 ....
*Haslam Mary—S S Keely & Sons 3 D 85 526 24
Hyman Philip—Daniel Myers 4 M 83 82 ..... ver 138
Isaacs Josephine—Fidelity &c 3 D 83 834 ..... Costs
Johnson Uretta E—Alex Simpson 2 M 84 415 ..... ver 552
Lovett Aaron S—H Guion 1 M 81 422 S F
Miller Thos et al—City (Bond) 3 D 85 518 ....

*Muller John A—John Kunzl 3 D 85 524	500
*Markley H H—S S Keely & Sons 3 D 85 528	45
Merrill Royal W—W T Ladner 4 D 83 467 ver	1,479
Merchants Hotel Co—Rosenzweig 1 J 84 170 ver	1,127
New Era Life Asso—Burtis Barber 1 S 82 88 ver	5,000
*Parker Benj—Chas Carver 3 D 85 531	100
Purvis Robert C—A R Hall 2 D 84 121 ver	277
Peacock H W et al—City (Bond) 3 D 85 512	.....
Powell G W et al—City (Bond) 3 D 85 515	.....
Rose John H et al—City (Bond) 3 D 85 506	.....
Ridey John et al—City (Bond) 3 D 85 509	.....
Rossbach Leopold, Jos and Jacob—W W Adams 2 D 83 493 ver	21,500
Rossbach Leopold, Jos and Jacob—W W Adams 2 D 83 494 ver	425
Sloan Samuel, Balderston Chas—Moshannon Land Co 3 1 82 369 ver	1,532
Streeton John B et al—City (Bond) 3 D 85 520	.....
Steffarien Jos A—City (Bond) 3 D 85 513	.....
Sparks Benj F—City (Bond) 3 D 85 508	.....
*Schnur Jacob—Anna Schnur 3 D 85 516	400
Tennis E A et al—City (Bond) 2 D 85 525	.....
*Vogel J J, Warren R R—John F Soby 3 D 85 530	386
Wilcock Geo C et al—John T Wilcock 3 D 85 521	Part
Wilson Oscar—Florence H Ferguson 1 D 83 134 ver	100

Mechanics' Liens.

Jas Cleary owner etc, Wm C Doubman cont G Fuckeschwanz and wife claimants, S W cor Tenth and Norris sts	90
Isaac S Stackhouse owner, Morris B Stackhouse cont—Fredk Iles claimant, N s Fernon st 118 ft W of Nineteenth st (9 each)	3
Frank Fink owner, Hugh Boyle cont—Thomas Forrester claimant, E s Gonsha Court or Jones Court 78 ft S of Lombard st	25
Maria Dawson owner, Steinmeiz & Boorse conts—Bernard Gunn claimant, N s Susquehanna ave 130 ft E. 28th street	420

Satisfied Judgments.

Samuel and Amelia B Kershaw—Jos Firth [ent Dec 16 85	300
MichaelJ McGlinchy—J L Kates[ent Sep 29 85	100
Andrew J Slack—C Sheppard [ent Oct 19 83	1,000
Geo S Walraven, John L Harvey—P P Gustine [ent Jan 6 86 ver	303
John W Keely—G W Dorsey and wife [ent Jan 12 86 ver	312
Saml B T Howell—Wm Campbell [ent Dec 26 85	2,596
John Carney—B F Teller [ent Dec 15 85	150
Michael McDermott—E Halpin [ent Nov 24 85	158
Wm H Yelland—Wm Fitton [ent April 21 85	1,000
Gustav Fritsche—H Depewin [ent Jan 25 85	165
Robt Stewart—Jane Henderson [ent Dec 10 85 (2)	128
Henry J Becker—Geo Seitz [ent Jan 4 82 ver	232
Henry J Becker—J Adler [ent Dec 23 82	150
Henry J Becker—L Moyer [ent Oct 9 82	46
Philip S Bunting—Josephine C. Miller [ent June 21 84	7,853
Robert Green—Hay Bros [ent March 2 85	13
Geo H Kobler—Mary B Hickey [ent Dec 16 85	1,644
E A Rowland—C A Blyler [ent May 3 84	682
E A Rowland—E Shippen [ent Dec 26 85	5,346
E A Rowland—M J Kelley [ent Oct 24 85	509
E A Rowland—E Shippen [ent Dec 23 85	10,000
Robert Brady—T L Viguers [ent June 13 85	200
Gottlieb Hoersch—J S Kent [ent Aug 8 85	283
Gottlieb Hoersch—J S Kent [ent Sept 26 85	442
Chas Rasbold—Mechs Benef Socy [ent July 29 85	200
Jas F Shannon—David Goodbread [ent Dec 3 85	100
G Fritsche—W G Yeager [ent April 4 85	82
G Fritsche—W G Yeager [ent May 4 85	55
Felix Barr et al—City (Bond) [ent Feb 6 85	.....
Peter Crosson—A McHale [ent Jan 6 86	136
John Conn—Lafayette B and L [ent July 3 85	252
Henry J. Becker—L Bergdoll [ent Dec 13 83	660
Penna Granite Co—Geo W Williamson [ent Dec 85	918
Frank S Sturgis—John Shedwick [ent March 5 84	361
Geo W Scott—Wm Faunce [ent Aug 20 84	200
Francis McClellan—Jas Boyd [ent Dec 23 85	79
Wm F Albrecht—Columbia Circle [ent June 17 85	400
Michael Smith—Wm Jarden [ent June 5 85	5
J P Hamil—S A Leith & Co [ent Dec 31 85	752
Crawford Black—Artisans B and L [ent Nov 20 85	1,600
John W Priestly—Irving & Leiper Co [ent Jan 14 85	40
Philip Storch—L Bergdoll Co [ent Nov 24 85	500
Abraham Goetz—Bluecher B and L [ent June 3 85	400
Bank of N America—R J Dodge [ent Jan 16 86	94
Sarah A Good—E Jacoby [ent Oct 30 84	500
Chas Eichorn—C Eichorn Jr [ent Dec 13 84	700
Robert K Ward—A C Shallcross [ent Dec 26 85	30
Jos Andrews, B O Severn—Knickerbocker Ice Co [ent Jan 14 85	200
Michael O'Harra—A F Miller [ent March 17 85	138
Geo C Evans—A Mintzer [ent March 28 83	3,000
Pauline S Diehl—S P Courtney [ent Nov 3 83	200
Byron H Miller—J J Miller [ent June 6 83	7,000
Byron H Miller—John M Doyle [ent March 5 84	100
Byron H Miller—John M Doyle [ent June 22 85	107
Edward A Adams—Thos Forbes [ent Aug 20 85	4,096
Matthew Kennedy—W S Phillips [ent June 20 85	51

Abbreviations.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.— National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

MARKET QUOTATIONS.

The expectations for a generally increasing demand for building material of all kinds is having the effect of preventing any shading in prices, or of accepting offers for large contracts for material to be delivered during the active season. In the lumber market there are evidences of an upward tendency. During the past week a good many Northwestern agents have been here trying to sell, but met with little success, as dealers are not disposed to close contracts at this time for very large amounts. Another obstacle to business was created by the asking of slightly higher prices. The attempt is being made in the primary markets to create the impression that there will be general improvement in prices and demand during the coming season, and this improvement is shared here and there among dealers. The market generally, however, is a little suspicious. The general impression is that the supply of lumber of all kinds will be large enough to keep prices about as low as they were last season. The demand this year will be fully as large as last, both for white and yellow pine.

The hardware dealers and manufacturers are increasing their business through orders from builders. During the past week dealers in slate and stone received inquiries as to prices for large supplies, but no contracts were placed. Freight rates were likely to remain as they were. Within a few days the planing mill interests have been encouraged by a number of inquiries for all kinds of planing mill products. The prospects for an early spring trade of a remunerative character are favorably spoken of by our leading mill owners.

At the meeting of the nail manufacturers on Wednesday of last week, quotations were advanced to $2.50, but no action was taken with reference to the future course of the industry, because of the uncertainty as to what the Western nail makers will do. They will hold a conference with their workmen this week at Pittsburg, and if possible will arrange a compromise by which the three thousand idle nail machines of the West can be set to work. If so, this will result in a cutting of prices at an early day, as the nail making capacity is far in excess of demand.

The manufacturers of all kinds of building material are looking forward with more confidence than they ever have for a very busy season. The present range of prices is not likely to be departed from until the demand for the spring and summer will develop itself. If it is as heavy and as general as is now anticipated, the higher range will prevail rather than the lower, that is, the asking prices will be the market prices rather than the prices bid.

The furniture factories are nearly all working full time. The demand for furniture extends from the finest to the cheapest grades, but the medium are naturally in the greatest demand because of the heavy requirements for the moderate sized houses going up by blocks throughout the city, and in large numbers in surrounding towns.

CONVEYANCES.

PHILADELPHIA.

MONDAY, February 8, 1886.

Belmont ave., W. s., 160 ft. 4¼ in. N. Merion, Jacob Rightley to Mary Welden, et. al., Dec. 21, 1885, 19 ft. by 80 ft. ... $4,000
Cambria st., 319, Thomas H. Flood to Thomas Cope, Feb. 6, 1886, 14 ft. 2 in. by 68 ft.; g. r. $70 ... 1,000
Cambria st., 325, T. H. Flood to Rosie Mullen, Feb. 1, 1886, 14 ft. 4 in. by 68 ft.; g. r. $70 ... 1,000
Clearfield st., N. E. s. and N. W. s. Tulip, John Martin to Chas. Kirn, Jan. 25, 1886, 90 ft. by 90 ft. ... 2,250
Cumberland st., N. s., 38 ft. W. Front, Thomas Senior, Jr., to Henry McAtamney, Feb. 2, 1885, 12 ft. by 40 ft.; g. r. $52 ... 700
Eighth st, 2641 N., Mahlon L. Heist to Milton A. Cressman, Jan. 29, 1886, 15 ft. by 72 ft. ... 3,200
Edgmont st., N. W. s., 476 ft. 5⅞ in. N. E. Westmoreland, J. P. Ash et al. to Frank A. Wiedemer, Feb 1, 1886, 16 ft. by 80 ft. 9 in. ... 115
Federal st., S. s., 214 ft. E. Twenty-sixth, John F. Sinnott to Robert Gilmer, Feb. 1, 1886, 16 ft. by 68 ft. 5 in. ... 1,900
McClellan st., S. s., 141 ft. 9 in. W. Sixth, Henry B Strong to John Escandel, Dec. 19, 1886, 14 ft by 49 ft. ... 250
Ninth st., N. E. cor. Auburn, Mary Devine, ex'r, to Patk. F. Keough, Jan. 28, 1886, 19 ft. by 63 ft. 9 in. ... 5,000
Nineteenth st., 1311 N., Edward E. Vollmer to Theresa Demar, Feb. 2, 1886, 16 ft. by 80 ft. ... 8,000
Park ave., 1646, David Eccles to Marmaduke Watson, Feb. 1, 1886, 16 ft. by 74 ft. ... 3,500
Second st., W. s., 200 ft. N. Lehigh ave., Fras. McHugh et ux. to Danl. McElhatton to Francis McHugh, Jan. 30, 1886, 18 ft. by 121 ft. 9 in.; g. r. $81 ... 2,700
Sepviva st., S. E. s., 27 ft. 7 in. N. E. Emlen, P. S. LeCompte to John Baumgartner, Feb. 4, 1886, 13 ft. 7 in. by 57 ft. ... 2,200
Taylor st., W. s., 215 ft. 6 in. N. Parrish, John M. Sharp to George V. Cripps et ux., Feb. 3, 1886, 14 ft. by 48 ft. ... 2,000
Torresdale ave., S. E. s., and S. W. s. Funk, W. W. Hood to Calvin S. Castor, Jan. 30, 1886, 100 ft. by 144 ft. 2¾ in.; g. r. $36 ... nom.
Twelfth st., W. s. 34 ft. N. Albert, Guarantee Trust and Safe Deposit Company to Hugh Leonard, Dec. 28, 1885, 16 ft. by 73 ft. 1½ in. ... 1,800
Wharton st., N. s., 190 ft. 4¼ in. W. Twentieth, Henry C. Webster to Emily Veit, Feb. 5, 1886, 14 ft. by 75 ft.; g. r. $80 ... 1,600
Warnock st., 1204, Michael Daly to Ida Silberman, Feb. 8, 1886, 17 ft. by 60 ft.; g. r. $37.50 ... 1,500

TUESDAY, February 9, 1886.

Cantrell st., N. s., 57 ft. E. Tenth, Jas. P. Petit to William and Catharine Hamilton, Jan. 30, 1886, 14 ft. by 48 ft.; g. r. $33 ... nom.
Emerald st., W. s., and S. s. Clementine, John L. Albrecht to George Watson, January 9, 1886, 18 ft. by 60 ft. ... 484
Eighth st., 2119 N., Tinsley Jeter to Catharine Heim et al., Feb. 2, 1886, 15 ft. by 71 ft. ... 3,000
Francis st., S. E. s., 51 ft. 10⅝ in. N. E. Shirley, Francis Walker to Mary A. O'Brien, Jan. 8, 1886, irreg. shape ... 2,500
Frankford rd., 2323, George Carr to John R. Hamer, Feb. 3, 1886, 10 ft. by 120 ft. ... 7,333
Franklin st., 504, John M. Mackin et al. to Sarah Hawkins et al., Jan. 22, 1886, 17 ft by 80 ft. ... 2,910
Hart lane, S. W. s., 176 ft. 6 in. N. W. Kensington ave., M. Seddinger to John Kuntz, Jan. 16, 1886, irreg. shape ... 150
Huntingdon st., S. s., 78 ft. W. Coral, William McLean to Thos. Lowry, Feb. 6, 1886, 14 ft. by 85 ft. ... 1,700
Lambert st., 1532 J., John Simpson et al. to Mary Jane McDowell, January 30, 1886, 14 ft. by 44 ft.; g. r. $36 ... 800
Latona street, N. s., 48 feet E. Seventeenth, Arthur Little et al. to John O'Toole, Jr, Jan. 23, 1886, 15 ft. by 59 ft. Also, lots on Moss, 21st and 23d ... 200
Manton st., S. s., 78 ft. E. Twenty-first, Thomas Marshall et al. to A. Hudson Gillilan, February 1, 1885, 14 ft. by 48 ft. ... 1,700
Manton st., S. s., 64 ft. E. Twenty-first, Thos Marshall to James Gillilan, February 1, 1886, 14 ft. by 48 ft. ... 1,700
Marshall st., W. s., 184 ft. 6 in. S. Erie, Jos. Shoemaker to Nicholas J. Spang, Jan. 27, 1886, 65 ft. 3 in. by 92 ft. 2¼ in. ... 900
Moore st., N. s., 42 ft. E. Otsego, Fras. H. Thole to the Real Estate Title Ins. and Trust Co., Jan. 20, 1886, 42 ft. by 48 ft. ... 1,000
Otsego street, E. s., 263 feet 11 in. N. Moore, Thos. W. Maires to Wm. J. McCahan, Feb. 4, 1886, irreg. ... 2,200
Penrose ave., S. E. s., 95 ft. 1¾ in. S. Jackson, Robert Scott to Alexander B. Scott, January 27, 1886, irreg. shape ... 8,000
Second street, E. s., 164 ft. N. Arch, Joshua B. Welch, Dec. 30, 1885, 45 ft. 5½ in. by 222 ft. 9 in. ... .
Second st., W. s., 264 ft. 8 in. S. Dauphin, Henry Sloman to Margaret A. Davis, Jan. 30, 1886, 16 ft. 4 in. by 70 ft.; mtge. $8,500 ... 3,083
Sellers st, near Unity st., John Crabtree to Orlando Reynor et al., May 18, 1885, irreg. shape ... 1,300
Sixty-fifth st., S. E. cor. Haverford, Bellevue Literary Institution to Jane Gross, Dec. 5, 1885, 80 ft. by 135 ft. ... nom.
Sloan st., W. s., 109 ft. N. Powelton ave., Morris Foulk, ex'r., et al. to Arthur Moore to John R. Murphy, Jan. 27, 1876, 20 ft. by 100 ft. ... 1,500
Stenton st., E. s., 164 ft. S. Godfrey, Thomas Gunn to Fergus Elliott, Feb. 5, 1886, 21 ft. by 90 ft. ... 150
Tasker st., S. s., 86 ft. W. Eighteenth, John P. Bradley to Daniel Moloney, Feb. 1, 1886, to Catharine Moloney, Feb. 9, 1886, 16 ft. by 65 ft.; g. r. $36 ... nom.
Tasker st., N. E. cor. Bancroft, Geo. A. Wagner to Patrick Smart, Feb. 4, 1886, 44 ft. by 59·82 ft. ... 1,500
Tioga st., S. E. s., cor, Eighteenth, Frederick A. Myers to Samuel T. Fox, April 9, 1885, 50 ft. by 150 ft. ... 3,000
Township Line rd., 21·569 acres, Benjamin H. Brown to Horace C. Disston, Jan. 28, 1886; mtge. $20,000 ... 12,000
Christian st., N. s., 240 ft. E. Verner, John L. White to Charles H. Simmons, February 8, 1886, 16 ft. by 116 ft. ... 1,100
Clare street, N. s., 27 ft. 10⅝ in. W. Twenty-second, "The George W. Hyde B. & L. Ass'n, No. 2," to Hannah Murray, Jan. 27, 1886, 16 ft. by 38 ft. 2⅜ in.; g. r. $27 ... 1,350
Belgrade st., moiety, N. W. s., 253 ft. 11½ in. S. W. Lehigh ave., William F. Grinnell, Dec. 31, 1885, 44 ft. by 65 ft. ... nom.
Carlisle st., 2029, C. L. Chapen to Cecelia S. Griffith, Feb 6, 1886, 16 ft. 8 in. by 74 ft.; $2,800 mtge. ... 500
Onas st., 114, Mary A. Roberts et al. to Franklin Eyre to Jos. Roberts, Jan. 7, 1886, 16 ft. 4¾ in. front ... 600
Wistar street, N. s., 112 ft. 4¾ in. E. Eleventh, Chs. E. Rettew to Sallie P. Murquez, February 4, 1886, irreg. shape ... 3,250

WEDNESDAY, February 10, 1886.

Allegheny ave., S. s., 206 ft. E. Twentieth, A. C. Fetter et al. to Arthur Stewart, Jan. 27, 1886, 100 ft. by 112 ft. 6 in. ... $725
Anthony st., W. s., 136 ft. S. Dickinson, George C. Evans to Robert Hamilton, Jan. 29, 1886, 36 ft. by 49 ft. ... 500
Ashmead st., S. E. s., 307 ft. 2¼ in. N. E. Germantown ave., David S. McNabb to Thomas Gassner, Jan. 15, 1886, 15 ft. by 67 ft. ... 1,350
Aspen st., rear 4233, Mina L. Fox to Watkin D. Evans, Feb. 8, 1886, 8 ft. by 26 ft. 8 in. ... 135
Atlanta st., N. s., 184 ft. W. Thirty-eighth, John B. Quay to Nathan Shoemaker, Feb. 1, 1886, 14 ft. by 70 ft.; g. r. $54 ... 1,300
Cumberland st., N. E. s. 192 ft. 9 in. S. E. Emerald, Charles W. Horstman, admr., to Elizabeth Cobb, Feb. 3, 1886, 13 ft. 9 in. by 78 ft; g. r. $48 ... 1,005
Cumberland st., N. s., 82 ft. W. Sepviva, George P. Emwechter to William Clark, Jan. 27, 1885, 18 ft. by 100 ft. ... 4,150
Eighth st., E. s., 145 ft. N. Huntingdon, John Loughran to Thomas A. Magee, Jan. 28, 1886, 15 ft. by 75 ft. 6 in.; g. r. $5.25 ... 3,200
Ellsworth st., S. s., 64 ft. W. Twenty-second, A. M Greene to W. Linton Landreth, Feb. 8, 1886, 5 lots, 16 ft. by 86 ft. each; subj. g. r. $84 each ... 5,500
Emerald st., 3404, Edward J. Devlin to Geo. H. Mills, Feb. 2, 1886, 14 ft. ½ in. by 79 ft. ... 1,500
Emerald st., 3408–3410, E. J. Devlin to Joseph Miller, Dec. 17, 1885, 27 ft. 9⅜ in. by 79 ft. ... 2,400
Kingsessing ave., S. E. s., 220 ft. N. E. Sixty-eighth, Louisa Lehman et al. to Robert Garrett, Nov 5, 1885, 40 ft. by 225 ft. ... 600
Leithgow st., W. s., 163 ft. 7 in. S. Cambria, John Mitchell to Peter Magee, Feb. 2, 1886, 2 lots, each 12 ft. by 41 ft. 3 in., and each subj. to mtge. $650 ... 900

Leithgow st., W. s., 102 ft. 9¼ in. S. Cambria, John Mitchell to John Born, February 2, 1886, 48 ft. 9¾ in. by 41 ft. 3 in.; four mtges. $650 each...... 1,800

Leithgow st., W. s., 90 ft. S Cambria, John Mitchell to John Zoells, Jr., Feb. 2, 1886, 12 ft. 9¾in. by 41 ft. 3 in.; mtge. $650...... 550

Malvern st., 3 lots, N. W. s., 84 ft. S. W. Clearfield, Henry Schnell to John Schnell, January 6, 1886, each 14 ft. by 83 ft. 6 in.; 3 mtges., $950 each...... ......

Margaret st., W. s., 60 ft. N. W. Cambridge, Edw. T. Russell to John H. Catherwood, Feb. 6, 1886, 40 ft. by 100 ft...... 200

Montgomery st., 1027, Jasper Lindermann to Fredericka E. Halberstadt, February 4, 1886, 13 ft. by 64 ft...... 4,500

Ogden st., S. s., 63 ft. W. Thirteenth, quit claim, Charles W. Reeves to Lewis Krumbhaar, Nov. 13, 1875, 16 ft. by 45 ft...... nom.

Ogden st., 2020, Charles F. Myers to Eugenia Butler, Jan. 28, 1886, 16 ft. by 97 ft...... 1,500

Park ave., S. s., 180 ft. E. Twenty-first, Jacob Philips to Albert Huchthausen, Feb. 6, 1886, 40 ft. by 112 ft. 6 in...... 400

Sixth st., W. s., 38 ft. N. Huntingdon, Isaac and Henry Norris, trustees, to Wm. E. Montague, Feb. 5, 1886, irreg. shape...... 33,000

Taylor st., 1847, H. R. Shoch to Marie Kehr, Jan. 21, 1886, 14 ft. by 46 ft. 9½ in...... 2,000

Taylor st, 1849, H. R. Shoch to Philip Meyer, Jan. 21, 1886, 14 ft. by 43 ft. 9½ in...... 2,000

Taylor st., 1851, H. R. Shoch to Jacob Meyer, Feb. 1, 1886, 14 ft. by 46 ft. 9½ in...... 2,000

Lehigh ave., S. s., 53 ft. 9⅞ in. W. Twelfth, Pierce Archer et al. to Frederick William Milke, Jan. 18, 1886, irreg. shape...... 3,750

Thirteenth st., E. s., 183 ft. 5 in. S. Diamond, R. L. Barry to Mary C. Wilson, June 21, 1883, 16 ft. 8 in. by 90 ft...... 5,000

Thompson st., N. s., 17 ft. W. Twenty-fifth, Benjamin D. Gardener to Charles M. Baker, Feb. 3, 1886, irreg. shape...... nom.

Tulip st., E. s., 410 ft. S. Venango, John Moffet to John McCloskey, Jan. 15, 1874, to Titus J. Lewis, Feb. 1, 1886, irreg. shape...... 150

Twenty-fifth st, 879 N., John M. Sharp to Cath. Gayer, Feb. 5, 1886, 16 ft. by 54 ft...... 3,000

Wood st., S. s., 222 ft 4 in. W. Twentieth, Fire Association to Rosa Freas et al., Feb. 1, 1886, 16 ft. by 100 ft...... 3,500

Second st., 537–539 N., Samuel Conaway et al., admrs., to Christianna Walther, Jan. 23, 1886, 21 ft. 6 in. by 81 ft...... 7,500

Richmond st., N. W. s., 285 ft. 6 in. N. E. Somerset, J. McLaughlin et al. to Patrick Gormley, Jan. 26, 1886, 20 ft. by 100 ft...... 2,700

Richmond st., 2636, Adolph Pankraz to Joseph Pankraz, Jan. 30, 1886, 20 ft by 100 ft...... 8,000

Fifteenth st., 1622 N., Aaron P. Billyen to Hy. Gerstley, Feb. 5, 1886, 23 ft. 6 in. by 172 ft. 10 in...... 11,500

Chestnut st., N. W. cor. Thirty-fourth. Michael Eagan to Charles W. Budd, Feb. 10, 1886, 150 ft. by 104 ft. 6 in. W. s. Thirty-fourth, 104 ft. 6 in. N. Chestnut, 110 ft. by 90 ft...... nom.

Fernon st., S. s., 98 ft. W. Eighteenth, John Friel to John Mehan, January 4, 1886, 14 ft. by 47 ft. 6 in.; g. r. $36...... 750

Tudor st., W. s., 100 ft. S. Dickinson, Hy. H. J. Brady to John Cooney, Jan. 7, 1886, 14 ft. by 42 ft...... 1,020

THURSDAY, February 11, 1886.

Amber st., S. E. s., 189 ft. S. W. Kennedy, John Born to John Mitchell, Feb. 4, 1886, 16 ft. by 70 ft...... $300

Clay st., S. W s., and Mid. Baldwin, Samuel S. Keeley to John Howard Keeley, Dec. 31, 1885; g. r. $120...... 7,000

Dickinson st., 834, Joseph A. McGuckin to Sarah W. Gillilan, Feb. 2, 1886, 15 ft. 9 in. by 60 ft...... 2,300

Eighth st., 2625 N., John Loughran to Charles Jackel, Feb. 5, 1886, 15 ft. by 75 ft. 6 in...... 3,200

Eighteenth st, 1250-1252 S., Joseph A. McGuckin to Sarah W. Gillilan, Feb. 2, 1886, irreg...... 4,800

Fifth st., 834 N., E S. Armstrong to Charles S. Mayer, Feb. 6, 1886, 21 ft. 5 in. by 143...... 8,000

Fifth st., W. s., 72 ft. S. Cambria, Ed. M. Davis to August Nittinger, Jr, Feb. 3, 1886, 72 ft. by 72 ft.; W. s. Fifth, 248 ft. S. Cambria, 51 ft. by 72 ft.; E. s Fifth, 114 ft. N. Cambria, 30 ft. by 100...... 8,700

Fifth st, W. s., 180 ft. S. Indiana, Joseph C. Ferguson to Thomas L. Kelly, Feb. 11, 1886, 12 lots, 14 ft. and 15 ft. front by 72 ft...... nom.

Lawrence st, W. s., 108 ft. N. Huntingdon, Isaac Norris et al., trustees, to Frederick Lambrecht, Jan. 23, 1886, 232 ft. by 89 ft. 7½ in...... 19,333

Melloy st., N. E. cor. Seventeenth, Mary A. Horan, ex'r, to Jane C. Gartland, Feb. 3, 1886, 15 ft. by 51 ft. 6 in...... 8,550

Monmouth st., S. W. s., 20 ft. N. W. Edgemont, Jeremiah McLaughlin et al. to Andrew Clarke, Jan. 26, 1886, 20 ft. by 105 ft...... 375

Roxborough ave., N. W. s., Sarah A. Jones to William McLean, Feb. 8, 1886, 70 ft. by 160 ft...... 1,000

Second st. and Erle ave., N. E. and N. W. corners, K. R. Jones to Guyer T. Jones, Feb. 8, 1886, interest...... ......

Also ¼ interest of J. L. Jones to Guyer T. Jones, Jan. 6, 1886; mtge. 1,000...... 1,200

Seventh st., 14 N., Cornelius E. Spencley to Isha V. Smith, Jan. 16, 1886, irreg. shape...... 20,500

Smick st., S. W. s., 108 ft. 8⅛ in. N. W. Fountain, John H. Keely to Samuel S. Keely, Dec. 31, 1885, irreg. shape...... 17,000

Third st., N W. cor. Somerset, Isaac and Henry Norris, trustees, to Frederick and Ludwig Lambrecht, Jan 27, 1886. 100 ft. by 102 ft. 6 in. 400

Tremont Place, E. s., 164, 80 ft. N. Aspen, Edward D. Woodruff, Jr., to Joseph Leedom, May 26, 1885, 20 ft. by 62·74 ft...... 1,500

Twelfth st., S. E. cor. Callowhill, quit claim, E. D. Burnell to Anna M. Graff, Oct. 27, 1885, 18 ft. 6 in. by 62 ft...... 1,600

Queen st., 408, John Peter Göhl to Emma M. Smith, Feb. 8, 1886, 17 ft. by 83 ft. 5 in.; g. r. $38.25...... 1,362

FRIDAY, February 13, 1886.

Ashmead st., S. E. s., and N. E. s. Mercer, Jos. Thurman to Reuben Evans, Feb. 9, 1886, 84 ft. 4 in. by 176 ft...... 6,000

Bloyd st., N. E. s., 135 ft. N. W. Locust ave., Wm. N. Boyer to John H. Reiber, Feb. 9, 1886, irreg...... 155

Darien st., 1914, Chs. Burk to Andrew Kammerer, Jan. 29, 1886, 13 ft. 4 in. by 47 ft...... 2,000

Eighth st., E. s., 164 ft. S. Lehigh avenue, M. H. Heist to John B. Evans, February 5, 1886, 15 ft. by 72 ft...... 3,200

Fourth st., W. s., and N. s. Cambria, Jos. Fitzell to Wesley Stead et al., Feb. 1, 1885, 500 ft. by 92 ft. 6 in.; mtge. $15,500...... 9,500

Fifteenth st., 2047 N, John Dickey to Andrew A. Jackson, Feb. 10, 1886, 16 ft. 11 in. by 90 ft. 8 in...... 8,000

Green st., N. s., 90 ft. W. Tenth, J. Howell Mears to Samuel W. Taylor, January 29, 1886, 20 ft. by 94 ft. 6⅝ in...... 12,000

Hoff st., N. E. cor. Welsh or Banes, John M. Fisher to Sylvester McGargee, February 8, 1886, 45 ft. by 140 ft...... 300

McKean, S. s., 70 ft. W. Eleventh, George J. McFarland to Howard R. Deacon, Jan. 20, 1886, 16 ft. by 66 ft. 8 in.; g. r. $75...... 950

Ninth st., E. s., 32 ft. N. Tasker, Edmund Schofield to Geo. W. Schafer, February 9, 1886, 16 ft. by 64 ft. 8 in...... 1,350

Passyunk rd., 1309, John Mayer to Ph. Rapp, February 10, 1886, 16 ft. by 69 ft...... 5,200

Pastorius st., 121, Edward Clinton to Mary Levington, Jan. 2, 1886, 21 ft. 5 in. by 50 ft. 7½ in...... 1,600

Pastorius st., 128, E. Clinton to Matthew McCleary, Feb. 10, 1886, 21 ft. 5 in. by 50 ft. 8¼ in...... 1,600

Ludlow st., S. s., 90 ft. W. Thirty-fourth, Michael Egan to Charles W. Budd, February 10, 1886, 60 ft. by 110 ft...... nom.

Reno st., 3907, John J. R. Craven to Mary L. Graver, Jan. 1, 1886, 14 ft. 2 in. by 60 ft.; mtge. $1.587...... 680

Alder st., 1754, Hy. McCabe to Frank E. Luce, Feb. 9, 1886, to Julia McCabe, February 9, 1886, 12 ft. 1⅝ in. by 44 ft...... nom.

Reese st., N. W. cor. Somerset, John Shieber to George G. Bientzle et al., Feb. 9, 1886, 17 ft. by 70 ft...... 6,300

Richmond st., N. s., 64 ft. N. Leopard, Samuel L. Fox to Edith fox, Feb. 6, 1886, 64 ft. by 58 ft...... 5,000

Ridge ave., S. W. s., and S. E. Pechin, Mary Ann Levering to Sarah A. Butcher, Feb. 8, 1886, 28 ft. by 149 ft. 4⅝ in...... 5,000

Second st., W. s., 54 ft. 8 in. Canal, John Bauer to Joseph Ruf, Jr., et al., Feb. 5, 1886, 32 ft. by 100 ft...... 7,500

Snyder ave., N. W. cor. Eleventh, Joseph Stuckey to Howard R. Deacon, Jan 20, 1886, 16 ft. by 63 ft.; g. r. $90...... 1,500

Sober st., W. s., 152 ft. S. Dickinson, Daniel McGettigan to Charles H. Arbrust, Sept. 9, 1885, 14 ft. by 44 ft.; g. r. $36...... 225

Forrestdale ave., S. E. s., 90 ft. N. E. Vankirk, Walter W. Hood to Geo. W. Baglie, Jan. 30, 1886, 100 ft. by 144 ft. 2⅜ in...... nom.

Twenty-fifth st., N. E. cor. Brown, Wm. H. Pancoast et al., exrs., to J. Bayard Henry, Feb. 9, 1886, 100 ft. by 200 ft...... 18,685

Twenty-fifth st., S. E. cor. Parrish, Lowry Mann to J. Bayard Henry, Feb. 9, 1886, irreg. shape...... 17,675

Twenty-fifth street, E. s., 100 feet N. Brown, Philadelphia Trust, Safe Deposit and Insurance Company to J. Bayard Henry, Feb. 9, 1886, irreg. shape...... 14,140

Woodland ave., N. W. s., 189 ft. 6 in. N. E. Sixty-eighth, Geo. N. Crumback to Frank Meade, Jan. 15, 1886, 25 ft. by 222 ft. 6 in...... 6,000

SATURDAY, February 13, 1886.

Ann street, S. W. s., 120 ft. N. W. Edgmont, Multum in Parvo Building Association to Daniel Carr, Feb. 5, 1886, 20 ft. by 62 ft. g. r. $28. nom.

Arizona street, N. s., 60 ft. E. Twenty-seventh, George L. Paul to William J. Albrecht, Feb. 12, 1886, 141 ft. by 44 ft.; also, S. s. York, 60 ft. E. Twenty-seventh, 141 ft. by 50 ft. $1,000

Buist avenue, S. s., W. Seventy-fifth, John H. Scott to G. Albert Redles, Nov. 11, 1885; also, 2710 and 2711 in Sec. 79 of Clearview, Nov. 11, 1885..... 560

Christian street, N. s., 228 ft. 7 in. E. Front, John F. Hassan to William H. Bergan, Feb. 2, 1886, irreg.; mtgs. $1950..... 25

Edmund street, S. E. s., 100 ft. N. E. Princeton, D. Ramsay Patterson to George H. Hovey, Feb. 5, 1886, 225 ft. by 92 ft..... 1,500

Eleventh street, W. s., 354 ft. N. Norris, James R. Craig, executor, et al to Josephine Craig et al. Jan. 16, 1886, 16 ft. by 100 ft..... nom.

Eleventh street, 2106 N., Ella Wallace to Chas. C. Van Riper, Feb. 10, 1886, 26 ft. 2 in. by 98 ft..... 5,000

Erwig avenue, S. E. s., 50 ft. S. W. Eighty-seventh, Elmwood Mutual L. and L. Co. to Thomas F. Monk, Feb. 5, 1886, 50 ft. by 100 ft..... nom.

Frankford road, S. E. s., 40 ft. N. E. Clearfield, W. H. Geissinger to Henry Snyder, Jan. 27, 1886, 20 ft. by 100 ft. ½ in..... 1,333

Frankford road, 4512, Charles William Schumacher to Gustavus A. Schumacher, Feb. 10, 1886, irreg.... nom.

Front street, S. W. corner Walnut street, John Hiester Irwin to Penna. Co. for Ins. on Lives, etc., trustee, Feb. 8, 1886, 19 ft. by 80 ft.; also, lot W. s. Front, in same square..... nom.

Front street, W. s., 238 ft. W. York, Thomas L. Leedom to Jacob Kramer, Jan. 20, 1886, 18 ft. by 110 ft..... 4,000

Fifty-eighth and Walnut streets, Charles Ferguson to John W. Bates, Feb. 11, 1886, irreg..... 2,000

Girard avenue, 703, Fidelity Ins., Trust, etc. Co. to Christopher Miller, Feb. 6, 1886, 18 ft. by 83 ft..... 9,500

Harlan street, 1924, Michael Ehret, Jr., to Justus S. Brunner, Feb. 8, 1886, 14 ft. by 54 ft..... 2,550

Kensington avenue, N. W. s., 262 ft. 9½ in. N. E. Front, Wm. C. Cobb to Jane Grifie, Feb. 9, 1886, 18 ft. by 100 ft.; mtge. $6,000..... nom.

Lawrence street, W. s., 220 ft. N. Lehigh avenue, John J. Torpey to William B. Weigner, Feb. 6, 1886, 15 ft. by 45 ft..... 1,925

McClellan street, S. s., 214 ft. W. Eleventh, Charles J. McCartney to Thomas L. Grinnan, Feb. 1, 1886, irreg shape; g. r. $26 200

Norris street, S. s. fr. Franklin to Eighth, John Campbell et al. to Anthony M. Zane, Dec. 18, 1885, irreg. shape; strip..... 150

Old York road, E. s., 55 ft. 2 in. S. Buttonwood, John F. Norton to Sansom Keith, Feb. 11, 1886, irreg. shape..... 2,350

Richmond street, 148, Jane M. Watson to James Hollowell, Jan. 22, 1886, 20 ft. by 102 ft..... 2,900

Schaeffer street, S. W. s., 249 ft. 5 in. N. W. Centre, Samuel D. Crowder to Albert G. Lippincott, Feb. 1, 1886, 20 ft. 6 in. by 90 ft..... 1,225

Schiller street, N. s., 341 ft. 6 in. W. Tenth, German Rising Sun B. and L. Assn., No. 1, to Emanuel Schmid, Feb. 4, 1886..... 1,130

Seventy-fifth st., W. s., John H. Scott to G. Albert Redles, Nov. 14, 1885, No. 2776, Sec. 80..... 125

Sober st., N. E. cor. Tasker, Frank G. Taite to Edward W. Kuhlemeier, Feb. 9, 1886, 54 ft. by 45 ft. 6 in..... 1,200

South st, S. s., and W. s. Fifth, Jos. Hunt to Jas. Conway, Feb. 8, 1886, 26 ft. 7 in. by 57 ft. 10 in..... 13,000

Shump lane, Twenty-seventh Ward, Wm. Ryder et al. to Robert Garrett, Oct. 5, 1885, irreg. shape..... 1,000

Tenth st., E. s., 146 ft. S. Green, Myer B. Moses to Henry T. Coleman, Jan. 28, 1886, 18 ft. by 66 ft... .....

Thirteenth st., 1624 N., Charles C. Van Riper to Aaron McCormick, Jan. 25, 1886, 16 ft. by 100 ft..... 4,000

Thirteenth st., 1947 N., Charles Matthews, Jr., to Aaron McCormick, Feb. 2, 1886, 16 ft. 7 in. by 94 ft.; also, W. s. Seventh, 200 ft. 4 in. N. Susquehanna ave., 15 feet 8in. x66 ft 6,800

Tioga st., N, s., 97 ft. E. Eighth, A. D. Hogan et al. to Dudley W. Lance, January 7, 1886, 20 ft. by 100 ft..... 400

Union st., 667, Edouard Bureau to Samuel Carver, Feb. 13, 1886, 26 ft. by 100 ft. 6 in..... 5,000

Winton st., 931, Isabella Patterson to Ernest Duering, Feb. 5, 1886, 14 ft. by 49 ft..... 950

Race st., S. s., 137 ft. W. Twenty-second, Mary McLoughlin to Frederick Logue, Feb. 5, 1886, 16 ft. by 67 ft. 6 in.; g. r. $36..... 1,700

Callowhill st., N. s., 69 ft. 6 in. S. Twentieth, Alexander McCoy, to Michael Boyle, Feb 4, 1886, 17 ft. by 110 ft.; mtge. $3,200..... 1,900

SUBURBAN NEWS.

Land is increasing in value, particularly along the line of the Pennsylvan a Central Railroad, where there is now very little to be had at any price. It is possible that land owners there may exhibit too great exclusiveness, and may drive people away instead of inviting them along the line. Cheap land is a necessity, and while there are no indications that the purchasers of land along the line of that road, within the past few years intend to exclude anyone from buying; there are many who feel that they can ill afford to pay the prices asked; however, there are abundant opportunities for good investment in many directions. Those desiring suburban properties have a wide region from which to make selections, and can be accommodated with but very little trouble Along the North Penn there is less enterprise shown, and the building sites are in less demand. A few purchases have been made along the line of the Reading Road, but that line has not attracted as much of the attention of builders of residences as some other lines. The new Baltimore & Ohio Road will, no doubt, attract a good many buyers, both for building and speculative purposes; in fact already considerable property has been purchased within five or ten miles of the city. It is probable that for the most part houses of moderate pretensions will be erected along this line; and that the Pennsylvania Road and the Chestnut Hill Branch continues to monopolize the demand for sites for the finer class of residences. However, this is to a certain extent a matter of opinion and speculation. The necessities of the people of Philadelphia are growing rapidly. As elsewhere intimated, apartment houses will of necessity force themselves upon builders and investors in due time, but no matter how fine an apartment house may be, they will never be acceptable to a large class of our citizens, who have the time, money and the taste to live three to ten miles remote from their business.

SUBURBAN SALES.

CHESTER COUNTY.

Wm. Baker, Sheriff, messuage and tract in West Caln township..... $150.00

Jos. L. Jackson, messuage and lot in West Chester, 1870, to Thomas Hoopes, Jr..... 2,992.00

Robert Chambers, tract in East Brandywine township, 72 acres, to Wm. H. Banks..... 2,820.00

Mahlon Miller, brick house and lot in Phœnixville, to John B. Miller 1,600.00

Phinnehas Malin, small tract in New Garden township, 5 acres 23 perches to Lorenza Malin..... 1,150.00

John G. Taylor, brick house and lot in Coatesville, to Peter Murray..... 3,000.00

Daniel Price, small tract in Coventry township, 4 acres 122 perches, to Nathaniel F. Dotterer..... 825.00

Jos. C. Davis, building lot in Downingtown, to Wm. S. Sheesly..... 40.00

J. Warren Walt, tract in East Coventry, 27 acres 117 perches, to Sarah A. Walt..... 6000.00

Sarah A. Walt, same as above, to J. Warren Walt..... 6000.00

Wm. Tussey, lot in East Marlborough township, 2 acres 109 perches, to Wm. Henry Bayard 570.50

David L. Smith, small tract in Sadsbury township to Ellwood Plankenbeeler..... 400.00

Wm. C. McKnight, 3 small lots in Sadsbury township, to Penna. R. Co. 350.00

Wm. R. Pomeroy, lot 705-1000 of an acre, in the Village of Pomeroy, to to Penna. R. R. Co..... 200.00

Chas. Shalkop, Jr., and John Showalter, lot in South Coventry township 83-1000 of an acre to the Penna. Schuyl. Valley R. R..... 570.00

William B. Genn, messuage and lot in New London township, 41½ squ. perches, to William Stilley..... 600.00

DELAWARE COUNTY.

James M. Henderson, Ridley, two lots 100 by 150 feet, at Ridley Park, to Joseph H. Ward, of the same place..... $350.00

James M. Henderson, Ridley, a lot, 50 by 150 feet, at Ridley Park, to John H. Ladomus, Chester, for nominal consideration ....

Aubrey H. Smith, Philadelphia, a lot, 190 by 75 feet, Main street, Darby, to Esther E. Twaddell, of the former place, for..... 1,100.00

Eliza Armstrong, Nether Providence, a house and lot, 140 by 32 feet, in Fifteenth street, Chester, to David H. McCray, of the latter city, for..... 640.00 subject to mortgage.

Martha McIlvein, Philadelphia, a brick house and lot, 62 by 140 ft. Broad street, Chester, for $2,000, subject to mortgage, and a lot, 160 by 200 feet, at Prospect Park, for nominal consideration, to Mary McIlvein, of Chester..... .....

Henry M. and John B. Hinkson, Chester, a lot, 180½ square feet, Eighteenth and Providence avenue, North Chester, to Peter Hunter, D. Ruce Enly and others, of Chester, for..... 2,500.00

William A. and Chester S. Hirst, Philadelphia, a lot in Springfield, to Fred. W. Calcutt, Nether Providence, for..... 225.00

John A. Ladomus, Chester, a lot, 50 by 150 feet, at Prospect Park, to Lizzie B. Henderson, for nominal consideration..... .....

Francis Farrell, Philadelphia, a lot, 50 by 125 feet, Ridley township, to James Breniff, this county, for..... 225.00

Louis Belrose, Jr., Washington, D. C., a house and 42 acres of land, in Radun, to James Rawle, of the latter place, for $8,000, subject to a lien of..... 8,000.00

Wm. B. Bullock, Philadelphia, a tract of 3½ acres in Nether Providence, to Wm. G. Huey, of the former place, for..... 3,500.00

Sidney Fuller, of Boston, a lot, 105 by 135 feet, at Glenolden, to Martha McIlvein, of Philadelphia, for a nominal consideration..... .....

Samuel Miller, Haverford, a house and tract of 54 acres 1 rod, in Haverford, to Richard Bergen, Lower Merion, Montgomery county, for.....$950 and lien of $4,000

David H. McCray, Chester, a brick house and lot, 16 by 140 feet, on Fifteenth street, Chester, to Jas. H. Gorly, for..... 2,300.00

A. L. Pennock, Upper Darby, a tract of land in that township, to Mary J. White, of the same place, for..... 406.00

Hannah M. and Martha E. Baker, Chester, a frame house and 7 acres, in Nether Providence, to William Kirk, of Chester, for..... 4,350.00

The Rutledge Land Improvement Association of Springfield, a lot, 40 by 150 feet, at Rutledge, to Mary Adams, Philadelphia, for $170; a lot, 40 by 150 feet, at Rutledge, to John Crump, Philadelphia, for $100; a lot, 40 by 150 feet, same place, to John Carson, Philadelphia, for $100; a lot, same size, to Henry L. Cooper, Philadelphia, for $100; lot, same size, to Charles B. Crosby, Philadelphia, for $100; lot, 80 by 150 feet, to Darwin Crosby, Philadelphia, for $260; lot, 40 by 150 feet, to Chas. Deitz, Edge Hill, Montgomery county, for $100; lot, same size, to Thos. J. Faherty, Morton, for $100; a lot, 80 by 150 feet, to Wm. W. Bache, Philadelphia, for $225; lot, same size, to Catharine Bache, Philadelphia, for $100.

Montgomery County.

Henry Blithe et al. to Henry Fow, a house and lot in Lower Merion at Ardmore for..... $1,668.50

Nathan Schultz to Jacob R. Steinmetz et al., executors and trustees, a lot of land on De Kalb st, near Logan, Norristown, for..... 275.00

The Fox Chase Land Association, limited, to Frederick North, two lots of land in Abington township for..... 340.00

Clinton Rorer to George B. Eggleston, Jr, a lot in Wyndmoor Heights, Springfield township, for..... 337.50

Sophronia B. Bonnell to Belle Harris Brom, a lot of land in Hatboro, for..... 425.00

The Fox Chase Land Association, limited, to George C. Goodfellow, lot 95 in Abington township, for 162.00

The Fox Chase Land Association, limited, to H. Wickham, a lot of land in Abington township, for.. 175.00

Joseph M. E. Ambler to Henry A. Martin, a tract of land containing 3 acres and 110 perches, in Ambler, Upper Dublin township, for..... 3,503.13

The Fox Chase Land Association, limited, to George W. Brenn, lot 72 in Abington township, for 230.00

J. Mengel Fisher to George Cooke, a house and lot on Warren street, Pottstown, for..... 1,450.00

Peter Seasholtz to Jas. Frederick, a building lot in Van Buskirk's Addition to Pottstown, for..... 750.00

James Monteith to Matilda J. Moore and Margaret McConnell, two town lots in Whitemarsh township, for..... 200.00

Bucks County.

February 8.

Robert W. Bickley to Hannah M. Bickley, tract in Renshaw, March 17, 1885..... 1,500.00

Elias Eastburn, sheriff, to Frank Haldeman, 63 acres in New Britain, Feb. 3, 1886..... 5,460.00

February 9.

Exrs. of John Dimmig to Daniel Dimmig, 102 acres 60 perches in Milford, March 9, 1866..... 2,508.18

Daniel Dimmig to Henry Sloman, deed of confirmation in Milford, Jan. 28, 1886..... .....

Charles E. Pancoast to Henry Sloman, 3 tracts in Milford, Jan. 16, 1886..... 3,200.00

Elias Eastburn, sheriff, to Obed. Barndt, 3 acres 34 perches in Rockhill, Feb. 3, 1886..... 125.00

George A. Shoemaker to Harold Peirce, lots, Bristol, Jan. 1, 1886.. 6,000.00

Isha V. Smith to John J Mulford, 134 acres 8 perches, Falls, Jan. 26, 1886..... 23,000.00

John J. Mulford to Cornelius E. Spenceley, 134 acres 8 perches, Falls, Jan. 27, 1886..... 15,100.00

Rebecca and Ella S. Moon to Isha V. Smith, release, Jan. 13, 1886... .....

Heirs of Simeon P. Hampton to George Headley, release, June 19, 1883..... .....

Chas. K. Hollowell to Louis Paris, two tracts in Milford, Dec. 30, 1885..... 2,000.00

February 10.

Cary L. Gordon to Chas. Williams, 6 acres in Buckingham, Sept. 19, 1885..... 200.00

February 11.

Christiana Doll to Peter Klein, 3 acres in Milford, March 15, 1854.. 83.25

David Gehman to Peter Klein, 4 acres 102 perches, Milford, Nov. 20, 1863..... 287.50

Mary Wright to Abbey Ann Gress, lot in Bristol, Feb. 5, 1886..... 1,100.00

Elizabeth M. Armstrong to Anna Maria Hines, lot in Doylestown, June 30, 1885..... 348.56

Burlington County, N. J.

Charles D. Raine to Lucilla F. Haines, two contiguous lots of ground on Union street, Mount Holly, for..... $550.00

Joseph W. Sander to Josiah Brant, 5 lots of land at Palmyra, for..... 100.00

Jacob Merritt, admnr., to Frank Emmons, small tract of land in Springfield township, for..... 525.00

John P. Lippincott to Sarah Ann Jennings, farm in Shamong township, for..... 8,000.00

Andrew H. McNeal to the McNeal Pipe and Foundry Company, of Burlington, lands and foundry property east of the Assiscunk Creek and north of Broad street, Burlington, for..... 250,000.00

Arthur H. Butler to Richard C. Harris, lot of ground in Bass River, for..... 225.00

L. A. May Camp to E. R. Cochran, eight lots of land on Juniper street, Burlington, for..... 1,000.00

Rebecca A. Clark and James C. Clark to Elias Hargrove, house and lot, corner Mill and Green streets, Mount Holly, for..... 1,700.00

Caroline A. Bullock to Lucilla F. Haines, house and lot on Garden street, Mount Holly, for..... 2,500.00

Samuel O. Crane to August Kluge, three lots of land in Riverside, for..... 1,000.00

John P. Lippincott to Sarah A. Jennings, lot of pine land in Easham township for..... 400.00

Jacob E. Zepp to Henry I. Deacon, two houses in Burlington, for..... 1,000.00

Real Estate at Auction.

James A. Freeman & Co., auctioneers, sold last Wednesday at the Exchange the following:

Ground rent of $22.50 on three-story brick dwelling, No. 2102 Otis street, and two-story brick house, No. 2103 Abigail street, lot 18 ft. by 100 ft.... $377

Ground rent $52 on three-story brick dwelling, No. 1723 Burton street, lot 16 ft. by 40 ft..... 900

Irredeemable ground rent $48 on three-story brick house, No. 1215 Heath street, lot 12 ft. by 60 ft..... 1,025

Ground rent $30 on two-story brick cottage, No. 1540 Thompson street, lot 17 ft. by 70 ft..... 505

Ground rent $30 on three-story brick store and dwelling, No. 1538 Thompson street, 17 ft. by 70 ft..... 510

Ground rent $30 on brick houses and frame store, Fremont and Salmon streets, lot 20 ft. by 117·6 ft..... 507

Irredeemable ground rent $20 on two and one-half story brick, rough-cast store and dwelling, lot 16 ft. by 102 ft..... 472

Irredeemable ground rent $18 on two and one-half story frame house, No. 1245 Otis street, lot 18 ft. by 108·1 ft..... 380

Irredeemable ground rent $9 on frame buildings and lot, Portland street, west Ridge avenue, 15 ft. by 44 ft..... 160

Irredeemable ground rent $15 on frame buildings and lot, Portland street, west Ridge avenue, 20 ft. by 51 ft..... 250

Irredeemable ground rent $18 on three story frame house, No. 1223 Ash street, lot 18 ft. by 101¾ ft..... 380

Three-story brick dwelling, No. 406 Catharine street, lot 16¾ ft. by 69¾ ft..... 3,000

Three-story brick dwelling, No. 1911 Brandywine street, lot 16 ft. by 70 ft..... 2,800

Two-story brick house, No. 504 Mercy street, lot 14 ft. by 44 ft..... 1,100

Three-story brick dwelling, No. 1936 Jefferson street, lot 15 ft. by 70 ft... 4,025

Three-story frame house, East side of King street, South of Ridgway street, Gloucester, N. J., lot 15 ft. by 100 ft..... 750

Also, since last report, two-story brick dwelling, No. 19 York street, Camden, lot 100 ft. by 60 ft..... 2,975

Two-story brick dwelling, No. 27 York street, Camden, lot 40 ft. by 150 ft..... 2,050

Two-story brick house, No. 33 York street, Camden, lot 40 ft. by 150 ft.. 1,710

More Prophecying.

Every one has heard of Samuel Benner, the Ohio prophet, whose predictions in reference to business and trade, ups and downs have been so true *The Financial Daily Record*, of New York has been interviewing the prophet concerning the future of business in general. What he says is worth reading.

Question.—Have "Benner's Prophecies" foretold the future ups and downs of business correctly since they were first issued?

Benner.—Yes, in so far as general business was concerned. These prophecies were placed before the public, first in 1876. It was then foretold that iron and general business would decline in 1877, then turn upwards in 1878 and continue good times to 1881; then turn down, and continue downward to 1888.

Q.—What is the general business outlook now?

Benner.—My views are formed from the iron cycle which is the key to the industrial situation. The iron cycle for low prices continues to the year 1888. We must look forward to a state of general depression to 1888.

Q.—What element or cause in the business of the country will produce this depression?

Benner.—The silver question, and more particularly the tariff question. The first threatens the disorganization of the currency; the second the industries of the nation.

Q.—If a reduction of the tariff should give us lower prices, why should that depress business?

Benner.—Low prices and hard times seem to be companions, while high prices and good times are the delight of the people. There is prosperity and money-making in good times; on the other hand adversity and money-losing in hard times, which is a cause of general complaint.

Q.—How do you account for the improvement in business this last year, 1885, it being one of the "down" years in the iron cycle?

Benner.—A reaction only from the severe depression of the year 1884. In the former periods of "down" years for iron there have been exceptions, for instance 1847, 1859 and 1869.

Q.—Will the price of iron decline hereafter?

Benner.—Yes, it will be lower this year, and in 1887 and 1888.

Q.—What reason have you for this conclusion?

Benner.—First, the iron cycle denotes it; second, the coming agitation in Congress this winter and next winter over the tariff.

Q.—Why the tariff question more than our legislation?

Benner.—To increase or reduce the duties on foreign products and merchandise affects more business interests and industries in this country than any law passed by Congress.

Q.—Why does the Congress of this winter threaten to reduce the tariff more so than the Congress of last winter and other past sessions?

Benner.—Because there is no fear or probability of a veto by the President.

Q.—In the general decline of oil business to 1888, what interest will touch bottom first, and which last?

Benner.—Stocks and iron first; labor and lands last.

Q.—Then in what relation will the different interests be at the first upward movement?

Benner.—Stocks and iron will first show symptoms of an advancing market, while we may see at the same time the anomaly of labor and land declining.

Q.—When will we have the next panic?

Benner.—In 1891. The panics which are described in my "Prophecies" have been in the years when speculative business comes to a halt, not when prices are low, but when they are high—the culmination of business booms—at the end of a period of general prosperity.

Q.—What is a panic, anyway?

Benner.—I cannot exactly describe what a panic is. However, a panic occurs when prices begin to go down. The minds of business men become disturbed when they see prices for their merchandise and commodities declining; consequently there is a panicky feeling that continued lower prices are to follow.

Q.—The last panic or commercial revulsion, as your book has it, was in 1873. Why did we not have a panic in 1881, seeing that year was a high year for iron?

Benner.—The cycles in panics are about twice as long as the cycles in iron, consequently, between these commercial revulsions we have two ups and downs in iron. After the second period of advances in iron we can expect the panic when iron begins to go down.

Q.—When will we have the next "boom" in iron and in general business?

Benner.—From 1888 to 1891.

Items of Interest.

—The great Stevenson estate of New York is to be sold February 16th, and all real estate people are talking about it and figuring on it. Over three hundred city lots will go, besides several large buildings. It includes extensive and valuable lines of property. The sale will be absolute, by order of the Supreme Court.

—As many as ten thousand firms, employing fifty thousand commercial travelers, are constantly drumming up trade throughout the country. The system has its disadvantages as well as advantages. In the "seasons" the leading retailers for far off sections take a "fly" to Eastern manufacturing and industrial centres to see how things are going.

—An immense amount of foreign capital is seeking and finding employment in the United States. Sentimental rather than practical objections are raised against this, and various suggestions have been made in reference to it, in bills now pending before Congress. We do not object to the immigrant, and should not object to the means by which he may be able to find employment.

—Our Hoyt has been to Williams College last week lecturing on Protection. Professor Thompson, of the University, goes to Yale to lecture. The Yale faculty has done a very wise and prudent thing in opening doors to a presentation of both sides of this question Our colleges do not turn out men whose inventions or thoughts or discoveries electrify the world, but they nevertheless have a valuable work to do. Yale has brought herself into disrepute by advocating industrial feudalism, but takes an opportunity to have the vicious teachings of the irrepressible Sumner counteracted.

—Mr. Morrison is pushing the work on his tariff bill, and hopes to have it ready for exhibition to his political associates on the Committee of Ways and Means this week. The clerk of the committee is occupied in arranging and pasting together in proper order such portions of the work as are completed, and Mr. J. S. Moore, the "Parsee merchant" and customs lawyer, of New York, was present last week to furnish advice and first instalments of the embryo bill. No details in addition to those hitherto outlined in these dispatches have transpired When completed, and before being submitted to the Committee on Ways and Means, the bill will be submitted to Mr. Randall for his inspection and opinion.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 7. PHILADELPHIA, MONDAY, FEBRUARY 22, 1886. PRICE 15 CENTS

SUMMER STREET HOUSES FOR SALE.

The above illustration is a neat representation of a block of new houses erected on the south side of Summer Street above Thirty-second Street, West Philadelphia. They are erected on the site of the old Powellton Mansion. These residences besides being in a most eligible neighborhood, represents the highest skill of the builders, plumbers and house decorators' art. Their exterior is attractive; the architect besides directing his attention to the interior, has made the exterior attractive and complete in all that architectural taste requires. Steam heating and cooking arrangements have been introduced and are protected by asbestos lining. All of the plumbing is of the very best kind. The houses are provided with all improved sanitary appliances. Cellar floors of cement.

The houses are strictly fire-proof so far as houses can be made fire-proof. Choice paper covers the walls. Beautifully stained glass is used where light is introduced. The roofs are of slate and tin, not of ordinary, but the best quality. These houses overlook the city. No. 3200 is provided with electric lights, call bells, burglar alarms, with automatic attachments. These houses are architecturally an ornament to the city. They are comfortable and nothing of utility is sacrificed to architecture.

H. D. VAN ORDEN,

ATTORNEY AT LAW,

187 Greenwich Street,

NEW YORK.

THE BRISTOW BROWNSTONE CO.,

OF VIRGINIA,

CAPITAL $100,000

10,000 Shares, - - Par Value, $10,00.

NON-ASSESSABLE.

Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,

ATTORNEY AT LAW,

520 Walnut Street,

PHILADELPHIA.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,

AUCTIONEERS,

No. 422 WALNUT STREET,

PHILADELPHIA.

—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,

ATTORNEY AT LAW,

21 Park Row,

NEW YORK.

M. THOMAS & SONS,

AUCTIONEERS,

Nos. 137, 139 & 141 S. FOURTH STREET,

PHILADELPHIA.

D. C. HARRINGTON,

ATTORNEY AT LAW,

No. 209 SOUTH SIXTH STREET,

PHILADELPHIA.

CONSUMERS' MARBLE CO.,

WHOLESALE DEALERS IN

AMERICAN MARBLE,

TWENTY-THIRD AND WALNUT STREETS,

PHILADELPHIA, PA.

Quarries and Steam Mills at W. Rutland, Vt.

MARBLE FROM ALL THE RUTLAND QUARRIES.

A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,

REAL ESTATE BROKER,

19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,

ATTORNEY AT LAW,

No. 20 NASSAU STREET,

NEW YORK.

ESTABLISHED 1873.

E. L. MINTZER, Jr.,

REAL ESTATE BROKER,

909 Walnut Street,

PHILADELPHIA.

Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,

REAL ESTATE BROKER,

731 Walnut Street,

PHILADELPHIA.

Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.

BENJAMIN F. TELLER & BRO.,

Conveyancers and Real Estate Agents,

537 Chestnut Street,

NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD

—AT—

CHESILHURST.

Lots 50x150 $15 each, clear.

High, healthy location, near Philadelphia.

For descriptive circular, apply to

SIMPSON & WADE,

No. 7 S. MERRICK STREET,

(West Side New Public Buildings.)

JOSEPH R. McELROY,

REAL ESTATE AGENT AND BROKER,

No. 205 South Sixth Street,

PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Girard Fire Insurance Company.

OFFICE,

N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE

INSURANCE COMPANY.

JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.

ATWOOD SMITH, GEN. AGENT.

—PAINTS—

LEWIS U. BEAN & CO.,

Ninth St., above Market, Phila.

Manufacturers of all kinds of PAINTS, VARNISHES, &c.

FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870.

George B. Johnson,

ATTORNEY AT LAW,

22 EAST MARKET STREET,

TELEPHONE 107. WEST CHESTER, PA.

Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

JAMES P. MORNEN,

REAL ESTATE BROKER,

925 Walnut Street,

PHILADELPHIA.

Transacts a General Real Estate Business.

LOUIS M. SUPLEE,

REAL ESTATE BROKER,

4 SOUTH MERRICK STREET,

(OPPOSITE NEW PUBLIC BUILDINGS.)

Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO,

REAL ESTATE BROKERS,

No. 711 Walnut Street,

PHILADELPHIA.

Rents, Sales, Mortgages, Etc.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 7. PHILADELPHIA, MONDAY, FEBRUARY 22, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

All communications should be addressed,

REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, FEB. 22, 1886.

THE number of new buildings projected in the early part of the present year, as well as the official record of transfers of real estate for the same period, shows a state of things, which, if estimated, will bring about a real "boom" in real estate. There is a large increase in the number of transfers as compared with 1884 and 1885.

At interviews held with several of the prominent real estate men, by a representative of THE REAL ESTATE RECORD, this week, he felt satisfied enough was advanced to convince anyone that real estate in Philadelphia was never in a more wholesome or prosperous condition than it is to-day. There were more new houses projected during the past three months than ever before in the history of the city; while the number of real estate sales were far ahead of any previous season, both in number and in amount of money involved. The outlook for this spring is very hopeful. Real estate auctioneers and brokers will do a larger business than ever. Architects and builders will project and put up more houses than in any previous spring or summer,—the only danger is in possible labor troubles; but these may be avoided by employers and men promptly arbitrating in case of dispute.

THE Lawyers and conveyancers have taken preparatory steps, looking to the organization of a Real Estate Title Insurance, Trust and Safe Deposit Company. The capital stock suggested is $500,000, to be divided up in 10,000 shares, of $50 each. Messrs. Joseph Savidge, E. P. Smithers, William Gorman, James R. Booth, E. Cooper Shapley, John H. Sloan and Frederick Sylvester were appointed a committee to decide upon a title and to draft a charter, constitution and by-laws. A motion to admit to membership real estate brokers and others outside of the professions whose interests the organization is designed to protect was strenuously opposed. Another meeting will be held this week.

WE note that the general circumstances of the tenement population of New York City seem to be growing worse rather than better. But we hear that the association for improving the condition of the poor of that city, has now entered upon an aggressive campaign, comprehending a reconstruction of one of the worst sections of that city. It is proposed to extend Leonard street through to the Bowery, cutting away what is known as the bend, in Mulberry street, and widening Pell street into a broad and open thoroughfare. This work, which will require legislation, is expected to produce results not unlike the results that followed the opening of Worth street, through the traditional Five Points. It is to be feared that the work of the tenement house reform, in New York, has not yet been perfectly conceived in all its extent and difficulties. There was a time when it was believed that suburban houses were to prove the true solution of the problem raised by overcrowded and filthy apartments; and, on this conviction, rapid transit railways and improved transit facilities of all kinds were urged. But the New Yorkers are beginning to find that the people who seek suburban houses belong to a class who would have kept even the worst class of tenement houses in a state of comparative healthfulness and decency, while its population, who still inhabit the slums, are a sort that would convert even a suburban dwelling into something little better than a pig-sty.

IN view of the prospective demand for the eight-hour standard of the day's labor, the question arises with builders how they shall make contracts for the work of the coming season. Manifestly, they cannot do this on the ten-hour basis, except they are assured workmen will agree to labor that many hours daily. If eight hours is to be the calculation, a decision should be come to promptly as to whether workmen will or will not consent to such readjustments of wages as the lesser number of hours would seem to imply. There is twenty per cent. shortage in the time the labor organizations are endeavoring to establish as the rule, on and after the first of May. Should this difference be added to contract estimates the result would be no less fortunate than to reduce the enthusiasm of parties who contemplate building. Should an equitable readjustment of wages be gracefully agreed upon all around, the bad effect, if any, would be reduced to a minimum, and thereafter wages would undoubtedly arrange themselves in accord with supply and demand. With peace in the family of building trades there should be full employment this year. This prospect should not be injured in the early season by any probable misunderstanding which might as well be fixed before spring opens.

EMPLOYERS in the building trade in New York, and in some instances in Philadelphia, complain that they are much harassed by speculative lawyers, who take advantage of the defects in our laws to champion work people and others who claim to have been injured when employed in private building enterprises. Of course there are cases where contractors are to blame for not taking proper precautions in seeing that the work under contract is not necessarily perilous. There can be no excuse for many accidents which occur, but it is clearly a hardship to hold a builder accountable for what is purely accidental, or for carelessness on the part of the workman himself. To make matters worse, the law permits lawyers to champion cases where there is no cost to the plaintiff. His name is used to bring a suit, and if there are any damages the lawyer pockets most of the money awarded.

COMMON bricks absorb as much as a pint or pound of water. Supposing the external walls of an ordinary cottage to be one brick thick, and to consist of 12,000 bricks, they will be capable of holding 1,500 gallons, or 6½ tons of water when saturated. To evaporate this amount of water would require nearly a ton of coal well applied. The softer and more workable stones are of various degrees of absorbency, and are often more retentive of moisture than common brick. Prof. Ansted states that the facility with which sandstone absorbs water is illustrated by the quantity it contains both in its ordinary state and when saturated. He states that even granite always contains a certain percentage of water, and in the dry state is rarely without a pint and a half in every cubic foot. Sandstone, however, even that deemed fit for building purposes, may contain half a gallon per cubic foot, and loose sand at least two gallons. When water presents itself in any part of such material, it readily diffuses itself by the power of capillary attraction, by which it has been observed, on some walls in Paris, to ascend 32 feet from the foundations. Walls of such absorbent construction are subject to rising wet by capillary attraction as well as by the driving wet of rain or storm. To guard against the driving wet on the coast "weather slates" are used. But these do not stay the interior rising wet. This wet, having to be evaporated, lowers temperature.

SINGULARLY enough, examinations made of the painted windows, so celebrated as works of artistic genius and skill, of the old Cathedrals of England and Continental Europe, show that the superiority consists really in the inferiority of the glass, its richness in the poverty of its constituents, in the very perfection of the uneven thickness, all covered, as they are, by the accumulating dust of ages, and honeycombed by the corroding effect of time.

THE intercepting sewer, according to the views expressed by Dr. Charles Hermon Thomas before the County Medical Society, on Wednesday evening last, will prove a failure. This eminent gentleman claims that it is entirely too small to perform the work intended, and should be abandoned as a sewer, and used as an aqueduct. Dr. Thomas recommends that its construction be extended to Flat Rock Dam, at which point the water of the Schuylkill is sufficiently pure for all purposes. This may be the easiest way to overcome our water difficulties, and Dr. Thomas's suggestions are entitled to consideration and investigation.

THE essential features of a building law may be tersely embodied in the following:

1. Buildings erected in thickly populated places should be composed of reasonably noncombustible materials.

2. A party wall, when separating buildings of more than one story, should be at least 12 inches in thickness and have a footing at a specified depth below the curb, and be absolutely solid, no flues or openings of any kind whatsoever, and no girders, beams or joists of any kind to be built therein.

3. No flues in a building should have an opening in more than one story.

4. No building should be higher than the width of the street on which it abuts.

5. The cost of a party wall 12 inches thick should be borne by both parties in interest at the time of its erection, for a limited height.

6. That the parties in interest may enter into special agreement, as they so elect, provided they do not violate any of the foregoing provisions.

7. The law should provide for the appointment of a State architect and counsellor to the State on architectural matters, and have charge of all State competitions, with such restrictions and assistance as may be thought necessary.

THE problem has puzzled many why two pieces of wood, sawed from the same section of a tree, should possess very varied characteristics when used in different positions. For example, a gate-post will be found to decay much faster if the butt end of the tree is uppermost than would be the case if the top was placed in this position. The reason is that the moisture of the atmosphere will permeate the pores of the wood much more rapidly the way the tree grew than it would in the opposite direction. Microscopical examination proves that the pores invite the ascent of moisture, while they repel its descent. To make my meaning more clear, I will mention the familiar case of a wooden bucket. Many may have noticed that some of the staves appear to be entirely saturated, while others are apparently quite dry. This arises from the same cause, viz., the dry staves are in the position in which the tree grew, while the saturated ones are reversed.

WE HAVE endeavored to ascertain whether a Real Estate Exchange is needed in this city. The REAL ESTATE RECORD does not propose to champion anything that is not wanted, but at the same time if it feels that it is wanted, it shall be its champion, regardless of the lethargy of those who should be interested. Over in New York they seem to depend a great deal upon their Exchange. It has its dozen or more working committees meeting every week, not to while away time, but to crowd through most urgent business. Picking up last week's *Record and Guide* of New York we find evidence of the worth and necessity of an Exchange. In order to show what some of their committees do, we will go to the trouble of quoting one week's business of the legislative committee to show at what they spend their time. The following bills have been introduced in the State Legislature, and the very hour they are introduced, copies are mailed from Albany to the office at New York and they are at once taken up and considered. Here are the captions of several bills:

An act to lay out an exterior street on the East River, from Sixty-fourth to Eighty-sixth street, to be 150 feet wide.

An act to open and extend One Hundred and Fifteenth, One Hundred and Sixteenth, One Hundred and Seventeenth, One Hundred and Eighteenth, One Hundred and Nineteenth, and One Hundred and Twentieth streets, between Tenth avenue and the Boulevard.

An act relating to assessments for improving Riverside Park.

An act for the removal of the reservoir on Forty-second street.

An act authorizing and directing the Board of Health to set apart the grounds at the foot of Ninety-fifth and Ninety-seventh streets and East River for the temporary deposit of stable manure till it can be removed from the city.

An act to amend the Consolidated Act as to the Bureau of Buildings.

An act governing the granting of permission to lay pipes and mains in New York city.

An act to provide for municipal buildings.

An act relating to telegraph, telephone, electric light and other wires and cables to be placed underground.

Copies of most of these bills are on file at the Real Estate Exchange.

Of course these matters have no interest to us, but they are given simply to show the kind of work which the Real Estate Committee performs. Each and every one of these acts are considered and the interest of the Exchange in them, for or against, are ably served at Albany. The same paper contains another report of this committee on the subject of building and mechanics' lien laws. They submit a thorough report which is too long for our space, the sense of which is compressed in the following resolution:

Resolved, That the Legislature be respectfully requested to postpone action on any bill purporting to alter or amend in any way the laws relating to buildings or to the Bureau of Buildings in this city until the general bill now preparing by the Board of Examiners shall have been presented.

These proceedings show what a Real Estate Exchange in New York has to look after. Is there nothing going on at Harrisburg every session in which the builders and real estate interests are interested? Possibly not.

WE PUBLISH in full a letter from the old real estate firm of Jas. H. Stevenson & Son, upon the subject of a Real Estate Exchange in Philadelphia. These gentlemen are wrong in attributing the origination of the idea to the *Press*, the REAL ESTATE RECORD was the first to start the idea and the *Press* followed in as it had a right to do.

PHILADELPHIA, Feb. 18, 1886.

Editor REAL ESTATE RECORD,

Dear Sir:

I have read the numerous comments, in your paper, about a "Real Estate Exchange," a notice of which we caused to be inserted in the *Press* a few days ago. I have been actively engaged in the real estate business for the last twenty years, and have often, during that time, thought of such an organization. When a Real Estate Exchange was chartered by an Act of our Legislature, in 1872, and set up business on Fourth Street, below Chestnut, my firm, then known as Stevenson & Detwiler, became members; but the plan did not succeed. Ever since that time I have been thinking about the matter, and my thoughts have been quickened of late by the success of the New York concern, known as "The Real Estate Exchange and Auction Room," (Limited), which seems to be a success, and bids fair to become a great power in that city.

I am confident that such an institution would be of great service both to the Real Estate Broker and to the public. It would secure united and harmonious action among the brokers, and bring about just and equitable principles in their business transactions, especially in the matter of fees and commissions.

An Exchange would be a great bureau of information, whose maps, charts and various useful statistics relating to real estate would be collected for the information of all who might wish to consult them. It is clear that an organization of this kind could readily procure facilities that would be beyond the reach or ability of individual effort. A number of persons having the same interests can accomplish more when working together than when acting separately, no matter how intelligent or energetic the individuals may be. And the membership of a reputable "Real Estate Exchange" would be a strength to the weak and a restraint on the evil-disposed and dishonest; a security for good behavior on the part of all its members, so that the public might safely deal with them, knowing that any violation of good faith would be visited with expulsion from the Exchange, upon proof of the matter.

The junior member of this firm, James L. Stevenson, was present at the opening ceremonies of the New York Real Estate Exchange, April 14, 1885, and then and there caught the spirit that has brought about the present agitation of the matter in this city. He procured all the printed matter relating to that institution and its workings, and has given it much considera-

tion, and it was he that drew up the prospectus for an Exchange in this city and circulated it for signatures, and gave the matter to the *Press* which has caused all this commotion.

The scheme is favored by the following prominent Real Estate Brokers in this city, and by many others whose names do not appear: L. H. Redner, S. W. Levis, F. Sylvester & Bro., Ephraim Clark & Son, W. F. Snyder, N. E. Janney, Colladay & Hartley, J. T. Jackson, E. J. Paxon, E. H. Cloud, Henry Clay J. G. Francis, J. R. Booth, J. H. Wheeler, Savidge & Smith, C. Mathews, Jr , E. V. Lansdale, D. M. Fox & Sons, and

Your humble servants,
JAS. H. STEVENSON & SON,
5th and Library Streets.

N. B.—A meeting will be called shortly at the Board of Trade rooms, and in the meantime those interested can send their names and address to this office.

Electric Light Organization.

Notwithstanding the vast improvements in recent years of the quality of gas furnished for ordinary consumption in Philadelphia, and its comparatively low price, it has alike proved powerless to check the progress of the electric light. It has lso entirely failed to hinder its popularity which we are happy to note is daily increasing both among manufacturers, mill owners, proprietors of stores, and also among private families. There is a grand opportunity now offered for the introduction of electric illumination among the families of Philadelphia. Some people would have us to believe that the people at large do not understand and cannot value the advantages which are comprised in the formation of several companies in New York to purchase the machinery and plant from the "American Electric Manufacturing Company," of that city, with that end in view. But if we are not greatly mistaken, there never was a question agitated in the columns of this paper better understood by, or of greater interest to, the intelligent citizens of Philadelphia. Crafty men who have not the welfare and prosperity of the city at heart, would, if they could, contrive a postponement of this matter for future years, hoping thereby to insure a further lease of the gas company's power, and also hoping by this means to insure a defeat of the wishes of those who desire to see the immediate use of the electric light among private families in the city.

The rapid progress of electric illumination and the advance made by the New York Company in the direction of a solid commercial business is the subject of an extended article in the current number of the New York *Commercial World*. It gives an account of the new companies organized and is very interesting reading.

What do the people say about the organization of a similar company here, and about the grand opportunity now offered for the improvement of trade, commerce, real estate, and comfort of the city of Philadelphia? Are we well enough supplied with organization as well as source?

—Since work has been begun upon the large warehouse at the southwest corner of Eleventh and Market streets the trustees of the Girard Estate have received propositions from five firms in this city requesting them to erect a similar building upon the other half of the block. These concerns offer to rent the structure from the Trust, and the competition among them is great. The Trustees were compelled to set aside the propositions for the present because they have not the funds on hand. The cost of the new warehouse will be about $300,000.

Master and Servant.

AN INTERESTING QUESTION DECIDED BY THE SUPREME COURT.

The Supreme Court's decision in the case of the Clay Commercial Telephone Company *vs.* Root, from Court of Common Pleas No. 1, disposes of an interesting question in the law of master and servant. Root was engaged by the company in March, 1884, as electrician, at a salary of $100 a month, and sued for compensation for the month of November, 1884. The Telephone Company alleged that Root was discharged for bringing suit against the company on an independent contract whereby its credit was impaired, and contended that he should have sued upon his contract for the remainder of the year instead of for a single month.

The Supreme Court holds that under these facts the plaintiff was entitled to recover; that whether a contract for service is entire or severable depends, as a general rule, not so much on the subject or thing to be performed, but on the consideration to be paid; that if the consideration is single the contract is entire, but that when the consideration is apportioned the contract is severable; that Root, therefore, who had stipulated for his salary by the month was entitled to sue for the monthly arrears, although the entire period of service had not expired. The Supreme Court also holds that the mere fact that a servant brings suit against his master to recover a debt due him arising out of a transaction independent of the relation of master and servant is no cause for the discharge of the employé, and that it is no defence to an action brought by the employé against his employer for his unpaid salary.

Stone-masons' Association.

This organization met on last Saturday evening at their hall, 35 S. 17th Street. The nine hour system which was recently adopted by the bricklayers and stone cutters was discussed. Definite action upon the subject was postponed until their next meeting.

No Compromise with the Nailers.

PITTSBURG, Feb. 20.—At the Western Nail Association meeting to-day about twenty members were present. It was decided to stand firm for the seventeen-cent scale and make no compromise with the striking nailers. A more angry set of men could not be found. They seem to have awakened to the fact that the Nailers' Unions went down at their bidding. The men present were all of one mind in favor of continuing the strike as long as there are any hopes of winning. President Loughlin was expelled for compromising. Both nailers and feeders regard the action of the meeting as a grand bluff. They feel confident of success.

Insurance Policies not Attachable.

In 1883 A. C. Hay obtained a judgment against James H. Bond, and in April, 1884, issued an attachment execution against an insurance policy which Bond had previously taken out and made payable to himself, his executors and administrators for the benefit of his widow, if any. At the time of the issuance of said policy Bond was a widower. He subsequently died in June, 1884. Under these circumstances the Court of Common Pleas, No. 4, in which the case was originally tried, adjudged that the plaintiff in the execution could not recover and directed the jury to render a verdict for the defendant. The Supreme Court in an opinion by Judge Green holds that this was a proper disposition of the case, and that an attachment could not issue under these circumstances.

Protesting Against an Assessment.

PHILADELPHIA CAPITALISTS CANCELING CONTRACTS FOR IMPROVEMENTS AT CAPE MAY.

The Guernsey Beach Improvement Company, which has large landed and transportation interests at Cape May and vicinity, yesterday decided to cancel its contracts for contemplated improvements, and to invest no more capital there. This action was induced by the alleged hostility of citizens of Cape May to non-resident property owners. Among the investments which have been made by the company to carry on its business at that place are $185,000 for the steamer Republic, $60,000 for the railroad from the steamboat landing to Sea Breeze, $40,000 for the railroad from Sea Breeze to Sewell's Point, $'0,000 in a hotel and $75,000 in the property of the East Cape May Land and Improvement Company. When the Sewell's Point Railroad was built several years ago, the line was run through the end of a lot owned by a man who had paid $100 for the property. No damages were claimed until recently. A few weeks ago the owner built two pieces of fence across the tracks on his property, and Commissioners were appointed to assess damages. This Commission consisted of ex-Mayor Williams, Eldridge Johnson, late City Treasurer, and Postmaster Hughes. They awarded damages in $690, which was $150 more than the owner had asked. This action against non-resident property-owners (the Guernsey Beach Company being composed of Captain Cone, Alexander Ralph, Alexander Harvey and James Chandler, all of Philadelphia), caused the company to cancel its contracts, among them being one for the construction of a mile of sea bulk-head, to cost $7,500; seven cottages at a cost of $3,000 each, and a sea drive.—*Philadelphia Record.*

—The State Board of Health has instructed its executive officers to take the necessary steps to stop the pollution of the Scuuylkill above Philadelphia.

—It is rumored that the White Horse Hotel building in Ridley Township, Delaware County, Pa., is to be turned into a Camphor mill.

—A Salem firm of glass manufacturers have secured the contract for the glass for the Girard Trust's new building, at Eleventh and Market streets, Philadelphia, amounting to $10,000.

—Among the bills recently introduced in the Senate were two by Senator Cameron to increase the limit of cost of the public buildings at Williamsport and Reading, Pa., in the first-named place to $225,000 and the latter to $250,000.

—Convict labor has become so unpopular in the west, that notwithstanding the advertisements in half dozen leading papers for a month, the State Prison Board, of Illinois, did not receive a single bid at their meeting on the 19th inst., for the convict labor of Joliet prison.

—C. W. Buckholtz, of Pottstown, has been appointed chief engineer of the New York, Lake Erie and Western Railroad. He will have charge of some 4,000 miles of road; headquarters in New York. Mr. Buckholtz is the engineer who built the Shamokin, Sunbury and Lewisburg R. R.

—The Police Committee and Councils will favorably report the bill of Charles Wolters, to build an iron bridge across Mervine street, above Oxford. Mr. Wolters is a large property owner on that street. The bridge will be of great convenience and save a great deal of unnecessary labor.

REAL ESTATE.

A Lumber Exchange.

A meeting of lumber dealers was held on Saturday last for the pupose of taking the preliminary steps for forming a Lumber Exchange. The wholesale and retail firms of neighboring towns are to be admitted to membership.

All Property to be Liable for $100 of Wages.

If Congressman O'Neil's bill passes, real estate as well as personal property will become liable for seizure and sale under execution for personal services of mechanic, laborer or servant, up to $100, in the District of Columbia or the territories.

New Way to Cut Stone.

A foreign device for cutting stone consists of a cord of three steel wires rather loosely twisted together, running around pulleys like a band saw. The swift succession of blows from the ridges of the cord delivered along a narrow line disintegrates the stone rapidly.

Lauber's Brewery Sold.

Messrs. John F. Betz & Son and Mr. Emil Schonenberg have bought Lauber's Brewery, situated on Broad street above Columbia avenue.

It is to be entirely remodeled for fermenting rooms and ice house, for the use of Betz & Son.

100,000,000 Acres.

It is very probable that the House Committee on Public Lands will recommend the forfeiture of over 100,000,000 acres of the public lands, which are forfeitable because of the failure of the grantees to comply with the terms of the grants. Public opinion will, no doubt, influence the action of the House to pass these bills if presented; it remains for the Senate to concur, and it's a question if it will.

The Kitchen Boiler.

Whoever thinks of cleaning out the kitchen boiler? And yet it is just as essential as the cleaning of a boiler to a steam engine. When one realizes how much sediment will settle in a kitchen boiler in the course of a month, that person will at least appreciate the necessity of a thorough and frequent cleaning. When there is an abundance of hot water open the sediment cocks and the steam pressure will drive out the dirt. If landlords would look after this matter plumbing bills would be very much lighter.

A Pointer.

No man can have things put into his house, and enjoy the use of them, at his architect's expense, simply on the ground that the latter omitted to mention them in his specifications. If the client were obliged to tear down or alter his building in order to insert something which ordinary skill and care on the part of the architect would have provided for, he would have a good claim against the architect for the extra cost of making the alteration in this way, but not for the reasonable value of the addition so made to the beauty or convenience of his house.—*American Architect.*

$50,000 Suit for Vexatious Litigation.

In a little hovel on the prairie suburbs of Chicago lies the corpse of Patrick Flaherty's wife, a victim of lack of food and medical aid, and in the next room the daughter lies dying from the same cause. Flaherty is a laborer too old to work and without a dollar to call his own. Last September, after years of litigation, with a wealthy man, now dead, the Supreme Court of Illinois decided Flaherty's title good to a $10,000 property in Chicago. The heirs of Flaherty's opponent then transferred the property to a resident of New York, and Flaherty now has a suit for it pending in a Federal Court, with a prospect of a decision in two years. The heirs in question have also been sued for $50,000 damages for vexatious litigation.

Real Estate Matters of New York.

We learn that the Real Estate Exchange of New York has seen "the busiest and most crowded week this year" from last week's *Record.* Many of the principal brokers and dealers and a great many capitalists were brought together. Quite a number of real estate brokers and agents who have offices at 2, 4, 6 and 8 Pine Street, are preparing to move into their new quarters on May 1st. The Equitable Life Assurance Society, the owner of these premises will proceed at an early date to tear them down and erect a collossal building where they stand. A great deal of property is changing hands in that city. One factory on Rivington and Attorney Streets, worth $52,000, changed hands twice within a month. A good many offers are made and refused, showing that the views of holders are very firm. Several very important real estate sales are announced for next week. Real estate matters are very encouraging in Brooklyn. A large amount of building is under way in different parts of that suburb. In the surrounding towns, a great deal of building is projected and quite a number of New Yorkers have made up their minds to remove from that city to these more inviting resorts.

The Philadelphia Investment Company.

THE CAPITAL STOCK TO BE $2,000,000, FULLY PAID.

A preliminary organization of "The Philadelphia Investment Company" was effected yesterday afternoon at the First National Bank. About a million and a half of capital was represented, and among those present were H. C. Gibson, James W. Paul (of Drexel & Co.), William Arrott, Wharton Barker and William Brockie. It was finally decided that officers could not be elected at the meeting, but the following nominations were made: President William Brockie; Secretary, E. Walls; Treasurer, Henry M. Hoyt, Jr.; Board of Directors—William Brockie, T. Wistar Brown, George S. Pepper, Henry C. Gibson, Morton McMichael, Wharton Barker and William Potter, and Advisory Committee of Stockholders—George M. Troutman, H. E. Smith, John Wanamaker, Gustavus English, Charles B. Wright, Isaac H. Clothier, William Pepper, M.D., Henry Lewis, Craige Lippincott, J. G. Reading, Joseph E. Gillingham, Hamilton Disston, Clayton French, Francis Rawle and Thomas Dolan.

The question of extending the limit of the capital stock from $1,500,000 to $2,500,000 was considered, and it was decided to put the limit at $2,000,000, all of which has been subscribed and will be paid in at once. The company will make investments of money in such channels as are deemed safe and profitable. It is to be purely an investment company, and not a safe deposit or trust company. At the next meeting the officers nominated will be elected. The company will begin operation in a very short time.

The Mercantile Library Real Estate Assessed at $125,000.

The following letter has been sent to the officers of the Mercantile Library Company by the Board of Revision of Taxes:

BOARD OF REVISION OF TAXES, Philadelphia, Feb. 2, 1886.—To the President and Board of Directors of the Mercantile Library Company—Gentlemen:—The building on Tenth street, below Market, occupied by the library has hitherto been exempted from taxation under the belief that the general public were admitted to the building and permitted to use the books. The constantly repeated public declaration of one of the newspapers of this city that the use of the library is limited to its stockholders and subscribers compels us to notify you that the exemption heretofore granted has been removed and that the real estate of the company will be held for taxation for the year 1886 upon an assessment of $125,000.

Respectfully yours,
WILLIAM LOUGHLIN,
GEORGE W. FAIRMAN,
SIMON GRATZ,
Board of Revision of Taxes.

The Widow's Right.

The right of a widow in her husband's estate takes on new and important features from a recent decision of the full bench of the Massachusetts Supreme Court at Boston. A man died and willed his wife, among other things, $2,000 in money, leaving his farm to an only son by his first wife. His personal property, however, failed to liquidate his debts, and his widow's $2,000 could not be paid unless the farm was sold to do it. The son resisted this, but the Court orders the executor to sell the land and pay the legacy in full to the widow, with interest on it from the date of her husband's death.—*Springfield (Mass.) Republican.*

—Our shipyards are beginning to find more abundant employment. The coastwise tonnage has not been increasing as rapidly as other means of transportation. The necessities for more abundant facilities are steadily growing.

—The Real Estate Exchange, of New York, Committee on Legislation, have come to the determination that the exchange shall be represented at Albany, during the session of the Legislature, by an accredited agent, who shall keep the committee informed as to the progress of legislation, and who shall be competent to present the views of the Exchange before the proper committees and other bodies.

—It is understood that the House Committee on Commerce, will report unanimously in favor of Mr. Reagan's bill to incorporate the Atlantic & Pacific Railway Company. This is the project of Capt. James B. Eads, of St. Louis, for the construction of a ship railway across the Isthmus of Tehuantepec, as a connecting link between the Atlantic and Pacific Oceans. The Mexican government has taken the initiative, by making the company a grant of half a mile strip of land across the isthmus, a distance of 116 miles, together with 2,700,000 acres of public land. It also exempts the company from taxation for ninety-nine years, and guarantees that for fifteen years one-third of the net income to the company shall be $1,250,000, annually. The United States is solicited to guarantee that two-thirds of the net income shall equal $2,500,000, annually, for fifteen years. A great corporation, assuredly.

BUILDERS' ITEMS.

Building Matters.

The building trade interests are in pretty good shape. The second month of the year has made a tolerably fair record for itself. More inquiries have been made this year already than during the last three months of last year. The conditions are favorable to enlarged building operations. The enlargement of stores and mill properties continues, and the building industries of the city and State are generally in a healthful condition. The architects are said to be in a happy frame of mind in regard to urban and suburban prospects and real estate and building operations are booming up, some of them of extraordinary proportions. Frame cottages will receive attention, but, as a rule, builders favor brick and stone; but an increased per centage of builders manifest a preference for neat and substantial frame dwellings wherein varigated hard woods are made to produce excellent interior and exterior architectural effects. Prices for building materials have not changed since our last. Lumber is slightly higher. Stone will be more abundantly used this year, and freight rates probably about the same.

The architects generally are fairly at work for spring and summer building. Those who have been interviewed by our representative express the opinion that house-building will constitute more than half of the work that will be done this year. Building material will not be higher than last year. The slate and stone interests are prepared to meet any possible demands that may be made upon them.

The lumber dealers talk hopefully of an active demand for all kinds of lumber, especially for inside finishing. Sanitary appliances of the most approved design and construction are placed before builders and are being adopted. The building interests are recognizing the fact that the cheap methods of construction which obtained a few years ago are the most expensive, and that the best and most durable, regardless of cost, will, in the long run, be the cheapest. We are gradually departing from gaudiness and adopting a system of building and a style of architecture which is in accord with the true principles of architecture. The demands which flow from this departure are building up scores of little industries which in time will become actually necessary in building economy.

Building Notes.

At Dock's Ave., near Seventy-fifth Street, a dwelling is being erected for George Arno, the owner.

Alfred Gardner has contracted for a two-story dwelling on Kensington near Ontario Avenue.

Joseph Cline has a contract for a three-story addition at Twentieth corner of Hampton Streets.

Lawrence B. Valk is the architect of the Tenth United Presbyterian Church, which is to cost $21,000.

The managers of the almshouse at Germantown intend to build a new structure on Stenton Ave.

W. E. Beeten, 519 Commerce Street, is getting a fair share of trade, but has nothing of importance to note

Two dwellings are to be built at Paran Street between Eighteenth and Nineteenth Streets for Daniel Drummond.

Within a few months it is probable that the managers of the Philadelphia Home for Incurables will build a cancer ward.

Jacob Myers, 1315 Sansom Street, says it is too soon to expect much business yet. He has some orders to fill and looks for a good spring trade.

The Girard Trust have not yet made a contract with any of our builders for the intended improvements and additions to be made on Will's Eye Hospital.

Henry Taylor, 1922 Filbert street, is without any contracts at present, but reports prospects as being good for brisk business in the building trade before long.

Mariner & Buckingham, 716 Cherry street, are looking forward to a brisk spring trade as soon as the season opens; at present they are without any contracts on hand.

A house for aged Baptists will soon be built at Germantown on the George Nugent estate, Adams Street. $300,000 will be spent in the project.

Kister & Orem, 129 Sansom Street, have a good many bids in for contracts, and speak very sanguinely in regard to business prospects in general.

William R. Dougherty, 1419 Sansom Street, has no contracts on hand at present, now that the weather is getting better he expects to be busy before long.

A three-story addition, consisting of new class-rooms, bed-rooms, addition to dining-room, etc, is to be built adjoining the Chestnut Hill school and to cost about $7,000.

William C. McPherson & Son, 325 Cherry street, have no large contracts on hand. They report that the prospects are good for great activity in the building trade in the spring.

Walter Cope is the architect of the new stone dormitory building to be erected at Bryn Mawr for the B. M. College. The cost will be about $40,000. Work will be commenced at once.

The furniture factory of James W. Cooper, on Washington Avenue above Seventeenth Street, is being rebuilt on a large scale. The new building will be two-story except the ware-rooms, which are three story. It is almost complete.

Mr. Lindley Johnson, 431 Walnut Street, has prepared plans for two cottages at Germantown, containing eight rooms and bath-room. They are to be built of the local stone. The roofs are of Michigan shingles. The work will be begun as soon as the weather will permit.

Work will begin on the Cahill High School, corner of Broad and Race Streets, April 1st. The building will be 110x135 ft., three story and basement and the latter will be above the level of the pavement. The edifice will accommodate 600 pupils and the style of architecture will be Gothic. E. F. Durag is the architect.

Allen B. Rorke, 1423 Walnut street, has the contract for the large building to be erected for the Girard Estate, corner of Seventeenth and Market streets. One hundred and fifty men are at present employed on the stone work of the basements, excavating earth, and in making wooden girders for the first floor. Messrs. Hood, Bonbright & Co. will occupy the building when completed. The work is being pushed on with the greatest activity on the part of Mr. Rorke.

J. B. Doyle, 907 Filbert Street, has the contract for the new market house at Ninth Street and Girard Ave. He has also several other contracts of smaller size to fill. He has a bid in for a job of an extensive character at the corner of Seventh and Arch Streets, the building to be occupied as a store below and a factory above. The bids are to be opened on Monday, February 15th. Mr. Doyle says: "prospects are good for an excellent spring trade. Many orders are coming in already, although it is so very early in the season."

Collins & Aulenrieth, architects, 140 Walnut street, are making plans for a building, corner of Seventh and Arch streets, for Henry C. Lea. The building will extend 70 feet on Arch and 132 feet on Seventh street; six stories high, with basement; the front ornamented with terra cotta. The lower story will be rented for stores, and the upper for manufacturing purposes. The contract for building has not yet been given out.

George F. Payne & Co., 1211 Sansom Street, are building an elegant and large dwelling-house at Chestnut Hill for Louis C. Gratz, secretary of the Germania Fire Insurance Company, 413 Walnut Street, to cost $40,000. They are also making extensive improvements at the 50th Baptist Church, Seventh street and Susquehanna avenue. The church has been in an unfinished condition for several years, but now the sum of $10,000 is to be spent upon its improvement. The entire interior will be plastered and finished anew throughout, and an elegant pulpit and pews put in. The entire finishings will be of cherry and pine. The work is being done under the personal supervision of Pursell & Fry, architects, 119 South Fourth street.

Building Permits.

Two-story addition to store and house, 16 ft. by 10 ft., Seventeenth, between Federal and Wharton streets, to McFetridge & McConnell, 1608 Spruce street.

One-story brick building, 48 ft. by 216 ft., Thirty-first street and Susquehanna avenue, to J. Rush & Son, 1229 North Eighteenth street.

Two-story back brick kitchen, 16 ft. by 12 ft., 1400 Master street, to Adam C. Ackerman 1400 Master street.

Addition to a frame house, 6 ft. by 27 ft., Edward and Margaretta streets, to Samuel Minick, 4801 Edward street.

Addition to first story, 253 North Ninth street, to L. Douglass, 1632 Bailey street.

Three two-story brick dwelling houses, 14 ft. by 28 ft., Hutchinson, between Somerset and Cambria streets, to Jacob Marsch, 2515 Franklin street.

Two brick stores and dwelling houses, 15 ft. by 30 ft., Ninth, between Willow and Noble streets, to Robert Hamilton, Germantown.

A three-story brick house, 11 ft. by 40 ft., Eighth and Marriott streets, to Frank Migone, 1133 Passyunk avenue.

Two two-story brick buildings, 15 ft. by 44 ft., Huntingdon street, between Tulip and Memphis streets, to Daniel Neveling, 2506 Mascher street.

One two story brick house, 18 ft. by 32 ft., Vienna street, between Thompson and Belgrade streets, to James Macauley, 628 East Thompson street.

Five two-story brick dwellings, 15 4-12 ft. by 50 ft., Fountain, between Sixteenth and Seventeenth streets, to John Maxwell, 2218 North Broad street.

One brick dwelling and store, 18 ft. by 32 ft., 2704 Gray's Ferry Road, to William McGurk, 2720 Gray's Ferry Road.

Two two-story double brick dwellings, 16 ft. by 45 ft., Boyer, between Mill and Locust avenue, Germantown, to Richard Smith, Germantown.

Three brick stores, 25 ft. by 177 ft., North side of Market, between Thirteenth and Juniper streets, to Robert C. Torch, 3230 Lancaster avenue.

One-story addition to building, 8 ft. by 8 ft., South side of Walnut, between Thirteenth and Broad streets, to William Deull & Sons, 1125 and 1127 Brown street.

One two-story brick building, 11 ft. by 21 ft., 303 West Norris street, to Joseph Parker, 2639 Germantown avenue.

Three two-story brick dwelling houses, with two-story back buildings, one 24 ft. by 34 ft., two 14 ft. by 34 ft., Thompson street, above Twenty-fifth street, to Charles M. Baker, 1724 N. Eighteenth street.

Front alteration, 15 ft., South Darwin, between Fifteenth and Sixteenth streets, to Charles Kline, 4309 N. Sixteenth street.

A brick stable, 38 ft. by 34 ft. Craven street, between Front and Second streets, to Charles Stewart, 37 N. Seventh street.

A two-story back brick building, 16 ft. by 16 ft., 2638 Ann street, to George Oberholzer, Lehigh avenue and Edgemont street.

A two-story stable, 16 ft. by 30 ft., Wishart street, between Frankford road and Emerald street, to E. Stone, 2147 E. Cumberland st.

Front alteration, 2135 S. Seventh street, to Samuel J. Glenn, 2839 Evergreen street.

One addition to stable, 19 ft. by 18 ft., Carlton, between Broad and Fifteenth streets, to Ford and Kendig, 1430 Callowhill street.

One two-story brick dwelling 15 ft. by 26 ft., Bateman, between Wharton and Reed streets, to William Galbraith, 709 South Nineteenth street.

One three-story brick dwelling and store, Twentieth, between Wharton and Reed streets, 16 ft. by 30 ft., to same party.

One brick boiler-house, 43 ft. by 78 ft., Mervine and Oxford streets, to Charles E. Carmein, 1546 North Twelfth street.

One brick dwelling and store, 17 ft. by 44 ft., Nineteenth street, between Tasker and Montain streets, to Thomas J. Milnamow, 2026 Christian street.

Two-story brick shop, 20 ft. by 60 ft., 2809 Salmon street, to A. McClay, 1520 Salmon street.

One second-story addition to engine-room, 14 ft. by 26 ft., Wakefield and Bringhurst streets, to G. Thurman, 28 Bringhurst street.

One brick cabinet shop, 30 ft. by 32 ft., Philadelphia, between Dauphin and York streets, to George Smith, 956 North Tenth street.

Rebuild storeroom, 41 ft. by 61 ft., Coral, between Adam and Letterly streets, to Robt. Beatty, 2046 East York street.

One brick store and dwelling, 20 ft. by 50 ft., Lehigh ave., between Reese and Fairhill streets, to Frederick Launbrecht, 2620 North Fifth street.

One brick dwelling house, 20 ft. by 44 ft., York, between Twenty-fifth and Twenty-sixth streets, to Charles W. Savidge, 2524 Huntingdon street.

Second-story addition, 24 ft. by 56 ft., 113 Arch street, to William C. McPherson & Sons, 325 & 327 Cherry street.

Five two-story brick dwellings, 15 ft. by 44 ft., George A. Wagner, 1517 Reese street.

A two-story addition, 15 ft. by 8 ft., Fifteenth, between Oxford street and Columbia avenue, to Samuel Hart, 723 Noble street.

Summer kitchen, 12 ft. by 10 ft., 1207 North Eleventh street, to C. H. Foube, 1207 North Eleventh street.

One two-story brick building, 26 ft. by 70 ft., Randolph street, between Columbia ave. and Montgomery ave., to Thomas McCarty, 1935 North Seventh street.

Ten brick dwellings, 15 ft. by 34 ft., Lawrence, between Leithgow and Somerset street, to L. M. Eckhard, 1207 Fairmount ave.

Fourteen two-story brick dwellings, two 14 ft. by 45 ft., twelve 15 ft. by 45 ft., Mountain, between Nineteenth and Twentieth streets, to John Leonard, 1402 South Twentieth street, and John Devlin, 2317 Lombard street.

One brick carhouse, 92 ft. by 130 ft., Lehigh ave., between Hancock and Mutter streets, to Samuel Hart, 923 Noble street.

Two two-story brick dwellings, 13 ft. by 42 ft., Sixth, between Cambria and Somerset streets, to C. A. Snyder, 1710 Master street.

One-story brick building, 14 ft. by 38 ft., S. E. cor. of Seventeenth and Fairmount ave., to Kisher & Owen, 129 South Seventh street.

Four brick buildings, 15 ft by 52 ft., Twenty-fifth and Montgomery ave., to Fred. A. Hanby, 1611 N. Twenty-sixth street.

Two-story brick mill, 60 ft. by 50 ft., Trenton ave, North of Tioga, to Pennsylvania Lumber Company, Broad and Mount Vernon streets.

Three two story houses, 12 ft. by 42 ft, Fairhill, between Cambria and Indiana streets, to John Schieben, Fairhill and Cambria streets.

INSURANCE NOTES.

500 Fire Box Keys.

We learn that his honor the Mayor has taken advantage of the suggestions editorially thrown out by the REAL ESTATE RECORD, and has issued 500 more fire box keys. This is only half enough, Mr. Mayor, for it is just as easy to find a thousand reliable custodians as it was to find 500. We will guarantee to place 500 extra keys into the hands of reputable citizens, and we will stand responsible for their good behavior. Each real estate conveyancer and broker in the city should have one, and a more trustworthy body of citizens cannot be found anywhere.

Do we Want More Fire Patrols?

Of course we do. No sane man would argue to the contrary. The patrol system affords a certain positive, protection to property that cannot be obtained in any other way. One man of the McDevitt stripe, with his practical anti-red tape way of doing things, is worth a thousand theorists, and it seems passing strange that the fire insurance companies have not seen the necessity of extending the sphere of Capt. McDevitt s usefulness. Just think of it, one patrol company for this great city, with its millions of insured property, while at any moment we are liable to have several disastrous fires raging at different points! We should have at least four patrol companies, located at different sections of the city, Capt. McDevitt acting as the chief of the department, with competent and reliable assistants, and traveling facilities equal to every emergency; and the city should be willing to bear its share of the expense. The REAL ESTATE RECORD has more faith in a single ounce of prevention than it has in a thousand tons of the most heroic cure. It believes in doing things the short way. A practical system, in the hands of practical men, is what it advocates. Then let us have the patrol system enlarged, and extended, and at once. If it is so good a thing—and no one can question it—in its present diminutive form, why not make it a department worthy the name it bears and the work it is doing?

Fire Records.

At No. 105 Division street, New York, the blacksmith shop of Frederick Horne, and Posne's grocery, No. 195½. Damage, $1,500.

At Montgomery, Ala. Feb., 5, the building of the Star Bottling Co. The ground floor was occupied by carpenter shops. Insurance on building, $3,500; loss, $13,000.

At Providence, Feb. 5, the old Calender building, Sabin street, occupied by John T. Cuddy, jeweler, and the American Tubing Co. Loss, $8,000.

At Wilkesbarre, Pa., Feb 5, the block owned by Hon. Chas. A. Miner, and occupied by Judge Rice, of the Luzerne County Courts and Wm. H. McCartney, attorney. Partly insured; loss on building, $22,000; on furniture, $8,000.

At Deerfield, Mass., the house, barn, stock and furniture of Patrick Dahill. Insurance, $2,500; loss, $3,000.

At the Madison Avenue Synagogue, corner of Madison Avenue and Sixty-fifth street, New York. Damage, $3,000.

At No. 108 E. 113th street, New York, the building owned by John B. Smith, of No. 2 Nassau street. Damage, $2,000.

At No. 410 Bleeker Street, New York, Wilson's calcium light establishment. Damage, $3,000.

At No. 332 Seventh ave., New York. The building was occupied as follows: Herman Schlag, damage $1,500; Wm. Wechl, machinist, damage $1,000; Benjamin Fitch, brass goods, $1,000; Francis D. Jackson, electro-plates, damage $1,000; building injured, $1,500

At No. 724 E. Fourteenth street, New York, the Eagle Pencil Company. Loss, $7,000.

At Montclair, N. J., Edward Moran's belt factory. Loss, $5,000.

At Dayton, Va., the Dayton organ factory. No insurance. Loss $20,000.

At Wilkesbarre, Pa., A. P. O'Malley's drug store. Insured; loss, $6,000.

At Stockwell, Ind., two business blocks. Insurance, $5,000; loss, $10,000.

At Bowling Green, Mo., ten buildings and contents. Insurance, $14,000; loss, $25,000.

At Poughkeepsie, N. Y., the livery stable of Azor B. Lewis. Fifteen horses burned. Partially insured. Loss, $5,000.

At Decatur, Mich., Beeman & Slocum's measure factory. Insurance, $4,000; loss, $10,000.

At Scranton, Pa., the Sibley breaker. Insurance, $20,000; loss, $70,000.

At Grove City, Pa., West's livery stable, Meyer and Sincox's hardware store, Hawk's clothing store, and Ruffing's butcher shop. Loss $15,000.

At Grand Haven, Mich., Metz's tannery. Insurance, $10,000; loss, $40,000.

At New Orleans, W. W. Fisher's wholesale liquor and tobacco store. Fully insured. Loss, $20,000.

At Grand Rapids, Mich., the paint shops and Grand Rapids and Indiana Railroad Company's car works. Insured for $20,000; loss, $40,000.

At Austin, Texas, the dry-goods establishment of Newman & Co. Insurance, $60,000; loss, $100,000.

At McKinney, Texas, the Collin County National Bank. Insurance, $10,000; loss, $30,000. T. P. Dowall, hardware, and Hill & Webster, groceries, suffered to the extent of from $3,000 to $5,000 each.

At Wiltmo, Me., E. Palmer's grist mill. Small insurance; loss, $7,000. E. Sawyer & Co., dry-goods Insurance on building, $2,000; loss, $4,500; insurance on goods, $1,000; damage, $3,000. R. A. Merrow, printer. Insurance, $500; loss, $2,300.

At Mattapoisett, Mass., John S. Hammond's carpenter shop and the residence of Mrs. L. H. Tabus. Partly insured. Mr. Hammond's loss, $3,000; Mrs. Tabus' loss, $1,500.

At Red Cloud, Neb., the Burlington and Missouri River freight depot. No insurance; loss, $20,000.

At Philadelphia, H. Barrecloth's shawl factory, No. 807 Venango street. Insured; loss on building, $8,000. No insurance on stock and machinery; loss, $2,500.

At Memphis, Tenn., H. Rosenthal's furniture store. Loss, $6,000.

At Alliance, O., the Mercer pump factory. Insurance, $5,750; loss, $12,000. Also, Mary Cook's block, occupied as a grocery and residence. Loss, $2,000.

JUDGMENTS.

PHILADELPHIA.

Jones Wm B—Sarah J Jones..... Verdict
Evans Geo C—James Cairns..... 601.76
Kephart Sylvanus W — George M Christman..... Verdict
Keas Wm—J B Hayes..... 105.11
Gallagher Christopher—Sallie E. Daley..... Verdict
Githens Joseph—John Kiker..... Eject suit
Garren Jacob—A Schrader..... .....
Evans Emma C—James Cairns..... 601.76
Hoag David—A Schrader..... .....
Hoag David W—M J Patterson..... .....
Ingalls Olive B—Sarah B Brotherton..... 500.00
Anderson Cath A—W H Daniels 4 S 84 264..... Costs.
*Advena Wm Jr—Wm Advena 3 D 85 593..... 700
*Brooke Robert L—Mary A B Smith 3 D 85 589..... 1,475
Copeland Geo M—Jas Alcorn 3 D 85 216..... .....
*Craig Josephine and Martha B—Wm Krone 3 D 85 609..... 150
*Cantwell J R and Mary A—Nicholas Cantwell 3 D 85 608..... 3,000
*Derbyshire Martin J—Incune B and L Asso (Treasurers Bond) 3 D 85 584 3,000
*Daly M and Bro—Michael Molony 3 D 85 607..... 633
Gamewell Fire Alarm Co—City (Bond) 3 D 85 585..... .....
*Glassmire Jacob—Ramsey & Brooke 3 D 85 588..... 149
Hunter John—R M Obertueffer 1 J 84 576.. .....
*Hepburn H F—F C Brewster 3 D 85 585..... 781
Hearing Josiah—Chas S Weiser 4 D 84 57..... Discovery
*Hipple Abraham G—Ridge Ave B and L (Bond and Warrant) 3 D 85 606..... 3,200
Hazzard Hugh—Jos McCoy et al 4 D 85 61..... .....
Lowe Josiah B—Isaiah Wears 1 M 83 586..... 124
*Mulholland Wm—Mark L Smith 3 D 85 602..... 1,800
*Mulholland Wm—Mark L Smith 3 D 85 603..... 1,831
Mullikin H E et al—City (Bond) 3 D 85 590..... .....
McCarty Benj et al—City (Bond) 3 D 85 596..... .....
McMahon David et al—City (Bond) 3 D 85 597..... .....
*McIlvain Samuel—Patk Flemming 3 D 85 599..... 400
*McIlvain Samuel—Patk Flemming 3 D 85 600..... 400
Rehill Patrick—Peter S McTague (Execution issued) 3 D 85 592..... 17,297
Ruff Augustus et al—City (Bond) 3 D 85 594..... .....
Raisch Geo—Anna Kopp 3 D 83 402.. Costs.
Schwartz Geo L—Elizth Frank 1 M 78 452..... Shff Costs.
*Sweeney Patrick—Wm Anderson 3 D 85 610..... 504
*Taylor Enoch Land W W—Andrew Mayer 3 D 85 591..... 100
*Waterhouse Wm—F J Fuller 3 D 85 604..... 450
*Waterhouse Wm—F J Fuller 3 D 85 605..... 450
Wickersham Angeline P—Rebecca C Moore 1 M 76 1027..... S F
Wickersham J M K, Wickersham Mfg Co—L Krauskopf 3 D 85 419.. .....
*Armbrust C H—Consumers Marble Co 3 D 85 626..... 68
Anders Jacob H—Jas Harland et al 3 D 85 622..... E. Judgment
*Bryson John and Wm—Daniel O'Connell Club 3 D 85 623..... 125
Barry Thos—E W Lehman 1 D 85 455 2,317
Barry Thos—E W Lehman 1 D 85 456..... 2,556
Barry Thos—E W Lehman 1 D 85 457..... 2,540
Barry Thos—E W Lehman 1 D 85 459 2,365
Clapp John—Jas Comly 3 D 85 613... 46
Church of the Evangelist—R H Neilson 1 D 80 477..... 705
Church of the Evangelist—Geo. H. Kirkham 1 D 80 478..... 1,218
Cowell Amos—John Goodfellow Jr 2 D 80 1091..... 100
*Douglas C F—Jas P Park (Execution issued) 3 D 85 617..... 26
*Denning Mary—Thos J Carroll 3 D 85 618..... 50
Garren Jacob, Hoag David — A Schrader 4 D 84 266..... .....
Hoag David W—M P Patterson 4 D 84 267..... .....
McIntyre John P—M A Short et al 3 M 85 266..... ver 50
*McLaughlin Isabella—John McLaughlid 3 D 85 611..... 500
McDowell Geo—Jas Ashworth 1 M 84 461..... ver 366
Phila Traction Co, Union Pass Rwy Co—John Kerber 1 D 84 831..... ver 15,000
Phillips Alexr F—B Locke et al 1 S 80 457..... 6,332
Reynolds Thos J—A R Hall 2 D 85 584..... 220
Robison W Alexr et al—F F Bell (Bond) 3 D 85 619..... .....
*Reese Jno J—Wm H Lacey (Execution issued) 3 D 85 620..... 437
Rubin Max—David Kohn 2 D 82 806..... ver 659
*Shanahan John—B F Place 3 D 85 627..... 100
*Smith John M and Emily E—Wenzel Vogt 3 D 85 625..... 57
*Schmidt Jacob, Carnell David R, Donnelly James—Schiller Benef Society 3 D 85 621..... 75
*Sammon Michael, Wherty M J—Daniel O'Connell Club 3 D 85 624.. 150
Sickels Thos H—E A Landell Jr 2 M 86 6..... Shff Costs
Tibbals F W—W P Davis 1 D 80 774 S F
*Wilkins Wm F, McCarter Wm—Jacob E Heyl (Bond and Warrant) 3 D 85 615..... 4,000
Williams John—Chas Messig (Execution issued) 3 D 85 616..... 53
Wright Caleb F—Jos Ferris 4 J 83 95 97
Zell Robert R, Burton Robert F—Jas J Lacey et al 2 S 84 20..... ver 597
Beam Alexr F—Union Nat Bank 1 S 80 204..... 1,162
*Cook Hilbert—G W Carpenter et al 3 D 85 642..... 100
Dickson Mfg Co—J Theo Irvin 2 S 85 285..... 567
*Daland B A—J Eavenson & Sons 3 D 85 631..... 1,500
*Fisher John G—J W Supplee 3 D 85 637..... 583
Gallagher Jas—Levi K Slifer 3 D 85 208..... 351
Hagey A Ellwood—John Haverline 3 D 85 641..... 88
*Kelly Cornelius—Patrick Rodgers 3 D 85 640..... 1,000
Ker William—Adele Johnson 1 D 85 263..... 1,865
Ker William—Adele Johnson 1 D 85 264..... 1,203
Krane Patrick—Isaac Norris et al 2 D 85 561..... 99
Parry Jennie V—Rachel A Brinckle (Execution issued) 3 D 85 639..... 145
Potter Jos Kedec—H Rickard et al 1 D 85 323..... 1,042
Rothermel Wendelin, Frey Fred'k, Fluehr Christopher—Benj Stout 3 D 85 633..... 100
Ryan Edward et al—City (Bond) 3 D 85 636..... .....
Railway News Pub Co—John W Francis 2 D 85 765..... 303
Staley Jacob—Guarantee Trust 1 D 85 480..... .....
*Scott George—Daniel Bergin 3 D 85 630..... 75
West George H et al—City (Bond) 3 D 85 635..... .....
Williams Wm D and Kate B, Crooker Kate B—Matthew Woodburn 4 D 80 735..... 767

Judgments Marked to Use.

Thos R Brown—Susannah Weaver 3 D 84 110..... 2,000
Marked to use of Wm Drost.
Edward Shea—Emma M Smith 2 S 85 598..... 100
Marked to use of A James Jr.
John Winters—Chas Bittner 1 J 84 718..... 900
Marked to use of Sophie Bittner.
John J Nolan—Pius IX Benef Socy 1 S 80 61..... 508
Marked to use of Chs T Quin, asse.
John J Nolan—Phila Catholic Socy 4 S 80 583..... 335
Marked to use of Chas T Quin.

Satisfied Judgments.

Samuel C Bunting—H B Bunting [ent Mar 9 83..... 20,000
Jacob C White—Levi Cromwell [ent Jan 9 86..... 115
Geo W Weaver—Louisa Muehler [ent Sept 16 85..... 100
J M & Thos R Bell—L D Schellinger [ent Sept 15 85..... 200
J M & Thos R Bell—L D Schellinger [ent Nov 13 85..... 170
J M & Thos R Bell—Thos H Adams [ent Oct 24 85..... 100
C C Linahan, Thos Byrne—G Rebmann [ent Sept 11 85..... 5,000
Cath McCloskey et al—Jas P Park [ent Nov 24 85..... S F
Michael Smith—H McInnes [ent Oct 25 84..... 221
Michael Gannon—C Gallagher [ent June 17 85..... 317
Thos R & J M Bell—A James Jr [ent Oct 14 85..... 166
Thos R & J M Bell A James Jr [ent Dec 22 85..... 100
Thos R & J M Bell—H H Hetzel [ent Sept 23 85..... 109
Chas Rau—C W Ruffel [ent Jan 6 86. 30
McCready Bag & Paper Co—H C Keeley [ent Dec 26 85..... 120
Christian Steiner—Casper Vetter [ent Dec 4 85..... 1,500
Matilda M Richardson—Jos W Fox [ent Dec 2 84..... 200
John Stafford—A Burton [ent Dec 30 84..... 1,000
G A Schwartz—Jas S Smith [ent Jan 9 85..... 19
T Boyle—L Wanner Jr [ent Jan 7 86..... ver 46
Chas Amber—John Pair [ent April 4 84..... 190

Mechanics' Liens.

Matilda C McHenry owner, John S McHenry cont — Henry Maule claimant, S cor Paschall ave and 47th street..... 583
Jesse C Coulston owner and cont—Benjamin & A Bertolet claimants, 7 bldgs E s Ringold st 285 to 371 ft N of Montgomery..... 415
B and Ellen Cassidy owners, Geo Franck cont—Graff and Summers claimants, W s Carlisle st 173 ft N of Girard ave..... 71
Henry J Becker owner, H H Markley cont—Jos Meredith claimant, S E cor Queen and Cresson sts..... 30
Geo Filson owner, H H Markley cont—Joseph Meredith claimant, N W s Sunnyside st N E of 35th st 11

Jos Stuekey owner and cont—Wm Smith claimant, 7 bldgs S W cor Park ave and Cumberland st 1,031

Sallie F Hughes owner, Jos Stuckey cont—Wm Smith claimant, 3 bldgs S s McKean st 70 ft to 102 W of 11th st..... 298

Jos Stuckey owner and cont—Wm Smith claimant, 10 bldgs S E cor Park ave and Cumberland st..... 1,464

D M Collamer owner & cont—J C Pennypacker claimant, E s Germantown ave 84 ft N of Huntingdon st..... 279

Bauer and H W Hill owners—James Doyle & Sons claimants, S s Chestnut 50 ft E of 22d st..... 4,047

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, February 15, 1886.

Adams st., N. E. s, 216 ft. S. E. Almond, Thomas McMichael to John D. Detlefson, Feb. 8, 1886, 18 ft. by 80 ft..... $550

Almond st., N. W. s., 131 ft. 6 in. N. E. Lehigh av., William L. Dubois to Mary Brophy, Feb. 5, 1886, 36 ft. 8by 60 ft..... 900

ancroft st., 28 lots, W. s. Tasker to Moore, John McConaghy to Hill McConaghy, January 30, 1886, 400 ft. 3 in. by 50 ft. Also E. s. Chadwick, from Tasker to Morris, same size..... nom.

Bancroft st., E. s., Tasker to Morris, Robert Montgomery to Robert C. Montgomery, Jan. 30, 1886, 460 ft. 3 in. by 50 ft..... nom.

Brown st., 437, Jos. Stokes to Nicholas Lowber, Feb. 9, 1886, to Margaretta Williams et al. Feb. 12, 1886, 20 ft. by 85 ft..... 4,000

Clearfield st., S. E. cor. Twenty-first, Jos. Klozbucher to Hy Martin et al., February 9, 1886, 100 ft. by 112 ft. 6 in..... 2,700

Columbia ave., N. s., 41 ft. 10 in. W. Fifteenth, D. R. Walker to Chas. P. Vanriper, Feb. 3, 1886, irreg. shape..... 9,500

Columbia ave., N. s., 60 ft. 4 in. W. Fifteenth, David R. Walker to Thos. Logan, Feb. 3, 1886, 18 ft 6 in. by 90 ft..... 9,500

Ellsworth st., N. s., 16 ft. E. Twenty-second, Rachel Craig to Rebecca Boyd, Feb. 13, 1886, 15 ft. 4 in. by 74 ft. 3 in. (life estate)..... nom.

Emerald st., S. E. s., 184 ft. 6¾ in. N. E. Ontario, Chas. A. Camp to Hy. W. Gimber, Feb. 1, 1886, 42 ft. by 78 ft. 4 in.; mtges. $2,250..... .....
N. W. s. Emerald st., 309 N. E. Ontario, 42 feet by 79 feet; mtges. $2,400..... 7,250

Fifth st., 971 N., Catharine Host, adm'x, to Joseph Spahr, Feb. 8, 1886, 17 ft. by 63 ft..... 3,600

Garnet st., S. E. s., 95 ft. 5-16 in. S. W. Somerset, A. H. Gillingham to Richard Morell, Feb. 8, 1886, irreg..... 1,100

Germantown ave., E. s., 72 ft. S. Huntingdon, James D. Hyer to Holstein De Haven to James D. Hyer, Feb. 8, 1886, irreg. shape..... nom.

Chadwick st., W. s., 190 ft. S. Tasker, Andrew Miller to Samuel Potter, Feb. 6, 1886, 14 ft. by 44 ft..... 4,200

Chadwick st., W. s., 176 ft. S. Tasker, A. Miller to Wm. Potter, Feb. 6, 1886, 44 ft. by 44 ft..... 750

Erwig ave., S. E. s., 250 ft. N. E. Eighty-sixth, Elmwood Mutual L. and I. Co. to Herman King, Oct. 17, 1885, 50 ft. by 100 ft ..... nom.

Hancock st., 2239 John George Amos to John L. Halbe, Feb. 6, 1886, 14 ft. by 55 ft..... 2,260

Hancock st., 2241, John George Amos to Marcus Michel, Feb. 6, 1886, 14 ft. by 55 ft..... 2,125

Howard st., W. s., 116 ft. S. Cumberland, Thomas Durham to John Martin, Jan. 20, 1886, 18 ft. by 95 ft. 6 in..... 1,050

Mechanic st., N. s., 394 ft. N. E. Cresson, John Ranahan to Margaret Guilfoyle, Feb. 6, 1886, 16 ft. by 79 ft. 6 in..... 895

Moore st., N. s., 274 ft. W. Thirteenth, James E. Conroy to Francis Taroni, Feb. 12, 1886, 15 ft. by 82 ft. 6 in.; g. r. $75..... 1,550

Ninth st., W. s., 147 ft. 3 in S. Oxford. Z. C. Howell to Elijah A. Brigham, February 9, 1886, irreg. shape..... 90

Oakford st., S. s., 78 ft. W. Twenty-first, Jacob Jarden to And. Macfarland to Wm. Elkins, Feb. 15, 1886; 16 lots, 15 ft. by 53 ft. 2 in. each; also 6 lots, S. E. cor. Twenty-second and Oakford, being 20 ft., 17 ft. 8 in. and 16 ft. front..... nom.

Pemberton st., S. s., 26 ft. 8⅜ in. E. Nineteenth, St. Mark's Building and Loan Association to John Neithercott, Jan. 29, 1886, 16 ft. by 53 ft.; g. r. $60 550

Philadelphia st., W. s., 173 ft. S. York, 35 ft., by 83 ft. 11 in., Chas. E. Coulston to George Smith, February 10, 1886, 35 ft. by 83 ft 11 in.; g. r. $90..... nom.

Philadelphia, Germantown and Norristown Railroad, N. E. s., 148 ft. 2⅜ in. S. Oxford, E. A. Brigham to Zophar C. Howell, Feb. 9, 1886, irreg. shape..... .....

Ridge ave., 1835, John T. Lewis to Sarah L. Holzer, Jan. 30, 1886, 18 ft. by 105 ft..... 7,875

Ringgold st, 1852, Henry R. Shoch to Jesse Elliott, Feb. 11, 1886, 14 ft. 2 in. by 47 ft..... 2,000

Schiller st., 1012, German Rising Sun B. and L. Association, No. 1, to Peter Fickinger, Feb. 4, 1886, 15 ft. 6 in. by 71 ft. 3 in..... 1,025

Schiller st., 1018, G. R. S. B. and L. Association, No. 1, to Peter Fickinger, Feb. 4, 1886, 15 ft. 4 in. by 71 ft. 3 in..... 1,100

Spruce st., S. E. cor. Forty-eighth, C. H. Clark to Frederick S. Kimball, February 11, 1886, 44 ft. by 150 ft..... 2,500

Seventeenth street, S. W. cor. Allegheny, Robert C. Baker to John Adams, Jr., Jan 25, 1886, 100 ft. by 192 ft. 10 in..... 5,000

Sixteenth st., W. s., and S. s. Tasker, Robert Montgomery to Robert C. Montgomery, Jan. 30, 1886, 400 ft. 3 in. by 62 ft..... nom.

Sixth st., 1300 N., H. Gerstley to Louisa Henly, Feb. 2, 1886, 23 ft. by 90 ft..... 7,500

Sixth st., W. s., 52 ft. S. Morris, Geo. H. Adams to Theoph. W. Smaltz to Harry L. Rout, February 12, 1886, 100 ft. by 67 ft., 3 lots; g. r. $180 each..... nom.

Spring Garden st., N. W. cor. Twenty-fourth, Peter S. Murray, adm'r, et al., to Charles McBrerthy, Jan. 22, 1886, 15 ft. by 34 ft..... 3,400

Taney st., E. s., 144 ft. S Poplar, Jno. Manuel to Jno. Kneely, Feb. 4, 1886, irreg. shape..... 1,300

Taylor st., 874, John M. Stark to Phebe S. Gill, February 12, 1886, 14 ft. by 48 ft.; also 876 Taylor, same size..... 4,000

Taylor st., 869-872, John M. Sharp to Phebe S. Gill, Feb. 12, 1886, each 14 ft. by 48 ft..... 14,000

Thayer st., N. E. s , 224 ft. 5½ in. S. E. Kensington ave., C. C. Cooper to Charlotte Heebner, Feb. 8, 1886, 16 ft. by 146 ft. 7 in..... 266

Thirteenth st., E. s. and N. s. Moore, Samuel Peltz to Frank Esquerell, Feb. 8, 1886, 15 ft. by 53 ft.; g. r. $60..... 1,000

Thirty-fourth st., E. s., 168 ft. S. Chestnut, John K. Freedley to Wm. G. Freedley, Feb. 10, 1886, 18 ft. by 100 ft..... 5,558

Thirty-fifth st., S. E. cor. Cemetery, one eleventh interest, Michael W. Dollard to Thos. J. Dollard, Feb. 13, 1886, 20 ft. by 100 ft..... 200

Tioga st., N. s., 21 ft. E. Ninth, J. S. Kumry to Ellwood Becker, Jan. 29, 1886, 41 ft. front..... 1,000

Tioga st., S. s., 93 ft. 7½ in. E. Twenty-first, Frederick Klemm to Kate Burkhardt, Feb. 6, 1886, 24 ft. 9 in. by 150 ft..... 7,500

Twelfth st., E. s., 16 ft. N. Jefferson, James H. Billington to James H. Billington, Jr., Feb. 13, 1886, 15 ft. by 65 ft..... 5,000

Twentieth st., S. W. corner Fernon, James McVickar to Frederick A. Poth, Jan. 23, 1886, 17 ft. by 67 ft. 6 in..... 3,500

Twenty-ninth st., 850 N., Jos. Savidge et al. to Margaret Smith, Feb. 10, 1886, 10 ft. by 70 ft 3,500

Union st., S. s., 83 ft. W. Front, Jos. Snodgrass to Chs. W. Young, Jan. 16, 1886, 15 ft. 4 in. by 71 ft..... 1,800

Union st., W. s., 100 ft. S. Hutton, P. O'Neill to Ellen J. Dailey, Feb. 3, 1886, 100 ft. by 120 ft..... 4,000

Walnut st., N. s., 146 ft. E Fifteenth, Mary Lee Stewart to Maria de F. Peacock, February 6, 1886, 18 ft. by 100 ft..... 25,000

Watkins street, 140, E. J. Cowen to Mary Welsh, Feb. 10, 1886, irreg. shape..... nom.

Wharton st., S. s., E. Nineteenth, 3 lots, Thos. L. Gruman to Daniel McGettigan, Jan. 20, 1886..... nom.

Wilder st., 2038, Alex. Wilson to Jas. Johnston et ux., Feb. 10, 1886, 14 ft. by 50 ft..... 650

TUESDAY, February 16, 1886.

Bambrey street, E. s., 62 ft. S. Montgomery, Charles E. Smith to Thos. E. Thorn, Feb. 5, 1886, 85 ft. by 100 ft. ... $4,250
Berks street, S. s., 48 ft. W. Franklin, Wm. W. Frazer, Jr., to Chas. A. Reynolds, Feb. 1, 1886, 15 ft. by 62 ft. ... 1,000
Burton street, N. s., 183 ft. W. Sixteenth, Nancy Scott to Henrietta Morris, Feb. 9, 1886, 15 ft. by 52 ft. ... 400
Columbia avenue. N. s., 52 ft. 11 in. W. Sixteenth, Edmund N. Smith to Abraham G. Hipple, Feb. 5, 1886, 18 ft. by 97 ft. ... 1,350
Cope street, W. s., 86 ft. N. Sansom, Margaret A. McCarey to Ellen Friar, Feb. 1, 1886. 32 ft. by 36 ft. ... nom.
Dauphin street, S. W. s., 92 ft. 9⅞ in. S. E. of Almond street, Frederick L. Breitinger to George Arnold, Feb. 8, 1886, 13 ft. by 83 ft. 5⅝ in. ... nom.
Diamond street, S. s., 51 ft. E. of Carlisle street, John M. Sharp to Harriett F. Van Hekle, Feb. 6, 1886, 17 ft. by 77 ft. ... 7,000
Fifteenth street, E. s., 291 ft. 1 in. N. of Norris street, John Dicker to Wm. W. Stephens, Feb. 5, 1886, 16 ft. 6 in. by 90 ft. 8 in. ... 7,000
Fox street, S. W. s., 147 ft. 7¼ in. N. W. of Cedar street, Wm. Murdock to Sarah Beaver, to Elizabeth Murdock, Feb. 13, 1886, 14 ft. by 69 ft. ¾ in. ... 300
Hamilton street, S. s., 80 ft. W. of Thirty-eighth street, John A. Wilson, exr., to Maria L. Scheetz et al. Jan. 30, 1886, 40 ft. by 104 ft. ... 3,333
Second street, W. s., 248 ft. 4 in. S. of Dauphin, Ann E. Woods to William J. O'Neil, Feb. 11, 1886, 16 ft. 4 in. by 79 ft. ... 1,025
Sergeant street, N. s., 65 ft. W. of Coral, John Irwin to Margaret Irwin, et al., Feb. 11, 1886, 15 ft. 3 in. by 73 ft. 7 in. ... 1,000
Sixteenth street, S. W. corner Eighteenth and Reed, John Calhoun to Albert S. Erney, Feb. 5, 1886, 16 ft. by 58 ft. ... 7,000
Sixth street, N. W. corner of Siegel, E. Q. Moody to Bernhard Schremer, Jan. 9, 1886, 17 ft. 7⅛ in. by 71 ft. 9 in. ... 1,900
Thompson street, S. E. s., 60 ft. S. W. of Neff, Frank Remsay to Jacob Glassmire, April 24, 1884, 14 ft. by 58 ft. 7 in. ... 1,000
Thompson street, N. W. s., 100 ft. N. E. Crease, John T. Bodd to Barbara Trost, Sept. 20, 1879, 16 ft. by 70 ft. ... .
Trenton avenue, N. W. s., 387 ft. ⅞ in. N. Westmoreland, Joseph Buzby to Charles F. Buzby, Feb. 10, 1886, 17 ft. by 110 ft. ... 194
Twelfth street, E. s., 168 ft. S. Columbia avenue, George R. Miller to Anna H. Miller, Feb. 13, 1886, 16 ft. by 100 ft. ... 2,700
Twentieth street, E. s., 240 ft. N. Tasker, George Lafferty to M. K. Mitchell and wife, Feb. 3, 1886, 16 ft. by 66 ft. ... 1,450
Twentieth street, E. s., 120 ft. S. Vine, Lewis P. Carr to MacG. J. Mitcheson, June 24, 1879, 16 ft. by 92 ft. ... .
Warnock street, E. s., 63 ft. N. Somerset, Richard W. Randolph et al., exrs., etc., to Joseph Lomax, Feb. 13, 1886, 280 ft. by 64 ft. ... nom.
Wilt street, S. s., 191 ft. 9⅜ in. N. Montgomery, John C. Yeager to Mary S. Rainier, Feb. 13, 1886, 13 ft. by 66 ft. 2⅜ in. ... 2,000

WEDNESDAY, February 17, 1886.

Allen street, 128, John Steinhauer to Mary A. Hallowell, Feb. 10, 1886, 18 ft. by 58 ft. 4 in. ... $1,400
Amber street, S. E. s. and N. E. s. William, James Hallin to Albert Rheinschmidt, Feb. 17, 1886, 13 ft. by 50 ft. ... 2,500
Ann street, N. E. s., 194 ft. N. W. Emerald, Catharine Saxer to William Booth. Feb. 16, 1886, 13 ft. 10 in. by 51 ft.; g. r. $40. ... 400
Aspen street. S. s., 268 ft. W. Thirty-eighth, Nathan Shoemaker to George Hambacher, Feb. 1, 1886, 14 ft. by 90 ft.; g. r. $78 ... 1,500
Chadwick street, W. s., 134 and 148 ft. S. Tasker, Andrew Miller to Louis Louderback, Feb. 1, 1886, each 14 ft. by 44 ft. ... 3,050
Chelton avenue, S. E. s. and N. E. s. Bloyd, Catharine Roop to Hiram T. Parker, Feb. 15, 1886, 50 ft. by 200 ft. ... 1,050
Rear Chelton avenue, beginning 150 ft. S. E. therefrom and 50 ft. N. E. Bloyd, Mary Ann Magee to Hiram T. Parker, Feb. 15, 1886, 50 ft. by 50 ft. ... 200
Chestnut street, N. E. corner Forty-sixth, John K. Lee to Daniel S. Lindsay, Feb. 16, 1886, 50 ft. by 112 ft. 6 in. ... 2,500
Darien street. 2745, Samuel Horner, Jr., to Caroline Dahlinger, Feb. 2, 1886, 14 ft. 11 9-16 in. by 44 ft. 10⅞ in. ... 2,200
Eighth street, 2338 N., John Weible to Jos. Rapp, Jan. 30, 1886, 16 ft. by 114 ft. 1⅛ in. ... 4,000
Henrietta street. 2116, Reed S. Sims to Edw. L. Mintzer, Feb. 9, 1886, 14 ft. by 50 ft. ... 525
Larch street, 678, Susannah B. Anable to William Fulmer, Feb. 1, 1886, 12 ft. by 38 ft. ... 2,000
Mercy street, S. s., 71 ft. W. Fifth, Amanda E Cubler, adm'x to Chas. Ferguson, Feb. 17, 1886, 14 ft. by 44 ft. 6 in. ... 1,100
Philadelphia street, W. s., 80 ft. S. Huntingdon, Julia A. Michener to Margaret Pruner, Feb. 16, 1886, 36 ft. by 80 ft. ... nom.
Shawmont street, N. E. s., 252 ft. S. E. Ridge avenue, L. McIlhenny to Reese E. Mooney, Feb. 13, 1886, 25 ft. front ... 200
Taylor street, 872–876, John M. Sharp to Phebe S. Gill, Feb. 12, 1886, each 14 ft. by 48 ft. ... 6,000
Taylor street, 860–870, John M. Sharp to Emily K. Smith, Feb. 12, 1886, 84 ft. by 48 ft. ... 12,000

THURSDAY, February 18, 1886.

Albemarle street, N. s., 212 ft. W. Twenty-eighth, Mary Agnes Cantwell to Agnes Mary Cantwell, Feb. 15, 1886, 14 ft. by 37 ft. 3 in. ... .
Emerald street, S. E. s., 59 ft. E. Sergeant, 14 ft. 3 in. by 62 ft. ... .
267 Susquehanna avenue, 14 ft. by 57 ft; mtges. $5,000. ... 1,000
Cathedral avenue, N. s., 196 ft. W. Forty-ninth. Lewis Shronk to Fras. Faas, Feb. 4, 1886, 28 ft. by 50 ft ... 1,500
College avenue, 816–818 W., Charles W. Henry to Isaac Blum, Jan. 21, 1886, 28 ft. by 49 ft ... 4,300
College avenue, 820–824 W., Charles W. Henry to Isaac Blum & Co., Jan. 21, 1886, 42 ft. by 49 ft. ... 6,450
Columbia avenue, 1903, Alexander Miller to C. Harry Showaker, Feb. 11, 1886, 17 ft. 9 in. by 99 ft.; g. r. $171.60; mtge. $3,000. ... 990
Dudley street, 810–814, Edward Thatcher to Charles S. Menige, Feb. 13, 1886, 42 ft. by 49 ft.; g. r. $42. ... 1,000
Emerald street, N. W. s., 84 ft. 9⅜ in. N. E. Ontario, A. H. Gillingham to Elwood Becker, Feb. 15, 1886, 13 ft. 10⅜ in by 79 ft.; mtges. $2,400. ... 3,000
Frankford road, W. s, 36 ft. 8¾ in. N. Jefferson, M. W. Birch to T. W. Apeldorn, Dec. 26, 1884, to Caroline Birch, Dec 26, 1884; irreg. shape. ... .
Girard avenue, N. s., 126 ft. W. Crease, irreg. shape ... .
Goodman street, S. W. s., 158 E. Green, 19 ft. 6½ in. by 176 ft. ... .
Goodman street, S. W. s., 178 ft. 2 in. E. Green, 26 ft. 10 in. by 176 ft. ... nom.
Green street, S. W. cor. China, Susanna Newman to Geo. W. Joerger, Feb. 6, 1886, irreg.; g. r. $112.50. ... 7,500
Green street, S. W. corner Fifteenth, Edw. H. Wilson to Wm. H. Kembel, Jan. 21, 1886, 19 ft. 6 in. by 186 ft. 5 in. ... 14,500
Lambert street, N. W. cor. Oliva, Elwood Becker to Aubrey H. Gillingham, Feb. 15, 1886, 30 ft. by 60 ft. ... 1,000
Old Second street road, E. of Sixth street, Chas. H. Cox, et al. to John Waller, Feb. 15, 1886. ... 741
Sixty-first-and-a-half street, W. s., 24 ft. N. Paschall, William F. Harrity to Thos. Graham, Feb. 12, 1886, 24 ft. by 97 ft. ... 90
Sixty-second street, E. s., 24 ft N. Paschall, 24 ft. by 100 ft. ... 120
Sixty-third-and-a half street, W. s., 175 ft. S. Hamilton, Clarence A. Mulford to Elwood Becker, Jan. 22, 1886, to Aubrey H. Gillingham, Feb. 15, 1886, 50 ft. by 100 ft. ... .
W. s. Sixty-third-and-a-half, 200 ft. N. Callowhill, 25 ft. by 100 ft. ... 2,000
Sixty-fourth-and-a-half street, N. E. cor. Vanilla, J. Henry C. Simes to Matilda J. McMorris Feb. 15, 1886, 30 ft. by 72 ft ... 2,000
Third street, W. s., 264 ft S. York, James Corr to John W. Donnelly, Feb. 3, 1886, 14 ft. by 60 ft. ... 1,800
Reese street, E. s., 45 ft. S. Indiana, Edward M. Davis to John Schieber, Feb. 13, 1886, 113 ft. 6 in. by 67 ft. ... 3,500
Reese street, E. s., 228 ft. N. Cambria, E. M. Davis to Valentine Franz, Feb. 13, 1886, 113 ft. by 67 ft. ... 3,500
Tulpohocken street, N. W. s., 205 ft. S. W. Germantown, Samuel L. M. Barlow et al., trustees, to James L. McIlhenny, Dec. 9, 1885, 77 ft. by 112 ft. 6 in. ... 3,500
Same to Henry Williamson, Feb. 5, 1886. ... 4,000
Croskey street. 1752, James B. Dinan to John S. Serill, Feb. 15, 1886, 15 ft. by 47 ft. ... nom
Venango street, S. W. s., 86 ft. 8¾ in. W. Fifth, one-seventh interest of Harry Scemiller to Mary Keer, Jan. 30, 1886, 40 ft. by 100 ft. ... 250
Vienna st., N. E. s., 109 ft. 8¼ in. N. W. Thompson, Jacob Frank to Isaac P. H. King, Feb. 13, 1886, 18 ft. by 60 ft. ... 925
Ellsworth st., S. s., 65 ft. E. Twenty-seventh, Andrew Stewart to Eliza Platt, Feb. 17, 1886, 14 ft. by 76 ft. ... 600
Wyalusing st., N. s., 365 ft. 2 in. W. Fifty-fourth, Andrew Murphy to John Kerns, Feb. 3, 1886, 40 ft. by 172 ft. 7 in. ... nom.
Warren st., N. s., 13 ft. 10½ in. W. Rebecca, Wm. McGowan to Peter Dever et ux., Feb. 10, 1886, 13 ft. 10½ in. by 69 ft. ... 1,225
Warren st., 3961, Jacob Aman to Margaret J. Christie, Feb. 13, 1886, 14 ft. 10½ in. by 84 ft. ... 2,800

Eleventh st., W. s., 205 ft. 10 in. N. McKean, Mifflin B. and L. Asso., No 2, to William J. Carrol, Nov. 18, 1886, 16 ft. by 65 ft.; g. r. $78...... 400
Ninth st., W. s., 64 ft. S. Wharton, R. K. Stewart to William Wright Stewart, Feb. 13, 1886, 14 ft. by 42 ft. 4 in.; g. r. $48; N. s. Watkins, 210 ft., E. Tenth, 14 ft. by 45 ft.; g. r. $42........................ 1,400
Ninth st., 2521-2525 N., Thos. Batley to Joseph A. Ecker, Feb. 10, 1886, each 14 ft. 3 in. by 65 ft. 5¼ in.; also, 2527-2531 N. Ninth, each 14 ft. 3 in. by 93 ft. 5¼ in........................ 16,500
Twenty-fourth st., W. s., 60 ft. N. Spring Garden, William P. Lynch et al. to Lena C. Wilkins, Jan. 30, 1886, 15 ft. by 44 ft.; E. s. Fairmount ave. and S. s. Linn, 45 ft. by 32 ft. 8 in.; E. s. Twenty-fourth, 30 ft. S. Linn, irreg. shape; N. s. Warren, 20 ft. E. Saunders ave., 20 ft. by 70 ft.; S. s. Linn and W. s. Fairmount ave., irreg. shape...... 6,327
Fairmount ave., E. s., 45 ft. S. Linn, William P. Lynch et al. to John H. Wilkins, Jan. 30, 1886; E. s. Osprey, 60 ft. N. Spring Garden, 15 ft. by 30 ft.; S. E. cor. Twenty-fourth and Linn, irreg. shape 4,027
Twenty-fourth st., Lena C. Wilkins to Annie T. Lynch, Jan. 30, 1886, irreg. shape; S. s. Callowhill and E. s. Twenty-third, 16 ft. 8 in. by 104 ft.; W. s. Fairmount ave., 45 ft. S. Linn, irreg........................ 6,327
Tudor st., W. s., 100 ft. s. Dickinson, John Cooney to Mary Jane Kerr, Jan. 7, 1886, 14 ft. by 42 ft............ 1,200
Winton st., 923, John Smith to Thos. J. Carroll, Feb. 15, 1886, 14 ft. by 49 ft.; g. r. $36........................ 500

FRIDAY, February 19, 1886.

Alder st., 1425, Patrick Trodden, administrator, to Jane F. Cauley, November 28, 1868, 10 ft. by 30 ft........ $810
Carlisle st , W. s , 106 ft. N. Dauphin, Edw. M. Cohn to Anna M. Blaich, Feb. 4, 1886, 17 ft. by 77 ft. ; g. r. $72 ; mtge. $625........................ 1,200
Castle ave., S. s., 339 ft. 4¾ in. W. Thirteenth, J. E. Conroy to Simon H. Morison, Feb. 15, 1886, 30 ft. by 87 ft. 6 in.; 2 g. rs., $75 each.......... 3,100
Cayuga st , N. s., 100 ft. E. Seventeenth, John Delahunty to Roger P. O'Neill, Feb. 11, 1886, 100 ft. by 225 ft........................ nom.
Chadwick st., S W. cor. Tasker, Andrew Miller to Thos. Maguire, Feb. 1, 1886, 22 ft. by 44 ft.................. 2,450
Chadwick st., W. s., 358 ft. S. Tasker, And'w Miller to Dan. Walsh, Feb. 1, 1886, 14 ft. by 44 ft............ 1,450
Chelten ave., N. W. s., 563 ft. 5 in. N. E. Hancock, George Heide Norris to John H. Chambers et al., Feb. 16, 1886, 45 ft. by 156 ft. 11 in.; N. W. s. Chelten ave., 517 ft. N. E. Hancock, irreg. shape.................. 9,400
Cherry st., N. s., 95 ft. W. Twenty-third, Frank E. Townsend et al. to the Townsend, Wilson & Hubard Bolt Co., Feb. 13, 1886, 150 ft. by 149 ft. 8 in.; mtge. $20,000............ 110,000
Clarion st., W. s., 296 ft. S. Dickinson, Ida Mullen to Charles A. Ross, February 8, 1886, 13 ft. by 48 ft........................ 1,325
Clari n st., 1529, Thos. J. Carroll to Chas. A. Ross, Feb. 15, 1886, irreg. shape, mtge. $875........................ 440
Columbia ave., 1733, William A. Stewart, executor, to C. Hy. Fauser et al., February 9, 1886, 20 ft. by 97 ft........................ 6,500
Columbia ave., N. E. cor. Norwood, Fidelity Insurance, Trust and Safe Deposit Company to Lawrence H. Clark to C. Hy. Showaker, Jan. 27, 1886, 20 ft. by 90 ft........................ 4,000
Also, 2113 Columbia ave., 29 ft. by 90 ft........................ 4,000
Cumberland st., 134 E, one-third interest of Mordecai De Haven to Charles A. and William Yeakle, April 27, 1882, 15 ft. by 76 ft.......... 500
Dickinson st., S s., 56 ft. E. Eighth, Edw. Cubberly to Rose Gormley, Dec. 2, 1886, 13 ft. 6 in. by 53 ft.; g. r. $47 25........................ 1,250
Dudley st., 810-814, Chas. S. Menige to Josiah D. Colony, Feb. 15, 1886, 42 ft by 49 ft.; g. r. $42................ 1,000
Eleventh st., S. E. cor. Kenuset, P. J. Murphy to Jno. J. Mullins, Jan. 19, 1886, 15 ft. by 76 ft................ 4,000
Elwyn st., N. s., 283 ft. 10 1-16 in. E. Kennedy, Hamilton Disston to Wm. Disston, Feb. 1, 1886, 220 ft. by 90 ft. 9 in.; also three lots on James st. and two on Edom st., Twenty-third Ward........................ 5,000
Forrest ave., S. W. s., 200 ft. N. W. Upsal. L. A. Taylor to Jos. Reed, Nov. 5, 1885, 25 ft. by 125 ft.; also a lot on Williams ave. and one on Thouron ave........................ 450
Forty-sixth st., 710-720 N., Henry M. Sciple to Rudolph J. Sosna, Feb. 10, 1886, 84 ft. by 44 ft. 4½ in.; mtges. $4,800........................ 2,000
Frankford rd., 2016, Philip H. Keyser to Jno. Schneider, February 11, 1886, 18 ft. 8 in. by 120 ft.............. 6,500
Frankford rd., N. W. s., 37 ft. S. W. Clearfield, H. G. Clay to Richey Miller, Jan. 30, 1886, irreg. shape; g. r. $69........................ 146
Front st., W. s., 24 ft. S. Norris, Cyrille Martimort to the Ninth National Bank, Jan. 6, 1886, 36 ft. by 108 ft. 9⅜ in........................ 8,600
Germantown ave., E. s., 381 ft. N. Cumberland, Henry S. Lutts to Newton Hallowell, Feb. 16, 1886, 24 ft. by 120 ft........................ 5,300
Haverford st., N. E. cor. Fifty-fifth, John W. Steen to John H. Catherwood. Feb. 16, 1886, irreg. shape.... 3,000
Howard st., W. s., 136 ft. N. Norris, Robt. H. Day to Caleb N. Taylor, Aug. 7, 1874, 18 ft. by 108 ft.......... 550
Huntingdon st., 2 lots, S. W. s., 266 ft. 8 in. S. E. Kensington ave., Edwin S. Armstrong to Anna M. Blaich, Feb. 19, 1886, each 16 ft. 7 in. by 73 ft. 8 in........................ 2,500
Hunting Park ave , N. W. cor, Pulaski, Leonard R. Koecker to Wm. L. Lance, Dec. 31, 1885, irreg. shape; g. r. $818.18........................ nom.
Lancaster ave., S. E. s., 61 ft. 6⅜ in. W. Thirty-fifth, Wm. Barr et ux. to John F. Goodwin to Wm. Barr, Feb. 16, 1886, 20 ft. by 66 ft. 1 in.; mtge. $4,(00........................ 3,000
Levering street. S. s., F. Mishler to Catharine McKinley, Jan. 13, 1886, 15 ft. by 92 ft........................ 600
Lex st., 4 lots, E. s., 174 ft., etc., S. Aspen, Hugh Mulligan to T. O. Atkinson, Feb. 6, 1886, each 14 ft. by 58 ft.; mtges. $950........................ 2,200
Limekiln Pike, W. cor. Johnson, David J. Mott to Wm. Bennett, Dec. 1, 1885, irreg. shape.............. 50
Lombard st., N. s., 75 ft. E. Twenty-second, John F. Norton to Robert McCloskey, Feb. 13, 1886, 14 ft. 1 in. by 68 ft........................ 1,900
McKean st., N. s., 62 ft. W. Ninth, Alf. E. Baker to Thos. W. Gardiner et al., Feb. 5, 1886, irreg.......... 13,000
Marvine st., 1650, Michael Quigley to Charles J. Smith, Feb. 15, 1886, 15 ft. by 73 ft........................ 1,900
Ninth st., N. W. cor. Tyson, Isaac Norris et al. to John Loughran, Feb. 12, 1886, irreg........................ 28,000
Orchard st., 1011, Val. Borell to Mary C. Weber, Feb. 15, 1886, irreg........ 1,350
Poplar st., N. s., 113 ft. 5¾ in. W. Thirteenth, Rector, etc., of Christ Church to Mary Ann Fisher, Feb. 10, 1886, 18 ft. by 106 ft.................. nom.
Powelton ave., N. s., 210 ft. E. Thirty-third, W. S. Kimball to Jas. Kane, Feb. 13, 1886, 17 ft. 3 in. by 96 ft. 6 in........................ 7,500
Rhinehart st., N. W. s., 176 ft 5 in. S. W. Forty-seventh, Thomas M. Barnett to Peter McCollom, Dec. 15, 1885, 98 ft. 7 in by 50 ft............ 12,600
Richmond st., N. W. s., 216 ft. 5 in. S. W. Lehigh ave., Curtis J. Rothermel to John A. O'Callahan, Jan. 23, 1886, 18 ft. 6 in. by 105 ft.......... 3,700
Sartain st.. 2616 and 2620, Mary S. Rainier to Anthony F. Erwin, Feb. 4, 1886, 14 ft. by 40 ft............. 1,800
Taylor st., N. W. cor. Parrish, John M. Sharp to Emelia P. W. Auer, February 15, 1886, 16 ft. 6 in. by 48 ft........................ 3,200
Tiernan st., 1239, James B. Kinley to Henry Hague, Feb. 12, 1886, 16 ft. by 64 ft; g. r. $72........................ 3,200
Twelfth st., E. s., 80 ft. S. Thompson, Job A. Walton et al., ex'rs, to Job A. Walton, February 4, 1886, 78 ft. by 87 ft........................ 10,175
Thirteenth st., E. s., 105 ft. N. Federal, Henry M. Watts to Mary C. Peace, February 13, 1886, 85 ft. by 80 ft........................ 11,500
Twenty-first st., S. E. cor. Nicholas, John S. Paul to Charles S. McCormick, Feb. 12, 1886, 16 ft. by 69 ft. 1½ in........................ 5,500
Twenty-first st., E. s., 274 ft. 3 in. N. Norris, Charles M. Baker to David H. Hansell, Feb. 16, 1886, 15 ft. 9 in. by 80 ft.; g. r. $120................ 1,900
Thirtieth st., W. s., 195 ft. S. Poplar, Jacob Grim to George Klages, Feb. 17, 18-6, irreg........................ 4,200
Thirty-third st., E. s., 18 ft. 6 in. N. Hamilton, Howard Watkin to Jas. Mallison, Feb. 12, 1886, 22 ft. by 100 ft........................ 10,500
Tree st., S. s., 194 ft. W. Seventh, Lewis T. Young to Sophia A. Young, Feb. 15, 1886, 56 ft. by 50 ft. 6 in........................ 2,800
Unity st., S. W. s., 107 ft. N. W. Penn, J. S. Noor to Thos. Quinn, February 16, 1886, 13 ft. 8¼ in. by 80 ft........................ 1,100
Vine st., S. W. cor. Juniata, George E. Maneill et al. to Jesse K. Perkins, February 16, 1886, 18 ft. by 96 ft........................ 900
York st., 130, John McNeill to Eliza McNeill, Feb. 13, 1886, 15 ft. 7½ in. by 57 ft........................ 2,700

SATURDAY, February 20, 1886.

Aramingo street, N. W. s., 60 ft. S. W. Union, Marcus Hund to Frederick Hayes, Feb. 15, 1886, 20 ft. by 120 ft........................ $1,200
Bainbridge street, S. E. corner Lindsay, Peter McParland to William Morrow, Feb. 18, 1886, 14 ft. by 37 ft.; g. r. $60........................ 1,900
Beach street, 1412, Sovinia MacMullin, ex., to Vincent Dornanski, Dec. 24, 1885, 20 ft. 5¾ in. by 147 ft.......... 1,725
Bouvier street, W. s., 256 ft. W. Columbia avenue, Geo. S. Gandy to Alfred R. Gandy to Geo. S. Gandy, Feb. 15, 1886, 14 ft. by 65 ft...... nom.
Chadwick street, W. s., 120 ft. S. Tasker, And. Miller to Chas. M. Y. Talley, Feb. 11, 1886, 14 ft. by 44 ft.; g. r. $42........................ 750

Diamond street, S. s.. 14 ft. E. Manakin, L. S Landreth to Wm. Martin, Jan. 2, 1886, 12 ft. by 60 ft........ 1,800

Fifth street, N. E corner Clearfield, Edw. M. Davis to Daniel Cannon, Jan. 20, 1886, irreg. shape.............. 1,125

Germantown avenue, S. W. s., 36 ft. 3¾ in. N. W. Walnut Lane, Enoch Taylor to John B. Hammer, Feb. 1, 1886, irreg. shape; mtge. $3,000.. 4,500

Hudson street, W. s., 174 ft. 2¾ in. N. Chestnut, Benj. Sharp et al. to Fidelity Ins., Trust and S. D. Co., Jan. 25, 1886, irreg. shape............ 8,666

Market street, 1109, Fred'k G. Fraser to Jas. Elverson, Feb. 17, 1886, 26 ft. by 180 ft.............................. 60,000

Nineteenth street, 81 ft. S. Berks, F. M. Fagley to Mary E. Jaggers, Feb. 13, 1886, 27 ft. by 133 ft........... 3,500

Old Second street road, E. of Sixth street, Hy. Thorp to John Waller, Feb. 18, 1886, 1-12 interest............. 83

Penn street, N. W. s., 212 ft. 9 in. N. E. Arrott, Jas. L. Kane et ux. to Christianna Chappell, Feb. 17, 1886, 25 ft. by 100 ft........................... 2,700

Rittenhouse lane, Twenty-first ward, Geo. Hertnull to Kate Lock, Jan. 28, 1886, 99·67 pchs...................... 800

Seventh street, E. s., 48 ft. 6¾ in. N. Columbia avenue, interest of Wm. H. Begley et al. to Isabella Edwards, May 22, 1883, 36 ft. by 174 ft. 10 in....................................... 1,000

Interest of Samuel M. Begley to Isabella Edwards, Feb. 1, 1885, same premises.............................. 300

Same—Isabella Edwards et al. to Simon Bacharach, Feb. 17, 1886..... 6,000

Thirteenth st, N. W. cor. Stiles, Octavius A. Law to William Bach, Jan. 26, 1886, 18 ft. by 93 ft. 2⅝ in... 7,000

Twenty-fifth st., E. s., 101 ft. 6 in. N. Parrish, John M. Sharp to Mary A. Munday, Feb. 17, 1886, 16 ft. 6 in. by 54 ft.................................. 3,100

Venango st., N. E. s., 184 ft. 8⅞ in. N. W. Frankford, Michael Donnelle to John L. Burk, Feb. 11, 1886, 14 ft. by 99 ft. 6 in.; g. r. $51............. 650

Vine st., N. s., 49 ft. E. St. John, Margaret Beideman to Samuel Meyers, Feb. 17, 1886, irreg. shape 5,500

Virginia st., 2315, Louis Hans to Hettie M. Parker, Feb. 18, 1886, 15 ft. by 133 ft. 3 in...................... 1,300

Aspen st., 3814, Nathan Shoemaker to Amand M. Stargis, Feb. 12, 1886, 14 ft. by 90 ft.; g. r. $78................. 1,500

William st., N. E. s., 479 ft. 3¼ in. S. E. Amber, Stephen Weidle to J. E. Scattergood to Eva Weidle, Feb. 19, 1886, 13 ft. by 70 ft........... nom.

Woodstock st., 2034 to 2040, George H. Ingalls to Passmore Williamson, Feb. 18, 1886, each 15 ft. by 58 ft.. 800

Morris st., 918, Allen Middleton to Adelaide Cornog, Feb. 5, 1886, 15 ft. by 52 ft.; g. r. $45...................... 750

Oregon ave., rear of Eleventh st., John J. Krider to Robert Garrett, Feb. 19, 1886, irreg........... 4,000

Second st., 1000 S., Wilhelmina Craven to Francis S. Cantrell, Feb. 17, 1886, 21 ft. 4 in. front.............. 166

Wharton st., S. E. cor. Fifth, Sarah Ann Close, guardian, et al. to Jos. H. Chubb and Charles W. Close, Feb. 10, 1886, irreg. shape............ 700

John H. Scott to Sallie A. Cobb, Feb. 19, 1886, lots 2785, 2786 in Section 81, on the East half of map of Clearview, Twenty-seventh Ward 220

Fourth st., 1013 N., Richard M. J. Siner, administrator, to John Danl. Steuben et ux., Feb. 4, 1886, 14 ft. by 61 ft. 1 in................................ 2,550

SUBURBAN SALES

MONTGOMERY COUNTY.

Nathaniel R. Reed to Mary Ann Miller, a farm of 25 acres and 85 perches of land, in New Hanover township, for........................... $2,900.00

William W. Kohl, administrator, to Abraham L. Hause, a house and 2 acres and 130 perches of land, in Upper Providence township, for.................................. 1,060.00

Josiah Clemmer to Christian H. Moyer, two lots of land, in Sonderton, for................................ 400.00

Peter B. Hunsberger to Enos H. Moyer, a house and two lots of land, in Sonderton township, for.. 3,100.00

John A. Gouldy to Isaiah Gouldy, Jr., 1 acre and 44 perches of land, Perkiomen township, for........... 1,650.00

J. Warren Arthur to Stephen O. Fuguet, Frank K. Hipple and George W. Allen, a lot of land, in Lower Merion, for................ 500.00

Peter Seasholtz to Jas. Frederick, a lot of land in Pottsgrove township, for.................................. 750.00

James N. Daub to John H. Jones, a house and lot, in Pottsgrove township, for.......................... 1,400.00

Isaac Van Fossen to Amos B. Rosenberger, four town lots, in Main street, Lansdale, for................. 1,000.00

Edward S. Jamison to John C. Lesher, a house and 41 perches of land, at Ashbourne, Cheltenham township, for.................... 2,000.00

John W. Irving et al., to John Johnston, a farm of 83¾ acres of land, in Abington township, for 15,075.00

Johnston to William Johnston, a farm of 83¾ acres of land, in Abington township, for................ 15,075.00

George Jones et ux. to Abraham Grater, a house and 23 acres and 136 perches of land, in Perkiomen township, for.................... 1,800.00

Jeremiah G. Freas to Mary Ann and Hezekiah Freas, the undivided two-thirds of a messuage and 38 acres and 83 perches of land, in Whitemarsh township, for.. 4,666.66

William Wurfflein et al., executors, to William H. Hillagas, a house and 21 acres of land, in Cheltenham township, for.................... 11,800.00

Morris J. Lewis to William Drayton, ⅛ interest in 2 acres and 116 perches of land, in Gwynedd township, for............................ 500.00

CHESTER COUNTY.

Thos. H. Mundle, lot in the township of Lower Oxford, 85 per., to Wm. R. Rogers........................... $135.00

Geo. B. Passmore, Woodland, in the township of Upper Oxford, 7 acres 2 R. 23½ per., to Caroline B. Morrison.................................. 400.00

Edward H. Hall, small house and lot, on Matlack street, West Chester, to T. Milton Vanderslice.. 1,350.00

Henry W. Gimber, messuage and tract in the township of Tredyffrin, 28 acres 79·56 per to Emmor Camp.. 6,000.00

Daniel Leavengood, building lots in the township of North Covington, to George Amole........... 400.00

David Pearson, house and lot in West Chester, 20 feet 6 in. front, to David M. Hess...................... 2,000.00

Joel B. Pusey; assignee, etc., hotel property in the township of Londongrove, 2 acres 2 R. 38 per. to Chandler Phillips...................... 15,000.00

DELAWARE COUNTY.

The Crozerville Mills, embracing a large cotton mill on Chester Creek, near Rockdale, this county, with twenty tenement houses and forty acres of land has been purchased by a local company. The price paid was $60,000, which is considered a reasonable figure. The company propose to put their new purchase in operation as soon as possible. The mill has been idle for a year or two.

Wm. D. H. Serrill, Darby, a brick house and lot 13½ by 120 ft. on Third street and two brick houses and lots 29 by 116 ft. on Kerlin street, Chester, to Chas. L. Serrill, subject to a lien of $3,100, for......... 1,500

Lewis J. Brooke, Radnor, a lot 60 by 200 feet, also, a lot 60 by 200 feet in the same township, to Oscar P. Dillon of that township, for.......... 420

Ann Delaney, Philadelphia, a house and lot 58 by 101½ feet on Green street, Chester, to Jos. Messier of the latter city, for........................ 1,525

Hugh Lloyd, Darby, a lot 65 by 95 ft. in that place to John Sparrow, Philadelphia, for.......................... 150

George M. Booth, Chester, a brick house and lot 15 by 130 ft. on Broomall street of that city to Emma R. Phillips, South Chester, for.. 1,600

Christopher Fallon, Philadelphia, a brick house and lot 57 by 62 ft. in Upland street, Chester, to Mary McIlvain, Philadelphia, subject to a lien, for.................................. 200

Daniel Dougherty, Chester, a brick house and lot 15 by 130 ft. on Broomall street, that city, to Geo. M. Booth, same place.................... nom.

Samuel Phillips, South Chester, a brick house and lot 20 by 140 ft on Highland ave., of that borough, to George M. Booth, Chester, for....... 2,000

Alfred Sill, Darby, a lot 360 ft. square, Clifton ave., that place, to Susanna H. Ogden of same place, for......... 148.77

Lewis T. Brooke, Radnor, a tract of two acres in that township to Esther C. Hare, of Philadelphia, for.. 1,545.75

Wm. Trainer, Lower Chichester, a lot 40 by 100 ft. at Trainer's, to Emma P. McElroy of same place, for.. 240

Patrick Welsh, South Chester, a lot 20 by 130 feet at Second and Lamokin streets, that borough, to John M. Broomall, Media, for....... 400

George Cunliffe, Chester township, to John A. Lodounes, Chester, a lot 40 by 100 ft. on Lamokin street, South Chester.............................. nom.

John A. Lodounes, Chester, to Sarah A. Cunliffe, Chester township, a lot 40 by 140 feet on Lamokin street, South Chester..................... nom.

Charles Hume, Tinicura, a tract of 79 acres and 1 rood in that township to Rebecca J. Gilpin, of Springfield township, for....................... 1,125

Wm Maris, Upland, a lot 59 by 123 ft. on Woodside ave., Upland, to John T. and Ellwood V. Egan of same place, for.................................. 100

Joseph E. Clark, Chester, a lot 25 by 100 feet on Kerlin street that city, to Abraham Carter, same place, for 1,000

Julia S. Brinter, Birmingham township, a house and tract of 11¾ acres in that township, to Charles L. Boker of Philadelphia, subject to a lien of $3,000, for......................... 1,807.50

And Mr. Boker transferred the above premises to Elizabeth K. Boner, Philadelphia, for same sum.

BURLINGTON COUNTY, N. J.

William Garwood to Wellington C. Garwood, house and lot on Pearl street, Burlington, for. $7,000
Frederick Peter to Wm. H. Brown, frame house and lot on Ashton street, Burlington, for..... 800
Wm. D. Haines to Charles D. Raine, house and lot in Mount Holly, for 4,000
Charles B. Atkinson to E. W. Stiger, lot of land on Broad street, Palmyra, for..... 700
Jos. Morgan to Elizabeth H. Parry, lot of land in Palmyra, for..... 900
Henry C. Gaskill to Theodore B. Gaskill, lot of land on Garden street, Mount Holly, for..... 1,300
Michael E. Newbold to Joseph B. Newbold et al., tract of land in New Hanover township..... nom.
Franklin G. Shemalia and James C. Wood to J. Budd Cramer, frame house and lot on York street, Burlington, for..... 600
William H. Morrison to Augustus Savage, lot of land in Cinnaminson township, for..... 85
William Maris, Jr., to Charles S. Wilmerton, lot of land at Delanco. Release ....
James Convery to Amos S. Evans, tract of land in Evesham township, for..... 700
Charles S. Wilmerton to J. Dunbar Hylton, lot of land on the banks of the Rancocas river in Mount Laurel township, for..... 315
Kate H. Holt to George B. King, lot of ground on Front street, Beverly, for..... 460
Edward N. Cohn to Isaac F. Frazee, two lots of land at Delanco, for..... 2,000
Nathan Hollinshead to James Convery, tract of land containing 12 96-100 acres, in Evesham township for..... 950
Solomon Russell to Chas. Nugent, small lot of land near Tuckerton, for..... 50
Edward N. Cohn to Isaac F. Frazee, two lots of land in Delanco, for..... 2,000
Charles P. Bullock et al., executors of Andrew Davis, deceased, to J. Howard Shinn, property on Main street, Mount Holly, for..... 6,125
Joseph Morgan to Caroline Atkinson, lot of land in Palmyra, for..... 175
David R. Burton to Henry M. Sciple, lot of land in Bordentown, for..... 1,500
Thomas E. Thorn to Chas. Appleton, lot of land at the corner of Spring and Ann streets, Bordentown, for 3,000
Susan L. Nixon to Charles Lippincott, tract of land in Woodland township, for..... 150
Henry Woolman to Leir B. Woolman, house and lot in Shamong township, for..... 400
Edward Emley, sheriff, to Henry Woolman, house and lot in Shamong, for..... 330
Patrick Byrne, Joseph Ezricks, Mary Fenimore, Ann Gilpin, Peter Griffiin, Hutchinson Kay, Wm. H. Kimball, Charles S. King, Samuel Lewis, C. Logan, Sarah E. Mathis, Mary McStairck, M. Phillips, Rachel A. Stogden, Wm. Still, James H. Smith, Charles M. Tindall, Jane W. Tindall, Margaret Tindall, Sarah A. Taylor and Jediah Taylor to the Township Committee of the Township of Burlington, twenty-one separate pieces of real estate in Burlington for taxes..... .....

BUCKS COUNTY.

David D. Moyer to David F. Detweiler, two tracts in Hilltown, April 5, 1884 ..... $4,179.44
Henry Mitchell to Elwood Doron, lot in Bristol, Feb. 12, 1886..... 6,000.00
Wm. B. Savacool et al. to Frances S. Hartzell, tract in Rockhill, Jan. 15, 1886..... 3,300.00
Francis S. Hartzell to Stephen S. Young, tract in Rockhill, Jan. 15, 1886..... 3,300.00
Rudolph Pabst to Theodore K. Batt, two tracts in Milford, Jan. 26, 1886..... 3,000.00
William C. Stuckert to Michael Wunderleich, lot in Doylestown, Feb. 6, 1886 ..... 600.00
Frank S. Joyce et al. to Andrew R. Joyce, 2 tracts in Middletown, Dec. 15, 1885..... 1.00
Andrew R. Joyce to William H. Jones, two tracts in Middletown, Dec. 24, 1885..... 15,000.00
Edward H. Ely et al. to Rev Patk. John Ryan, lot in Lower Makefield, Jan. 2, 1885..... 1,000.00
Andrew J. Hibbs, Wm. R. Wright trustee, lot in Bristol, Jan. 13, 1886..... 565.00
Admrs. of Daniel Evans to Ellen J. Paul, tract in Northampton, Feb. 13, 1886..... 15,050.75
Allen W. Fretz to Henry C. Wolf, lot in Durham, Feb. 16, 1886..... 2,381.81
Thomas R. Crellin to Edward A. Stuard, lot in Morrisville, Oct. 6, 1883..... 1,000.00
Elias Eastburn, sheriff, to Mary Smithers, tract in Bensalem, Feb. 3, 1886..... 1,745.00
Wilson Randall to Robt. Heitherington, trustee, 2 lots in Bristol, Feb. 17, 1886..... 1,200.00

Real Estate at Auction.

M. THOMAS & SONS, auctioneers, will sell at public sale, on Tuesday, February 23d, at 12 o'clock, noon, at their auction rooms, the leases of the following city wharves, for one or three years:

Davis' Landing, River Delaware.
Shackamaxon Street Landing, River Delaware.
Callowhill Street Wharf, River Delaware.
Almond Street " " "
Vienna Street " " "
Poplar Street " " "
Pine Street " " "
Marlborough St. " " "
Allegheny Ave. " " "
Green Street " " "
South Street " " "
Pine Street " " Schuylkill.
Wood Street " " "
Race Street " " "
Cherry Street " " "

Immediate possession of South St. Wharf, Delaware; Davis' Landing, Almond St., Allegheny Ave., Pine St., (Schuylkill), Green St. and Cherry St. lease expires March 1; Vienna St., March 7; Race St., April 1; Shackamaxon St., Poplar St., Pine St., (Delaware), Marlborough St. and Wood St., July 1; Callowhill St., July 15.

The city reserves the right to reject any bid not deemed satisfactory and for the best interest of the city.

SALE OF REAL ESTATE.

Tuesday, February 23, at 12 o'clock, noon, at auction store, Nos. 137, 139 and 141 South Fourth street:

Lease City Wharves, on the Delaware and Schuylkill Rivers. By order of William Dixey, Esq., Commissioner of City Property, Wharves and Landings, etc.

Ground Rent, irredeemable, $14.67 a year, on buildings 231 Dock and 126 and 128 Exchange Place. Orphans' Court Sale. Est. John B. Spackman.

Spring Garden and Seventeenth, S. W. cor. Handsome Modern four-story Greenstone-front Residence, 15 rooms, all modern conveniences; lot 20 ft. 8½x96 ft. 7½.

Citron and Andress, S. W. cor., 14th ward —3-story brick 9-room Dwelling, has bath, range, hot and cold water, and 3-story brick Carpenter Shop, No. 1220 Citron street, and 3-story brick 4-room Dwelling, 650 Andress street; lot 31 ft. 6⅝x56⅝.

Brown, No. 2707—3-story brick 9 room Dwelling, bath, range, hot and cold water, oriel windows in sitting-room, etc.; lot 17x80½. Trustee's Peremptory Sale.

Second (South), No. 419—3-story brick Tavern and Dwelling, "The Plow Hotel," 19 rooms and attic, with stable on rear; lot 22x120. Sale absolute.

Seventeenth, (South), No. 1321—3-story brick 7-room Dwelling, gas, bath, etc.; lot 16x62. Sale absolute.

Thirty-fourth and Haverford, N. W. cor.—Lot 96x175, with two 2-story 6-room Dwellings, bath, range, etc., in rear of Mt. Vernon street; each provided with modern conveniences and in perfect order. Executor's Sale. Estate Eliza M. Caldwell.

Haverford, No. 3409—Handsome 3-story brick Mastic Residence, 12 rooms, with every modern convenience; stone stable and coach-house on Mt. Vernon street; lot 76x175. Same Estate.

Tenth and Cross, N. E. cor below Dickinson—3-story brick Store and Dwelling, 10 rooms, with modern conveniences, 2 fine bulk windows, etc.; lot 16x68. Peremptory Sale.

Pine, No. 1910—3-story brick Residence, 11 rooms, newly papered and painted and has the modern conveniences; lot 18 ft. 4x98 to 4-feet wide alley. Executor's Sale—Estate Thomas R. Woodhouse.

Texas, Tom Green County—½ int. in 640 acres of land. Same Estate.

Spring Garden, Nos. 1106 and 1108—two 3-story brick Dwellings, containing together 26 rooms; can be communicated; underground drainage, water closets, brick heater, etc; lot 41x103.

Park Avenue, No. 1734—3-story brick Dwelling, in good order, 11 rooms, heater, range, etc; gas fixtures included; lot 19 ft. 7x30. Sale to close account.

Woodland Avenue, No. 3341—4-story brick Dwelling, 11 rooms, gas, bath, range, heater, etc.; lot 18x136. Same account.

Oxford, No. 2115—3-story brick 9-room Store and Dwelling; lot 35 ft. 10⅝ front, 46 ft. 11⅛ deep.

Leithgow, No. 1941, South of Norris—3-story brick Dwelling, 6 rooms, bath, etc.; lot 12x38.

Eleventh, (North), No. 1723—3-story brick Dwelling, 9 rooms, bath, gas, range, heater, etc.; lot 16x58.

Tasker, Nos. 1917 to 1925—5 new 2-story brick 7-room Dwellings, each gas and gas fixtures, bath, range, marble mantles and tin roofs; lots 14x64.

Howard, No. 1516—Frame Dwelling and 3-story brick Dwelling in rear on Waterloo street; lot 17x96. Executor's Sale—Estate Jos. B. Stevenson.

Bond and Mortgage, $800, on 3-story brick messuage, S. side Edgley street, 122 ft. W. of 29th; has ten years to run from 1884 at 5 per cent. Executor's Sale—Estate Catharine S. Copia.

Mortgage, $500; has 5 years to run from Dec. 1884, on 154 acres land Wilkin County, Minnesota. Same Estate.

Items of Interest.

—New York is to have a grand new theatre.

—The Clay Telephone will shortly resume its halloo business.

—There is more activity in real estate offices and brokers in New York city than for months past.

—Philadelphia has 129 square miles of territory to cover with six hook and ladder trucks and thirty-two fire engines.

—The annual membership of the Real Estate Exchange, of New York, now numbers fifty, and the cry is "still they come."

—The Massilon Bridge Company, Massilon, O., has the contract to erect two iron bridges at Grand Rapids, Mich. Cost, $41,000

—Last year, 226,382 males and 168,964 females landed at the various ports. The greater number were between the ages of 15 and 40.

—From dispatches from Trenton, it would appear that the Pennsylvania Railroad Company owns the New Jersey legislature body and soul.

—The Allegheny Public Library, of Allegheny City, Pa., will erect a large building. Are ready to receive proposals from architects. Steam heat will be used.

—A consolidation of the Cart Owners' Unions of the northern and southern sections of the city has been effected at a meeting held in Bricklayers' Hall.

—A good deal of deference is paid to the New York Real Estate Exchange, by the legislators at Albany, and it stands high in the estimation of the members.

—A telegram from Panama, says the French Commission are making a preliminary inspection of the work on the canal, and preparing for the reception of the Count de Lesseps.

—Another meeting was held in the Grand Central Hotel, New York, last Tuesday, when further action was taken towards the establishment of the Lumbermen's Exchange in that city.

—Chief Wilson, of the Coin Division, of the Sub-Treasury, New York, says that out of the $200,000,000 that have been changing hands during the last four years there is a surplus of five cents.

—An advance is reported in some insurance stocks; Delaware Mutual this week went up $5.50 per share; Fire Association, $11.50; North America, 50c; Lumbermen's, $3.50 and Reliance, $7.50.

—The Equitable Life Assurance Society has just published its Twenty-sixth Financial report. It issued new assurances amounting to $96,011,378, and shows a gain of the surplus fund of over $3,000,000.

—The wages of lady type-writers are $8 to $15 per week, but when the employer is black-mailed to the extent of a year's salary the luxury is an expensive one. This is the experience of one of our leading merchants. —*List.*

—Very practical work in the direction of land transfers is being accomplished in New York by private enterprise. The introduction in that city and Brooklyn of title insurance is meeting with the same success that has attended it in Philadelphia.

—Charles H. Humphreys a real estate agent, connected for some years with the Girard Life Insurance, Annuity and Trust Company, left suddenly, last Friday, with $10,000, more or less, made up of peculations from tenants.

—J. A. Griffes, trading as J. A. Griffes & Co., has sold the paint, glass and roofing business, at 2432 Kensington avenue, to Samuel Watson and Wm. Haughey, who have formed a copartnership and will continue the business in all its branches, at the old stand.

—The German Cabinet Maker's Beneficial Union has instructed its Executive Committee to prepare and place in the hands of manufacturers a circular to the effect that it is the desire of the Union that after May 1st its members shall work but eight hours per day.

—The Operative Plasters' Mutual Protective Union, at the last meeting, adopted a resolution declaring that on and after the first Monday in May, members of the Union shall work nine hours per day for five days in the week, and eight hours on Saturday; wages to remain $3.50 per day.

—Sealed proposals will be received at the office of chief quartermaster's department of the east, Governor's Island, N. Y., until March 1, for the construction of one or two sets of barracks of brick at Fort Hamilton. Plans can be seen at the office of the post quartermaster, Fort Hamilton, N. Y.

—The *American Architect* says: "If you will use quartered yellow (hard) pine you will not be troubled by its splintering and checking, and will, moreover, obtain a very handsome wood finish. Sap-run stock should be avoided, of course. It would cost rather more than white pine of equal quality."

—State laws often do harm. The New Hampshire lawmakers have driven $122,00 ',-000 worth of insurance capital out of that state. The *Insurance Age* says: New Hampshire has 3,181 manufacturing establishments, having capital of over $50,000,000 and producing annually $74,000,000 worth of goods. Now, where is the insurance to come from to make it *safe* to produce these goods?

—There is what might be called a rage or craze for artistic doorways and windows; much money is now often laid out upon doorways, as in years past was spent on the windows of a whole house, and there is apparently no limit to the expense to which house building will go in the matter of doorway decorations. The movement is an excellent one, and the result of an effort to overcome the tiresome similarity of newly erected Philadelphia houses.

—It is to be hoped that the reports that another war is to break out among the Trans-Continental Roads is not true. The average reader snuffs at this statement and says what odds is it to us whether they fight like Kilkenny cats. The more they fight the better for us. Not quite so fast. Competition in all things is absolutely necessary, but beyond a certain point is it protective of no good but harm. Confidence is absolutely necessary to prosperity. It will be far better for the interests of the entire country that the railroad companies should come to harmonious understandings, because, then capital would flow into new enterprises with more confidence, and there would be a general improvement in all those numerous industries dependent upon activity in railway construction.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.
When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.
They are sold by some good house near you.
Special terms to builders buying in quantities.
CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis Elevator proves them to be unequalled in the world for safety, speed durability and economy.

GUARANTEED ROOFING PLATES.

From the "Ironmonger" of December 5th.

MESSRS. MERCHANT & CO., of Philadelphia, may justly claim to have revolutionized the roofing-plate trade in this country. When, a year ago, they became the representatives forthe United States of Gilbertson's Old Method and Camaret plates, they were enabled, with the aid of the manufacturers, to give a positive and definite guarantee of the quality of goods bearing their brand. This could only be done by taking the entire product of the works, the proprietors being under contract to maintain the standard of the production. This, they have not only done, but the quality has been improved.

The guarantee thus given by Merchant & Co., was the first of the kind ever issued, as to quality of material, coating and assorting. In fact, the understanding between them and the makers, placed the Philadelphia house in a position to do what had heretofore been impossible with most importers, who buy of London or Liverpool agents, and who are, therefore, not in direct communication with the manufacturers. Messrs. Merchant & Co., therefore, claim to stand alone among importers as the only direct representatives of works in Wales, whose owners are under contract to keep up the standard of a guarantee and to sell their brand to no other parties, either in England or the United States. Of course this policy of guaranteeing goods has been followed by others, but as they purchase of commission agents in London, the consumer naturally feels a doubt, as to whether the guarantees of such dealers can always be relied on as effective.

The course adopted by Merchant & Co., has resultd in largely increased sales, and many architects and builders have found it to their advantage to use the guaranteed plates. In some cases, however, contractors have, to enhance their profits, substituted inferior brands for those specified. Finally, at the request of numerous architects and riliable roofers, who have suffered through competition with these unreliable parties, Merchant & Co. have succeeded in making arrangements with the manufacturers to stamp each sheet, not only with the name of the brand, but with its thickness or guage. The effect of this, the firm feel satisfied will bring about a better class of roofing work than has heretofore been attainable, and resnlt in great benefit to all owners of property as we llas to responsible roofers, architects, and others engaged in the building trade.

525 Arch Street, Philadelphia. **Merchant & Co.,** 90 Beekman St., New York. 135 Lake St., Chicago, Ill.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall Inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 8. PHILADELPHIA, MONDAY, MARCH 1, 1886. PRICE 15 CENTS

A Scheme for a Real Estate Exchange in Philadelphia.

A SCHEME "To create in the City of Philadelphia a centre for dealings in Real Estate and to establish in said City a room for selling Real Estate and Securities at auction: and furnish a general meeting room for Real Estate dealers and brokers, to unite the various Real Estate and building interests of the city of Philadelphia and adjacent counties; to adjust controversies between members, and to furnish full information by collecting statistics in regard to Real Estate and building matters, and preparing and keeping files of maps and other records relating to Real Estate and subjects connected therewith. This will include information of all Legislative Acts of the City and State Governments, reports of the various committees on taxation, street and other improvements, and of awards and assessments affecting the realty in the city of Philadelphia and neighborhood."

The meaning of this is that the vast Real Estate interests of this city should be aroused to the fact that those representing the largest pecuniary interests in the city—the most solid, reliable, safe and permanent investment interests—should be banded together for mutual protection and benefit and for the security and greater advantage of the public.

It is not difficult to realize and believe that this city, with an area of 83,000 acres, now covered by the enormous number of 180,000 buildings, the value of whose real estate (including the above number of buildings) is estimated at more than $1,600,000,000, is to-day without a Real Estate Exchange.

The objects and aims then of this Exchange are not merely the maintenance of an auction room and the affording of a convenient place of reunion for persons connected with the Real Estate business, but they may be more broadly stated to be the following, viz:

To secure united and harmonious action on the part of all persons interested in any way in Real Estate, to inculcate just and equitable principles of business, to oppose objectionable legislation and to support or suggest that which is necessary or desirable, to gather and supply valuable statistics and other information as to all matters affecting Real Estate interests, to make and strictly enforce, just, equitable and uniform rules as to commissions and fees in Real Estate transactions, and, as to the conduct of all such transactions, to simplify and improve the present inefficient method of obtaining the standards of value of Real Estate; and to provide for the inexpensive and speedy settlement of disputes and differences in such transactions by means of arbitration.

In other words, the one main object of the Exchange is to weld together for the purpose of mutual protection and mutual interest into one homogeneous body all persons interested in Real Estate, not only the brokers, agents and other dealers in Real Estate, but also the landed proprietors, the owners of the soil, the agents who manage their estates, the architects who design their houses, the contractors or mechanics who build them, the lawyers and conveyancers upon whose professional skill they rely, and the capitalists and investors who either purchase such property or lend money secured by mortgage thereon.

Last, but not least, it is one of the objects and aims of this Exchange to protect public health by favoring an improved system of sanitation, and, by endeavoring to secure a rigid enforcement of the building laws, to prevent the sacrifice of human life to the greed and avarice of unscrupulous builders.

It is intended also that this Exchange shall be a bureau of information, where maps and statistics relating to the Real Estate interests of the United States may be consulted.

The dealings in Real Estate have assumed such proportions that the necessity for regulating and systematizing them has long been felt. This could only be done through an organization in which the individual is subordinate to the general interest, and independent action is controlled for the good of the many, and where, through coöperation, facilities can be obtained that would be beyond the reach of individual effort.

The Corporation to consist of all original subscribers to the capital stock and all persons to be hereafter elected members, as herein provided, and to whom ten shares of the capital stock shall be transferred.

Any respectable person may be elected to membership. Such person must be elected by his individual name. Firms, or corporations as such, cannot be members. This rule shall not apply to original subscribers, but to all who may be elected to membership or annual membership hereafter.

No person to whom stock may be transferred shall be entitled to any of the rights and privileges of the Exchange and Auction Rooms until he has been elected a member thereof by the Board of Directors, and no person or corporation shall hold at one time a greater or less number than ten shares of the capital stock.

Annual members shall pay into the Treasury a sum equal in amount to six per cent. of the par value of a full membership certificate.

The Exchange shall be open, to members only, from 10 to 11·30 A. M., and from the close of that hour until 4 P. M., to the public.

Members shall, when required, show their tickets between 10 and 11·30 A. M.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

ESTABLISHED 1873.
E. L. MINTZER, Jr.,
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD
—AT—
CHESILHURST.
Lots 50x150 $15 each, clear.
High, healthy location, near Philadelphia.
For descriptive circular, apply to
SIMPSON & WADE,
No. 7 S. MERRICK STREET,
(West Side New Public Buildings.)

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.
ASSETS, January 1, 1886 ..... $1,263.509 78
SURPLUS as regards Policy holders 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock 546,521 88
ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.
Assets held in the United States $5,924,010 83
All Liabilities " " " 3,331,907 64
SURPLUS *$2,589,103 19*
INCOME IN 1885.
From premium receipts in United States $3,553,506 36
From other sources 222,078 39
Total $3,775.584 75
EXPENDITURES.
Net amount paid for losses paid in United States, $2,035,133 31
Commissions, salaries, and all other charges, 804,270 16
Amount paid for taxes ... 86,374 65
All other payments and expenditures 194,254 86
$3,120,032 98
Losses paid in the United States since organization $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PAINTS.
LEWIS U. BEAN & CO.
NINTH ST., ABOVE MARKET, Phila.
Manufacturers of all kinds of PAINTS, VARN'SHES, &c
FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 8. PHILADELPHIA, MONDAY, MARCH 1, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, MARCH 1, 1886.

BUILDING lots are too often neglected; little attention is paid to them until a buyer comes along, and then the owner feels mortified because he has nothing better than an ash-heap or a garbage yard to offer. This neglect is altogether wrong; it is an expensive luxury that lot owners should not—even if they are financially able—indulge in, because it is neither creditable nor profitable.

If the average lot owner has a horse for sale, he takes good care to have him properly groomed at least.

If it pays to groom a horse, in order to improve his looks, and make him seem more pleasing to the buyer, why will it not pay to groom your building lots, if only for the same reason?

Where it can be done without too great cost, building lots should be leveled and grass seed sown upon them.

The ashes and garbage of the neighborhood should be excluded, at any cost; a neat, cheap fence should be erected—if whitewashed so much the better—and bill-stickers should be made to keep off.

A little care given to vacant lots improves the appearance and enhances the value of the property in the whole neighborhood, the houses will command better rentals and sell for better prices, the lots cease to be eyesores, become inviting to buyers, and the chances for a sale are increased tenfold.

WE are to have a steel bridge across the Schuylkill at Market Street to all appearances. The Councils Committee decided that one, instead of two bridges, should be built and that one should be steel instead of stone. A strong sentiment has been worked in favor of a bridge on Walnut Street, but as the city is not rich enough to have two fine bridges they will put up one. There is no doubt whatever, but that the opinion presented by Mr. Furman Sheppard and others in favor of a bridge at Walnut Street are as they state, and that we are in need of a bridge there, but the city must wait. Naturally Mr. W. C. Allison, the car builder, opposed the proposed bridge, as it would interfere with his yard room. Among those who were present at the meeting of the committee were B B. Comegys, A. J. Antello and Samuel Wakling, who spoke in favor of the Walnut Street scheme. Mr. David W. Sellers represented R. J. Malone, of Lancaster, who made a bid of $1,000,000 for a stone bridge on Market Street. Surveyor Smedley thinks a bridge 76 feet wide, steel canta-lever, can be built at Market Street for $800,000, if the present piers can be utilized. The cost of a bridge at Walnut Street, he thinks would be $855,000, if it extended from 23d to 32d Streets; if it terminated at 31st Street, the cost he thought would be $575,000. Henry Clay argued against a stone bridge and against any bridge at Walnut Street, and moved that $300,000 be voted for a steel bridge at Market Street. The proposition to build a bridge at Walnut Street was voted down. After a thorough discussion, the $300,000 motion prevailed, and the piers will be examined by experts to see if they can be used.

GLASS flooring is said to be growing very popular in France. The industry in this country has a great deal to do to popularize it with builders and owners. Glass is used now where light is an absolute necessity, but why it should not be used throughout the entire floors of stores and warehouses, unless it is on account of its extra cost, there seems to be no justifiable reason. It could be made with tongue and groove, to lay the same as floor boards, with iron beams. It would certainly add to the safety of buildings against fire, and although the first cost would be greater yet it would outlast the building itself. Traulionie, a Frenchman, gives the tensile strength of glass as from 2,500 to 9,000 pounds per square inch, according to kind; crushing strength, 6,000 to 10,000 pounds per square inch; transversely, by his own trials, Milleville, N. J., flooring glass, one inch square and one foot between the end supports, breaks under a certain load of about 170 pounds; consequently, it is considerably stronger than granite, except as regards crushing, in which the two are about equal. Store floors made of glass would certainly make dark and dingy cellars, now useless, available for many purposes. Glass should be a good thing for kitchen floors, and we hope to see it tried before long.

THE Pennsylvania Railroad Company does not propose to take any immediate action to meet the cut of the Baltimore and Ohio Company on passenger rates to San Francisco, which are $42.50.

THOROUGHLY efficient fire extinguishing devices are certainly needed, despite the great advance which has been made in them during the past few years. A test was made last Wednesday, upon the police boat "Stokely," of a new standard branch pipe invented by Adam J. Morse, of Boston, designed to rapidly extinguish fires in holds of vessels or in warehouses. Mayor Smith was present, accompanied by members of the Board of Fire Underwriters, the Fire Marshal of the Pennsylvania Railroad Company, and several interested insurance agents. A stream was thrown 174 feet from a two-inch nozzle. The Mayor was pleased with the action, and ordered one to be placed upon police boat No. 2.

The pipe is about 4 feet in length, working upon a pivoted standard on the deck, and capable of being elevated or depressed, and graduating the size of the stream discharged. The Mayor said that "one man can set the apparatus at any angle and manage the stream as readily and effectively as eight men under the present system of using hose, and without fatigue."

WE are to have a telephonic communication between this city and New York. The Councils' Electrical Committee have been requested to grant permission to the American Telephone and Telegraph Company to lay underground wires on a number of streets for the purpose of completing telephonic and telegraphic systems with those other places. Philadelphia and New York ought, certainly, to be telephonically connected. The scheme is practicable, and there seems to be but little, if any, more difficulty in conducting a conversation at that long distance than at shorter ones.

THE House Committee on Commerce it seems has decided, by a vote of 9 to 4, to favorably report the Eads' Ship Canal bill, which provides a guarantee of $37,000,000 by the Government.

The bill was amended to provide that the ship with which the work shall be tested shall be 4,000 instead of 3,000 tons. Mr. O'Neill, and perhaps one or two others who voted for the bill, will oppose it in the House, their votes having been given with this understanding, and for the purpose of allowing the House to pass upon it. It is not believed the bill will pass, although Capt. Eads is working with great earnestness to secure favorable action.

LABOR, generally, is rushing into organizations and patterning after capitalists in their plans.

Free Lumber or Not?

A representative of the REAL ESTATE RECORD interviewed some of our leading lumber dealers in reference to the probable effect of the proposed placing of lumber on the free list, as contemplated by the Morrison bill recently reported in the House. There is at present a duty of $2 per M on Canadian lumber, most of which consists of white pine. At present New York lumber dealers are competing with Philadelphia and Williamsport in Canadian lumber despite the duty. The removal of $2 duty will naturally increase the Canadian supply, and correspondingly lessen the demand for Michigan pine, and lessen the margins of Northwestern dealers. The reduction will, of course, be of benefit to the consumer, and our local dealers apprehend that they would be no worse off under the proposed change, that is, they can make as much money out of Canadian as Michigan. Hence, so far as they are personally concerned, their interests are not jeopardized.

Hemlock cannot be sent from Canada to compete with ours, as they do not have it in large quantities. Hence, our hemlock men are not concerned, excepting that their prices for hemlock would be depressed by the lower prices for white pine from Canada. The railroads, for the sake of a long haul, would naturally make reasonable terms with the Canadian people.

The Northwestern lumber interests would suffer, but the middle men would not, and the retailer might be benefitted. But after all the question arises, would not the Canadians simply advance their lumber $2, or near that amount, and would not the reduced duties simply go into their pockets?

Shall We, or Shall We Not?

The *Ledger* remarks, very aptly, in reference to the sale of some of our public franchises:

"The Water Committee is to consider, tonight, a proposition for the sale by the city of its water works. The sale of the gas works has been under consideration for some time. The enterprising syndicates of capitalists, anxious to invest their money in such establishments, appear to have overlooked the Fire and Police Departments and the public schools. These do not produce a revenue, it is true, but arrangements might be made to do the work by contract with the city and to pay for the plant out of the profits in a manner entirely satisfactory—to the syndicate."

The anxiety of syndicates to buy our water works and gas works will start the public to thinking, if nothing else will, and it is to be hoped that it will eventually start them to voting—voting a better class of men into Councils. We have some of the ablest Councilmen now in our service that any city can show, but unfortunately they are too few in number to protect us against the possibilities of unwise legislation.

The selling of our water works and gas works to corporations is a movement in the wrong direction; it is taking the back track. It is a dangerous retrogression; it is unrepublican; besides, it is dangerous. In Western Pennsylvania towns franchises are granted to any company who desire to construct natural gas pipe lines. If we are to make any radical departure, let us make one that will allow of competition between those who desire to supply us with water and gas; and as to gas, let permission be allowed regardless of the system by which gas is produced. A great many difficulties will be removed by such a go-as-you-please policy as this. It may be open to some practical as well as legal objections, but if we propose to run into extremes let us have a good supply of them to choose from.

Is this the Way to Do It?

Architects, builders, manufacturers, educators and others are deeply interested in everything which points in the direction of solving the question of technical education. There is a great deal of nonsense written on this subject. Our experience in technical education is very limited. European countries are driving ahead, preparing an army of skilled artisans, and by that means they will be able to offset many of the advantages which we naturally possess. The people of the United States cannot, with all their energy and invention, compete with European countries, unless they adopt the system of technical education, and develop it to a corresponding degree of perfection. Mr. Van Taube, of the Grammarcy Park School, New York, gives some of his experience in a few practical words, as follows:

"There are at present thirty boys in this school, of ages varying from ten to eighteen years, who engage in technical work two hours every afternoon. Every mechanical work they undertake stands in co-relation with, and in gradation to, their theoretical instruction in the forenoon. I propose that the training in our school-house shall fit a young man not only for one but for many trades, such as work in wood and metals, plain and ornamental, work in solders, enamels, lubricants, dyes, and other applications of chemistry work in connection with mechanical appliances and steam engines, telegraphic and photographic work, etc., all of which can be reduced, on an analysis, to a few fundamental final processes, and can be confined to the use and instrumentality of a limited number of tools. That an intermediary step between the kindergarten and the actual trade is an absolute necessity in this country, there can be no doubt, and this gap the tool-house fills. If a young man without previous training were offered, for instance, as an apprentice to a carpenter, or blacksmith, or any other mechanic, he would simply laugh and say: 'You can't expect me to do anything with him, now that he is almost a man. He can never learn my trade. His fingers are already clumsy. He can never acquire the quickness of perception necessary to a good mechanic. It would be useless for him to attempt it.' And he would be right. It has at last come about that in the Russian public schools the learning of a trade is made obligatory, and throughout Europe polytechnic institutes, with courses of manual training, have been placed in the curriculum of the schools. That manual training will become an adjunct of free education in this country I have no doubt, for it is in America that mechanical industry is the exponent of the highest power, and primary education in mechanical pursuits is, therefore, or will be, the stepping stone to the highest honors and achievements."

Will the Plan be Modified?

MEETINGS of the employés of the Pennsylvania Railroad Company were held at several places last week. It is barely possible that the entire insurance programme will be opposed. The brotherhood of locomotive engineers and the brotherhood of firemen have been considering the whole plan. There are many features about it they do not like. They feel that the system may be extended to other railway corporations, and they don t wish to see a system established by the Pennsylvania Company which contains any elements of injustice or even unfairness. It is to avoid a bad precedent that they take such determined action. If the counsel of the organization is taken, a decided stand will be made against any insurance plan, but such as will stand the test of a thorough investigation. There is another reason why the locomotive engineers are opposed to it; they have an insurance feature in their own organization, which is one of the strongest cohesive features in it. Without it their organization would be less vigorous and more liable to disintegration. The railway managers know this and are slaying two birds with one stone. The are making friends with their employés and are dealing a blow at labor organization, which organized labor cannot very easily parry. It will be interesting to see what the leaders will do. If other railroad companies are generally adopting the system of labor organization, it will take away much of the attractiveness of trades unionism, which during the past two years has given so much attention to insurance. The railroad companies will insist on the compulsory feature of the case, while organized labor will oppose it. Last week the pay car went over the Philadelphia, Wilmington, and Baltimore Division and the New York Division, and men voted for or against the proposition. The voting has been generally against the plan as it now stands. The opposition to it was organized through the associations of engineers and firemen.

THE chairman of the sub-committee on the distribution of the unexpended tax recommended that it be disposed in the following manner: $50,000 for restoring the portion of the Park destroyed by the intercepting sewer; $10,000 for repairs to Memorial Hall; $7,500 for paving Washington Avenue from Twelfth Street to Broad; $7,050 for bridges at the county line; $10,000 for repairs to the Girard Avenue bridge; $16,000 for a sewer on Girard Avenue from Broad Street to the Aramingo Canal; $35,000 to the Guardians of the Poor for rebuilding the burnt buildings, and $1,500 additional to the pay-roll; $10,000 for more electric lights; $5,000 for putting wires under ground; $1,000 for music in the public squares; $4,800 for 100 additional gasoline lamps; $3,000 to Gilbert & Olmsted for professional services, and $4,821 to the Philadelphia, Wilmington and Baltimore Railroad Company for damages in opening Fifteenth Street. To these were added $8,000 for hygenic schoolbooks for the public schools, and $1,700 for repairs to the Chestnut Street bridge, making a total of $175,371.

REAL ESTATE.

Plumbing.

The Board of Health has finally adopted rules and regulations for the enforcement of legislation passed last June at Harrisburg. This matter has been before the Plumbers' Association and the Board of Health for some time. The plumbers have been very urgent in their reports to secure the establishment of these rules.

The rules require the registration of every plumber or person engaged in the business before April 1, 1886, and regulate the plans and specifications, quality of material and workmanship, inspection, material of house drains, arrangement and ventilation of the same, construction of vertical soil or waste pipes, quality and weights of soil pipes, joints and connections, traps, syphonage, drip or overflow pipes, water closets, rain water conductors, steam waste, cesspools and cellar drains.

Building Statistics.

There was expended during 1885 in the erection of buildings in the city of New York the sum of $45,000,000, besides $7,000,000 expended in the alteration of existing buildings. The following table shows how these figures compare with the corresponding returns from other cities:

	Estimated Population.	Outlay on Buildings.	No. of Build'gs.
New York	1,350,000	$52,000,000	3,368
Chicago	650,000	19,000,000	3,133
Boston	400,000	12,000,000	1,664
St. Paul	125,000	8,500,000	3,451
Minneapolis	140,000	9,700,000	3,370

Minneapolis expended about $69 to each inhabitant; St. Paul, $68; New York, $38; Boston, $32, and Chicago, $29. The average cost of the buildings in New York was more than in the other cities, that in St. Paul being the least. Among Chicago's buildings were nearly 350 "flats." The number of dwelling-houses erected in St. Paul and Minneapolis was not only proportionately but actually greater than the number built in the other cities.

Legal Decision.

A case has just been decided in the Supreme Court showing the legal relationship between a special partner and a general partner. The case was that of Conrow *vs.* Gravenstine. It was an action on a promissory note, brought in the court below, by George T. Gravenstine against William H. Brown and Joseph D. Conrow, trading as William H. Brown & Co. The note was drawn by the defendants to the order of Walls & Blackiston, and by them indorsed to the plaintiff. Conrow in defence set up his special partnership, filing the following affidavit (*inter alia*): "In January, 1881, I entered into a special contract with William H. Brown as a special partner, under the act of 1836, and its supplements. The contract was duly recorded and published, affidavit filed, etc. I paid in the full amount of my capital, no part of which was ever drawn out by me, nor did I ever receive anything as interest or profits thereon. I never acted on behalf of the firm, or in any way interfered with the firm's business. The plaintiff had actual notice that I was a special partner only. Deponent suggests that he is not liable for the debts of the firm defendant, unless the use of the words '& Co.' is a violation of the Act of 1836 and its supplements." Plaintiff thereupon took a rule for judgment for want of a sufficient affidavit of defence. This rule the Court made absolute, entering judgment for the plaintiff against Conrow. Conrow thereupon took this writ, assigning for error the above action of the Court. In the opinion by Mr. Justice Green, affirming the judgment, it is held that, where a party sued as a general partner in a firm sets up as a defence in an affidavit of defence the existence of a limited partnership, he must set out specifically that all the provisions of the Act of March 30, 1865 (P. L. 46), have been complied with. The omission to aver the posting of a sign in a conspicuous place, giving the names of both general and special partners, is a fatal defect.

Wharf Leases Sold at Auction.

M. Thomas & Sons, sold three year leases on the wharves of the Schuylkill River, on Tuesday, through J. D. Ellis, the right-of-way agent of the Schuylkill East Side Railway agent. The Pine street wharf went for $300; Wood street, $13.25; Cherry street, $150. The Race street wharf went to R. Patterson & Sons, Highway contractors, at $825.

The successful bidders for wharves on the Delaware River were: Philip Fitzpatrick, Davis' Landing, $20; Pennsylvania Railroad Company, Shackamaxon street, $300; Northern Liberties Market Company, Callowhill street, $2,500; John White & Son, Almond street, $500; Kensington Engine Works, Vienna street, $125; Henry C. Patterson, Poplar street, $300; Marshall Bros., Marlborough street, $300; Baeder, Adamson & Co., Allegheny avenue, $400; Gloucester Ferry Company, South street, $800.

Real Estate Sold at Auction.

James A. Freeman & Co., auctioneers, sold on Wednesday at the Philadelphia Exchange the following:

Three-story brick dwelling, 3639 Filbert street, lot 14 ft. 7 in. by 180 ft.	$2,325
Lot on Walnut street, E. of Fifty-fifth street, 30 ft. by 220 ft. 2 in	600
Three-story brick dwelling, 3909 Aspen street, lot 15 ft. 6 in. by 95 ft.	3,300
Two-story brick dwelling, 2330 Stewart street, lot 13 ft. 9 in. by 37 ft. 8 in	1,446
Lot, 1519 Stillman street, 18 ft. by 88 ft	587
Two-story brick house, 713 Hepburn street, subject to a yearly ground rent of $24; lot 14 ft. by 51 ft	1,390
Two-story brick dwelling, 2332 Stewart street, lot 14 ft. by 37 ft. 8 in	1,440
Three-story brick house, 424 Fothergill street, subject to a yearly ground rent of $15; lot 14 ft. 6 in. by 39 ft. 6 in	1,420
Three-story brick dwelling, 918 N. Fifth street, and three-story brick house, 915 Randolph street, lot 19 ft. by 142 ft	4,700
Four-story brick store and residence, S. E. cor. Thirty-seventh and Lancaster avenue, lot 18 ft. 1 in. by 110 ft	7,600
Three-story brick dwelling, 3641 Filbert street, lot 15 ft. 4 in by 180 ft.	2,325
Five acres meadow land, Thirty-fourth street and Ave., 39 South, Twenty-sixth Ward	1,150
Lot, Walnut street, E. Fifty-fifth street, 39 ft. by 220 ft. 2 in	600
Lot, Spruce street, E. Fifty-first street, 16 ft. by 65 ft	160
Two lots, Florence avenue, 36 ft. 7 in. by 100 ft	170
Two lots, near Fifty-first and Warrington avenue, 35 ft. 8 in. by 100 ft	170

—A green house, 120x24 feet is to be constructed in the Park, near Horticultural Hall, at a cost of $1,500.

New Enterprises.

—Wm. L. Elkins, of Philadelphia, is interested in a gas company supplying gas to several towns in Lower Marion.

—Saller & Stevenson, the Philadelphia Bankers have taken $72,000 worth of Woodbury Bonds for construction of the water works to be erected at that place.

—Benjamin Schofield, Jr., 1628 N. Fifteenth street, with others, have established a company, to be called the Barry Harvester Company, capital stock $40,000, to sell patent rights at Chester, Pa., for harvesting machinery.

—An organization has been formed in this city to act as an intermediary between capitalists and approved borrowers of money for long terms. Dr. Wm. Pepper presided at the meeting, and Mr. Morton McMichael acted as secretary. Mr. Wharton Barker, who has had a great deal to do with starting the company, explained with others, its proposed business. The capital stock of $1,500,000 has been fully subscribed.

—Henry C. Terry, of Philadelphia, applied for and obtained a charter for the Berwind-White Coal-Mining Company. Capital, $2,000,000; paid up. This is the largest coal company formed under the general law in the State, and is second in amount of capital only to the Reading Coal and Iron Company. The incorporators are Charles F. Berwind, Allison White, Edward J. Berwind, Henry S. Frank and John Whitehead, of Philadelphia, New York and Huntingdon.

—The people of Pittston, Pa., are endeavoring to secure the attention of some wealthy Philadelphians, interested in the expansion of our industries. Pittston would like to share some of the prosperity that is being showered on some of its sister towns in eastern Pennsylvania. The Board of Trade is sending out circulars setting forth the superior advantages of this town for manufacturing purposes, and proposing to aid manufacturers in procuring land, which can be had at a nominal price. The citizens of Pittston evidently have an eye to business.

Communication.

PHILADELPHIA, Feb. 27, 1886.

To the Phila. REAL ESTATE RECORD.

GENTS:—While we have not expressed ourselves regarding the proposed Exchange, we should like to be identified with any such movement, which would enhance the real estate interests of our city

Yours respectfully,

B. F. GLENN & SON.

—We call special attention to the project on the first page, relative to the establishment of a Real Estate Exchange in Philadelphia. The credit of taking the lead in this important matter is due to James H. Stevenson & Son.

Otis Bros. & Co.'s New Catalogue.

We are in receipt of Messrs. Otis Bros. & Co.'s new catalogue, it is the finest work of its kind we have ever seen. Every style of elevator which this firm makes, together with every part of the machinery, is beautifully illustrated. The book is handsomely bound and is highly ornamental as well as useful. The Philadelphia office of the firm is at 6 South Merrick street, if you are going to buy an elevator of any kind send for Otis Bros. & Co.'s catalogue.

BUILDERS' ITEMS.

Building Notes.

S. P. Colladay will erect a residence on Broad above Oxford, 21 by 106 ft.

C. B. Porter will also erect a three-story brown front on Broad above Oxford.

John J. Bateson will erect twenty-two two-story houses on Forty-fifth, above Marion.

H. C. Webster will build five two-story houses on Reed street west of Long Lane.

Robert Paul will build five two-story houses on Oakford street, west of Twenty-second.

William Elkin will build twenty-two two-story houses at Twenty-second and Oakford streets.

Benjamin Kitchen & Sons are erecting eighteen houses at Thirty-ninth and Walnut streets.

A National Bank is to be erected on the west side of Front street, below Norris, 36 by 100 ft.

F. A. Poth, brewer, will erect a residence on Girard above Twentieth, 24 by 106 ft., three stories.

Anthony M. Zane will erect nine three-story houses on Morris between Franklin and Eighth.

Courtland Rhodes will build fifteen two-story houses on Franklin st., below Lehigh avenue.

W. T. Roberts, will build twenty-nine houses at Seventeenth and Jefferson, and on Bouvier st.

The Pennsylvania Railroad Company will erect a station at the west end of Woodland Cemetery.

Fox & Brown will erect seventy houses, of two and three stories each, on Eleventh, Diamond and Warnock sts.

Charles C. Farnham will build thirty-six two-story houses on Latona street, between Twenty-second and Twenty-third.

Jacob Myers, Filbert street, has contracted for the building of a new dwelling house for Dr. Wistar, at 1317 Locust street.

Bids for the erection of a new building on Cherry street, below Ninth, from several builders went in on the 24th inst.

Charles M. Baker will build fifty-two three-story houses on Bouvier street above Montgomery ave., and six on Eighteenth street.

Rea & Riley, 627 Filbert street, have estimated on the same factory on Green street, and also on a dwelling-house to be erected at Fox Chase.

L. S. Landreth will erect seventy two-story houses, pressed brick fronts, marble trimmings, six rooms each, on Twenty-first, south of Federal.

William S. Kimball will build forty-two three-story houses, six and eight room each, on a new street between Thirty-second and Thirty-third.

B. Ketcham & Son, 1019 Brown street, have put in an estimate on the factory to be built on Green street above Franklin, for Powers & Weightman.

Henry Taylor, 922 Filbert street, has contracted to build a large dwelling house at Chestnut Hill, for Mr. Runk of the firm of Darlington, Runk & Co.

Strutt & McLaughlin, Sixteenth street below Walnut, have contracted for the erection of a new rectory for St. Stephen's Episcopal Church, to be erected at 1318 Locust street.

Joseph Stuckey will erect seventy-four houses on Kensington avenue, near West Moreland street. Eighteen will be three-story and fifty-six two-story, of five rooms each.

Wm. P. Matchitt is completing forty-six houses and intends to build 225 more on Dickerson st., between Fifteenth and Sixteenth, of five, seven, nine and eleven rooms.

Isaiah Shoemaker will erect thirty houses on Poplar street between Twenty-ninth and Thirtieth, of which twenty-three will be two-stories, seven rooms, and seven three-story houses of eleven rooms each.

William R. Dougherty, 1419 Sansom street, has several small jobs of building in hands, but no large contract. He has a bid in for the erection of a dwelling in North Erie, the architect of which is Edward McGrath.

Wm. C. McPherson & Sons, 325 Cherry street, have contracted for and are proceeding with the erection of a new building at 113 Arch street, for the firm of Crew & Levick, oil manufacturers and refiners, who were recently burned out.

Gonsalvo Richardson will erect thirty-six two and three story houses between Berks street and Montgomery ave. on Twenty-seventh street, and five two-story houses on Twenty-seventh street above Brown.

John M. Sharp will erect fifty-four two-story houses at Twenty-fifth and Brown, seven rooms each. Also, six on Park ave., below Berks, and six on Thirteenth below Berks, three stories, eleven rooms each, pressed brick and brown stone trimmings.

Charles W. Henry and James H. Lyon will build seventeen houses on Twenty-fifth street between Brown and Parrish; ten on Brown street, and thirty-eight on Taylor street, to be opened, of three stories and two stories, pressed brick front and brown stone trimmings.

Michaelson, Nicholson & Erickson will build forty-nine two-story houses, of seven rooms each, on Thirty-eighth, Aspen and DeKalb streets, and nineteen on Holly and Forty-second, five houses on Fifteenth street and, besides, will build twenty-two more for which plans are being prepared.

E. H. Flood will erect fifty-four houses, thirty-two of which will be on Nineteenth st. and Susquehanna ave., three stories high and ten rooms; eleven on the south side of Diamond, east of Twenty-third, eleven on Fontaine street, east of Twenty-third, seven rooms.

George W. Mock & Co., are preparing plans for three story and attic stores and dwellings of the Queen Anne style to be erected in Germantown; cost $12,000; red stone trimmings, fire proof, laid in cement, slate roof, hot air heating, skylights, stained glass, hardwood finish, tiling, wood mantels, dumb waiters, bath tubs let down flush with floor, electric lights, electric bells, speaking tubes, and conservatories.

James B. Doyle, Broad and North, and 907 Filbert street, has estimates in on a four-story factory to be erected on Green street above Franklin for the firm of Powers & Weightman; on a large dwelling-house at Landsdowne, Delaware County, for James Austen, of the firm of Sayen & Austen, dealers in rubber goods, 930 Market street; and a double dwelling at 434 Franklin street, to be erected for Isaac Levi, clothier.

The contractors who had put in bids for the new building to be erected at Seventh and Arch streets have had them returned to them. New bids will be issued, in consequence of the structure of the vaults in the architect's plan. The plan situated the vaults close to the curb, while the law does not allow a vault to be within five feet of the curb. Collins & Autenreith, 410 Walnut street, are the architects, but we understand that the law in respect to the locating of vaults in buildings has been altered since the plans were drawn.

Building Material.

We here present a review of the building material interests in Philadelphia, covering stone, cement, slate, lime, roofing, plaster, etc., showing the capacity and production of our local source of supply with quotations.

Mr. John C. Savery, dealer in builders' materials, 731 Walnut street, a leading authority in building interests, says that more money will be invested this year by one-fourth than last year, in houses, shops and factories. Port Deposit, Md., Mr. Savery says, is at the head of all the quarries for granite, and it has a wide reputation in Philadelphia, although the largest supply is obtained from Maine. The Pennsylvania Granite Company, with quarries at French Creek, Chester County, are at present turning out large quantities of Belgian block and curb granite and have many advance orders.

Most of what is known in the trade as "Brandywine Blue Stone," is brought from quarries near Wilmington, Del., operated by Dupont, Fry & Co., who have a wide reputation, and have contracted for the building of the Delaware breakwater.

The extensive quarries at Titusville and Lambert, operated by Mr. John C. Savage, are at present engaged in getting out large quantities of Belgian paving blocks and broken stone for concrete. Business is very brisk, and he is considerably behind in his orders.

The sandstone quarries, at Stockton, N. J. and Greensburg, now known as Wilburth, supply a great deal of the building and dimension stone used in the Philadelphia market. The Hummelstown Quarries, at Hummelstown, Dauphin county, Pennsylvania, also furnish a good, hard, durable sandstone for which there is a constantly growing market.

At Derry, Pa., a new quarry of hard sandstone has been opened, which yields a very fine and much admired quality of stone, for which there is a brisk demand.

Indiana Limestone still continues to be in large demand among the Philadelphia builders. Connecticut brownstone is also much in use, and is in demand all over the country.

Our reporter was shown a specimen of white freestone, to which the name of "Freedom stone" has been given, from the name of the town near which it is obtained, in Beaver county, western Pennsylvania. It is of a beautiful color and quality, and very excellent material for trimming and dimension stone. Mr. Savery has just introduced it to the Philadelphia market, and its reasonableness in price, 75 cents per cubic foot, and quality, especially recommend it to the trade.

There are numerous quarries around Philadelphia, where good cellar and facing stone can be had, prominent among which may be mentioned a quarry which is being operated by Mr. J. Maxwell Green, whose office is at 1020 Chestnut street, situated on the Media railroad, near Morton station, the yield of which is very promising.

The current price for granite is from 75 cents to $1.25 per foot, with a good demand of all kinds; the highest priced and best quality is chiefly used for monumental work.

Rough building sandstone is worth $2.50 to $3.00 per perch, markets firm. Indianapolis limestone is quoted at 75 cents to 80 cents per cubic foot, scarce and wanted.

Hummelstown sandstone is active and firm at 75 cents to $1.25 per cubic foot. Derry hard sandstone is bringing from 75 cents to $1.25, and in good demand. Connecticut brownstone is steady and moderately active at $1.25 per cubic foot.

Ohio Sandstone has lost its grip on the Philadelphia market, and is not so well thought of as it used to be.

The Empire Slate Mantel Works, with warerooms, at 1215 Race street, make all kinds of slate mantels, with fire-board or hearth set in place, at $10, $12, $14, $16, $18 and $20 each. They also manufacture a higher grade of mantels of slate and tile, or colored stone, at $60 to $250.

Slate hearths, in lots from the quarry, are worth 30 cents per square foot. As the size increases the price is higher, thus a hearth from four to five feet by eighteen inches costing 40 cents per foot. The factory, Jacoby and Winslow streets, is managed by Mr. Charles W. Walters, has been established since 1850. All kinds of slate, marble and soap-stone work are dealt in largely, and markets of the firm are all over the country.

Philadelphia receives a large quantity of slate from the quarries at Lehigh and Northampton counties. The present demand for raw slate is moderately good. The trade in slate mantels and manufactured work is rather depressed, as wood is superseding it for mantels and inside work ; the quotations for slate are $3.75 to $4. The inquiry is light and the local market very quiet.

Building Permits.

One gable wall, William and Bright streets, to Alexandr Miller, 2022 Gordon street.

Five two-story dwellings and one store, one 15 ft. by 36 ft., four 13 ft. by 28 ft., corner of Tasker and Woodstock streets, to Patrick Smart, 264 S. Twentieth street.

Front alteration, 16 ft. by 9 ft., Locust street, between Eleventh and Twelfth streets, to Harry Govet, 1331 Ellsworth street.

One one-story stone house, 16 ft. by 24 ft., Westminster ave., below Forty-fourth street, to Wm. Bien.

Four two-story houses, 11 ft. by 26 ft., Bodine street, between Lehigh ave. and Huntingdon street, to Charles Booth, 2052 Taylor street.

A cellar and underpin foundation, 24 ft. by 126 ft., 638 N Twentieth street, to John C. Morrison, 638 N. Twentieth street.

Two-story house, 11 ft. by 27 ft., Bringhurst street, between Wakefield and Main streets, to Ellen Lee Germantown.

One two-story stable, 20 ft. by 28 ft., Oreanna and Dauphin streets, to S. M. Button, 2522 N. Fifth street.

One three-story brick house, 20 ft. by 48 ft., Third and Dauphin streets, to same party.

One brick mill, rear of 4526 Main street, 37 ft. by 60 ft , to James Upton, 4326 Main.

One brick kitchen, 2212 Race street, 12 ft. by 14 ft., to W. L. Atkinson, 2214 Wallace street.

Two frame houses, 10 ft. by 38 ft., Adeline street, below Pratt street, to Thomas Waters 4825 Melrose street.

One brick store and dwelling, Twenty-ninth street, above Susquehanna ave., to Samuel Stewart, 2710 Dauphin street

One coal shed, 10 ft. by 74 ft. Wishart street, below Allegheny ave., to Thomas Bryan, 121 Dock street

One two-story house, 16 ft. by 20 ft., Bateman street, south of Wharton street, to Wm. McAvoy, 1341 S. Twentieth street.

One two-story brick building, 10 ft. by 16 ft., 2544 Coral street, to George Burton, 2218 Cedar street

Two five-story brick houses, 23 ft. by 40 ft., Front street, above Water street, to B. H. Smith, 1856 Camac street.

Front alteration, 16 ft. by 14 ft., Bainbridge, between Fifth and Sixth streets, to T. C. Henry, 622 South Front street.

One-story brick building, 12 ft. by 8 ft., 1732 S. Ninth street, to Thos. Mubrine, 1733 S. Ninth street.

Two three-story brick dwellings and stores, 16 ft. by 48 ft., Susquehanna ave., between Second and Third, to Joseph Shickey, 1832 Reed street.

One party wall, 8 ft. by 8 ft., 2619 Adams street. to James Wilson, 2619 Adams street.

A sitting-room and bath-room, rear of main building, Franklin, between Thompson and Master streets, to W. W. Berzorth, 128 S. Second street.

A two-story brick building, 1518 North Twenty-seventh street, 18 ft. by 36 ft., to Jacob Lang, 2208 Columbia ave.

Front alteration, Thompson, above Twelfth street, to George F. Payne & Co., 1211 Sansom street.

Twelve two-story houses, 15 ft. by 43 ft., West side of Eighth, between Huntingdon street and Lehigh ave., to Amos D. Kennedy, 2100 N. Sixth street.

New store front, 20 ft. front, Front street, between Diamond and Susquehanna ave., to John M. Buchannan & Bro., 1610 Vienna street.

One two-story back brick and store building, 14 ft. by 15 ft., Palmer, between Belgrade and Mifflin streets, to same party.

One-story stone office, 17 ft. by 21 ft., Cumberland, between Mill and Coulter streets, to Alfred W. Smith, Germantown.

Five two-story brick dwellings, 15 ft. by 40 ft., Reed street, between Long Lane and Twenty-second street, to H. C. Webster, 1811 Wharton street.

One brick house, 16 ft. by 48 ft., 921 S. Eighth street, to Pietro Tunozzello, 324 Carpenter street.

One two-story brick building, 16 ft. by 10 ft., Eighth and McClellan streets, to John Gannon, 2007 S. Broad street.

One two-story brick house, 15 ft. by 30 ft., Nineteenth and Fermon streets, to James J. McKenney, 1433 S. Seventeenth street.

Six brick houses, 17 ft. by 30 ft., Twenty-second street, between Allegheny ave. and Park street, to George W. Thorp, 2126 Park street.

One-story brick kitchen, 14 ft. by 11 ft., 2505 Frankford road, to W. B. McCleary, 1345 Christian street.

One two-story brick dwelling, 16 ft. by 28 ft.. Nice street, above Bass street, to McLaughlin & McNamara, Nicetown.

One two-story brick store and dwelling, 20 ft. by 46 ft., Nicetown, to same party.

One-story brick kitchen, 8 ft. by 19 ft., Auburn, between Eighth and Ninth streets. to Charles O'Neill, 620 South Thirteenth street.

Eleven two story brick houses, 18 ft. by 56 ft., to T. Lambrecht, 2620 N. Fifth street.

Sixteen two-story brick houses, 14 ft. by 25 ft., Orkney, between Somerset street and Lehigh ave., to same party.

Five two-story brick houses, 16 ft. by 40 ft., Woodland ave., between Sixty-third and Sixty-fourth streets, to John H. Kelley, Seventieth and Greenway ave.

Twelve two story brick houses, 15 ft. by 38 ft., Fifth street, between Cambria and Indiana streets, to Thomas L. Kelly, 2945 N. Fifth street.

One-story brick stable, 20 ft. by 18 ft.. Garfield street, above Wister, to Charles Wolf, 22 Bringhurst street.

Two-story brick dwelling, 17 ft. by 43 ft.. Indiana ave. and Dauphin street, to George Watson, 2074 Clementine ave.

One wood bath-house, 10 ft. by 6 ft., 420 N. Eight street, to T. Henry, 1713 Columbia ave.

Two brick houses, 16 ft. by 43 ft., Nineteenth, between Tasker and Dickinson street, to Samuel McClellan, 1827 Fitzwater streets.

One-story brick shop, 24 ft. by 30 ft., Norris and America streets, to M. K. Snyder, 1939 Hancock street.

Sixteen two-story brick houses, 15 ft. by 38 ft., Oakford, between Twenty-first and Twenty-second, William Elkins, 2044 Reed street.

One mansard roof, 16 ft. by 40 ft. Kensington avenue, between Adams and Letterly streets, to William Steele & Son, 2141 Howard street.

One-story addition to house and front and interior alterations, 14 ft. by 57 ft., Marlborough, below Belgrade street, to same party.

Ten three-story brick houses—one 20 ft. by 68½ ft., one 19 ft. by 68½ ft., and eight 14 ft. by 68½ ft., East Tioga, between Arcadia and Amber streets, to Dr. C. A. Max Wiehle, 319 N. Thirty-second street.

Front alteration, 918 Chestnut street, to Henry B. Seskie, 723 Jayne street.

One three-story brick icehouse, 20 ft. by 35 ft., Holman, between York and Adam streets, to Hallbach & Auhter, Twenty-sixth and Thompson streets.

Four two-story houses, 10 ft. by 38 ft., Amber, E. of Auburn street, to James Haller, 2839 Amber street.

Two two-story brick houses, 16 ft. by 32 ft., Mitchell street and Levering avenue, to Peter Brockenbach.

Four two-story brick houses, 14 ft. by 30 ft.. Mechanic, below Morton street, to D. P. Bruner, same address.

One two-story brick house, 18 ft. by 30 ft., Annette, between York and Cumberland streets, Christian Frost, 2422 Mascher street.

Two two-story brick houses, 15 ft. by 28 ft., 217 Godfrey street, to George Jackson, 922 S. Fourth street.

Two two-story brick houses, 16 ft. by 28 ft., Worth, between Third and Fourth streets, to same party.

Addition to third story, 14 ft. by 30 ft., 2143 Callowhill street, to Wiggins & Clarke, 781 Pennock street.

Thirteen two-story brick houses, 12 ft. by 28 ft., Tusculum and Kip streets, to Charles Bosset, 2114 Marshall street.

Four brick houses, 14 ft. by 50 ft., Poplar, between Twenty-ninth and Thirtieth streets, to J. L. Shoemaker, 3109 Powelton ave.

Two two-story brick houses, 15 ft. by 50 ft., Wishart, between Frankford road and Emerald street, to Eimwecthter Sons, 2147 Cumberland street.

Alterations at 917 Ernest street, 5 ft. by 14 ft., to John Hunter, 1150 S. Broad st.

One two-story house, 13 ft. by 14 ft., 2114 Fairhill st., to R. Buchanan, 2025 N. Twenty-second street.

One brick house, 20 ft. by 95 ft., Locust, between Thirteenth and Juniper streets, to Jacob L. Myers, 1115 Sansom st.

—The Builders' Exchange of Cincinnati is preparing an Act for the consideration of the Legislature to regulate the construction and plumbing of buildings within any city of the first class; which means Cincinnati.

—Sawdust and clay is a new brick mixture. They are said to be much better than the ordinary brick. A Chicago firm has the credit of bringing out this novelty. The bricks measure 13 by 6 by 4 inches, and, having two square holes running through them lengthwise, they weigh little more than common brick, although four times as large. They are laid between the outer and inner courses of a wall.

—The annual report of Superintendent Walker of the electrical department was submitted last week to Mayor Smith. The report is complete and interesting, and full of powerful suggestions. He makes the rather astounding statement that out of 342½ miles of wires, only 22½ are now in working order. He suggests that the entire city be furnished with electric lighting. The taxes collected from poles, wires, conduits, etc., during the year were $8,978.50. The department transmitted 231,482 messages and sent out 484 alarms of fire.

INSURANCE NOTES.

The Fire Commission.

The Board of Fire Commissioners, at their meeting on Tuesday, awarded contracts for the furnishing of horses to the Fire Department. William Stokely secured the contract at $272 per horse. The proposals for building the proposed new fire engine house were opened. J. L. Shoemaker offered to build a house on the east side of Thirtieth street, north of Poplar, and rent it for ten years, at $1,200 per year. The J. P. Baltz Brewing Company offered to erect a building on Thirty-first street, opposite Stiles street, to rent for ten years, at $900 per year, and offered to rent other buildings a little larger, at $1,000 or $1,200 per year. James Batt offered a house on Eighth street, below Girard, at $2,300. The matter is in the hands of the committee of real estate leases. By resolutions of councils, medical examinations will be discontinued for the present with applicants for positions. Proposals will be advertised, for chemical fire engines. Sixty fires were reported during the month. The services of Dr. John R. Hart were secured as veterinary physician, at $500 per year. The Board of Fire Escapes also met and reported some dereliction of duty on the part of managers of the Central Theatre. A number of applicants for certificates to erect escapes will report, which were not in accordance with the terms of the new law. Quite a number of escapes were approved of and certificates issued for their erection.

Insurance Companies.

—During 1885, the income of the Mutual Life Insurance Company of New York, exceeded $20,000.

—One million policies have been issued by the Prudential Insurance Company of America in ten years.

—The Delaware Mutual Safety Insurance Company, of Philadelphia, will only do a marine business in New York in future.

—The shares of the Girard Fire and Marine Insurance Company of Philadelphia are worth $333—par $100; and is a profitable investment for its stockholders.

—A. T. Sabine, 506 Walnut street, is the resident secretary of the Guarantee Company of North America. The total resources of the Company are over $800,000. The Philadelphia officers are gentlemen of the highest personal integrity, and well and favorably known in business circles.

—During the month of January, 1886, Pennsylvania had 22 fires, in each of which was $10,000 or over, and the aggregate from all was $2,122,000. Allowing $100,000 for smaller and unreported fires we have a total loss for the month of $2,222,000. This is an increase of $1,805,550 over the figures for the previous month and an increase of $1,622,500 over those for the month of January, 1885.

—An excellent record is shown for the Mutual Life Insurance Company of New York. Messrs. Bates & Lambert, of Philadelphia, general agents for the company, received $1,384,200.94 in premiums last year, of which $174,637.27 were first year premiums. During the seven years ending with 1885, this agency received total premiums of $7,215,865.14 of which $789,998.27 were first years premiums.

—An ordnance is under consideration to lay a water main between the Wentz Farm and Lehigh avenue. The item of cost is being looked into.

Fire Records.

At Boston, Henry D. Noyes & Co., publishers, No. 12½ Bromfield street. Insurance, $2,500; loss, $1,000. Joseph L. Bates, insurance $1,500; loss, $500. No. 13 Bromfield street, J. Strahan, dealer in house paper. Insurance, $10,000; damage, $7,000.

At North Stonington, Conn., the Laurel Glenn factory of Solomon Barber & Co. Insurance, $20,000; loss, $30,000.

At Hoboken, N. J., E. Bauman's paint store. Loss, $2,000.

At Dutton, Ont., a block of stores, on Main street. Insurance, $5,000; loss, $8,000.

At London, Ont., the Medow Lilly mills. Insurance, $7,000; loss, $30,000.

At Augusta, Ga., the stores of M. Colclough, Mrs. S. H. Meyers and E. Kaufman. Insurance, $12,000; loss, $18,000.

At Chicago, Brown Bros' shoe store, No. 92 State street. Insured; loss, $4,000.

At Chicago, a dwelling, owned by B. F. Jacobs. Insurance, $3,000; loss, $4,000.

At Bradford, Mass., the dwelling occupied by Wm. Jones and J. I. Fitcomb, and by Dr. Bond, as a drug store. Insured; loss, $1,500.

At Springfield, O., a dwelling on Grand avenue, belonging to Mrs. Howard, and occupied by J. C. Lord. Insured, $2,100; loss, $2,200.

At De Graff, O., the livery stable of Matt. Covington and residence of Dr. Bull. Insurance on stable, $1,600; loss, $3,000. Dr. Bull's insurance, $800; loss, $1,200. Other losses on which there is no insurance, losses, about $800.

At Stockwell, Ind., J. H. Ritchey, grocer. Insurance, $500; loss, $600. Jay & Mitchell, no insurance; loss, $900. John Royer & Co., general merchandise, insurance, $2,000; loss, $1,700.

At Paris, Ont., Appleby's block of stores on River street. Insurance, $8,000; loss, $15,000.

At Sammonsville, N. Y., the paper mill of Robert Wemple. Insurance, $16,000; loss, $25,000.

At Buffalo Gap, Dak., the business block containing the post-office, a jewelry store, grocery, clothing store and boot and shoe store. Insurance, $4,000; loss, $10,000.

At Pittsburg, Fleischman's millinery store, No. 508 Market street. Insured; loss, $5,000.

At Fond Du Lac, Wis., two buildings owned by Charles Rueping and the Bechand Bros., and occupied by Martin F. Sasse, boots and shoes; the Bechand Bros., saloon, and the cigar factory of Metz & Small. Insurance, $8,200; loss, $12,000.

At Lexington, Mo., the millinery rooms of Miss M. Price. Insured; loss, $50,000.

At 205 Hopkins street, Brooklyn, John Walters's grocery and dwelling. Insured for $800; damage, $2,500.

At Dalton, Ga., the Union Passenger Depot.

At Brownston, Ill., the flouring mill of A. B. Sale & Co. Insurance not known; loss, $30,000.

At Baltimore, the ruffle manufactory of P. F. Gehrman & Co., 5 Hanover street. Insured; loss, $15,000.

At Sioux Falls, Dak., the dry goods store of E. J. Daniels. Insured, $15,000; damage, $6,000.

At Paris, Tex., the Reagles block on Grand avenue. Insurance unknown; losses, $35,000.

At Sharpsburg, Pa., the Chicago House and three dwellings. Insurance, $5,000; loss, $8,500.

Corporations Chartered.

The following corporations were chartered at Harrisburg: The Johnstown Lumber Company, with $50,000 capital; the Eagle Ferroline Works, of Pittsburg, with $200,000 capital; the Elk Lick Bridge Company, of Carwensville, with $3,000 capital; the Clearfield Consolidated Coal Company, of Philadelphia, with $100,000 capital; and the Bucks County Trust Company, of Doy estown, with $250,000 capital.

—The city is called upon to spend a great deal more money than it feels able to. The finance committee has some very difficult work to do. The couucils highway committee wants $416,000 out of the Gas Trusts' surplus. They propose to divide it up in the following amounts: Two hundred thousand dollars for improved pavements on streets occupied by passenger railway companies, and $100,000 on streets not so occupied; $10,000 additional for grading; $20,000 for repairs to bridges; $35,000 for macadamizing Moyamensing avenue; $15,000 additional for paving intersections; $7,050 for county line bridges; $5,000 additional for repairs to sewers; $10,000 for paving Twenty-second street, south from Spruce, with Belgian blocks; ₹2,000 for covering the Snyder avenue sewer; $2,000 for preliminary estimates, and $10,000 for repairs to the Girard avenue bridge.

—The Alumni Association of Girard College, proposes to nominate a candidate for a position in the board of city trusts. The candidate named was Robert J. Johnson. The annual meeting will take place in May, when the nomination will be confirmed.

JUDGMENTS.

PHILADELPHIA.

*Bower T C—Geo S Costa (Execution issued) 3 D 85 703	376
Brierley Joel—Jos D McKee 1 D 84 352 ver	209
*Barnard Wm P—A James Jr 3 D 85 691	100
Buchert Jacob—Geo E Taylor 3 D 80 645	S F
*Bateman Henry S—D Chambers 3 D 85 682	300
Coogan Daniel—Liberty Benef Socy (Treasurers Bond) 3 D 85 699	400
*Daly Michael—Guarantee Bldg Asso (Bond and Warrant, Execution issued) 3 D 85 697	2,000
Dollard Ann et al—Jas Dollard et al 3 D 85 685	Part
Dougherty Michael—Jas Kerr 1 J 79 693	S F
*Deuscher Samuel M, Leitz Jacob—Kensington Bldg Asso (Bond and Warrant) 3 D 85 684	500
English Thos S—Keystone Benef Socy (Treasurers Bond) 3 D 85 700	400
Feltman William, Rementer Frederick—Jas L Clark 3 D 85 683	15
Foster Thos S—Thos Hanlon 3 D 85 687	61
*Gock Christian—C W Kueller (Execution issued) 3 D 85 696	312
Grinnan Thos—St Theresa B & L 4 M 79 785	S F
*Grottenthaler V & Son—J H Monteath 3 D 85 692	369
Hayes Joseph R dec, Rush Francis H administrator—H Saetzer 4 D 84 447 ver	323
Johnson Thos—L T Howell 1 D 84 494 ver	223
Knorr Calvin B—Caleb H Bradley 3 D 85 21 ver	2,272
*Keyser Franklin—John H Straub 3 D 85 702	300

Mackey W W—Abraham Stone 1 J 85 242 ....
*Miller Byron H—E S Miller 3 D 85 690 500
*Moyer E P—Thos Moyer et al 3 D 85 695 17,500
*McIlvaine Jos H, Shaeffer Wm J—C C Sanson 3 D 85 698 500
*McDade Bobt L—A Lowry & Bro (Execution issued) 3 D 85 704 278
*Nugent Robert—A Stearne 3 D 85 689 400
O'Sullivan, Daniel—Jas Kerr 2 S 79 420 ..... S F
Raynor Joseph—C R Simister 2 D 84 124 ..... ver 150
Robertson Jos—R S Leithead 4 D 85 708 3,287
St Joachims Cath Benev Socy—B J Ward 3 M 85 724 ..... ver 15
Scott Wm at al—City (Bond) 3 D 85 701 ....
Smith Paul—A A Yerkes et al 3 D 85 694 71
Smith Paul Security Trust Co—A A Yerkes et al 3 D 85 694 ..... S F
*Schweizer Ernst—Wm Mayer 3 D 85 686 175
*Taylor Alfred V, Alexander H and Mary E—John Crankshaw, asse (Bond and Warrant) 3 D 85 688 2,300
*Walther Gustavus A—Gus A, Muller et al (Execution issued) 3 D 85 693 5,000
Alexander John—Wm B Rawle 2 D 85 782 91
Andrews John S—Geo D Jackson 2 S 75 308 23,314
Blockley and Merion Turnpike Co—Thomas G Lodge 2 D 85 843 1,258
Bechold Albert—Franklin Order &c (Treasurers Bond) 3 D 85 703 200
Bellis Henry—Franklin Order &c (Secretary's Bond) 3 D 85 707 100
Bower A Harry et al—City (Bond) 3 D 85 742 ....
*Barlow James—C W Snyder 3 D 85 747 50
*Bohn Wilhelmina—C W Miller 3 D 85 751 200
Brick Samuel R—Wm G Grimm 2 D 79 213 4,004
Baker Anna M—Wm Wilson & Son 1 D 85 761 212
Bailey Elwood—Wm B Kerr et al 1 D 85 855 270
Blaese Geo—Geo R Creely 2 D 85 158 832
Blaese John and Mary F—George R Creely 2 D 85 166 1,273
Clyde John J—R T Palairet 2 D 85 783 5,461
Cowperthwait Jos—F Burback 3 D 85 436 265
Cambios Chas—W J Greenough 2 M 80 126 25,053
Cooke Perrin J—Richard Ricketts 1 D 85 702 24
*Coffey Mary—H Christian 3 D 85 729 338
*Continental Mfg Co—Clara A Bush (Execution issued on cases 715 to 728) 3 D 85 715 369
*Continental Mfg Co—Penn Glass Co 3 D 85 716 1,042
*Continental Mfg Co—Everett Glass Co 3 D 85 717 554
*Continental Mfg Co—Arnold & Co 3 D 85 718 90
*Continental Mfg Co—S W Snow & Co 3 D 85 719 42
*Continental Mfg Co—W R Thurston & Co 3 D 85 720 259
*Continental Mfg Co—Evening Bulletin 3 D 85 721 37
*Continental Mfg Co—P E Murtha 3 D 85 722 13
*Continental Mfg Co—C W Nichols 3 D 95 723 47
*Continental Mfg Co—Boston Glass Co 3 D 85 724 14
*Continental Mfg Co—J W Coulston 3 D 85 725 82
*Continental Mfg Co—Thompson & Bro 3 D 85 726 57
*Continental Mfg Co—E D Douglass 3 D 85 727 102
*Continental Mfg Co—J S Clark est 3 D 85 728 10
*Davis Richard—John N Hering 3 D 85 743 52
Donahower Ann dec, Harris John A admr—A Coyer 4 D 84 873 257
Davison Anna, Clark Jas W—Hugh Kelly 3 J 79 499 371
Dilks Frank N—Wm C Parkard 1 D 85 732 183
*Earp Wm—Jno P Doherty 3 D 85 754 65
*Flanagan Thos J—Thos J Carroll 3 D 85 737 55
Fieling Leonard and Vincent—R P Vansant 2 D 85 359 ....
Gordon R A, Moore Geo M—H B Bunting 1 D 85 864 496
Goodwin B Edwd—W E Hinch 4 S 85 132 336
Globe Mfg Co—G S Schofield 1 D 85 372 898
*Hillman Martha—Jno W Steward 3 D 85 735 154
Hughes Thos F—Thos Griest 3 D 80 357 496
Hutchinson Edwd—C C Rhodes 1 D 85 71 183
Hirsch Gabriel—C F Zimmerman 2 D 85 375 421
King Levi R—W R Wister 1 D 85 185 30
Knopf I—Ernest Alder 1 D 85 395 142
Krtz F, aB—J B Love asse 3 D 85 753 21
*Long John—Aaron Thompson 3 D 85 710 30
Lukens L—M McManus 3 D 85 713 23
*Lavenson Isaac—H Lavenson (Execution issued) 3 D 85 731 4,515
*Loughridge Mary—C W Snyder 3 D 85 748 50
Lund James—Kensington Nat Bank 1 D 85 622 3,270
List Adolph—P Schemm 1 D 85 787 394
McMullin David J—John F Norton 1 D 85 852 109
Marshall Wm, Russell Geo R—John B Snyder 4 D 85 264 887
Miller Jno G & Chas A—C Schulte et al 1 M 85 479 295
Miller Ledru R—John Deringer 1 D 85 380 167
Myers Jacob—Strickland & Pennypacker 3 D 85 749 25
McClellan Leslie—Thos J Carroll 3 D 85 738 100
McNeile Hugh et al—City (Bond) 3 D 85 741 ....
*Meeteer Samuel G—H Heller, asse 3 D 85 711 144
Milliman F A—H Heller, asse 3 D 85 712 144
Newitt Alexr K—A Stewart 2 S 80 407 104
Neveling Harry—B Hoopes et al 1 D 85 642 485
Nagle Leopold—C Williams 4 D 85 59 2,036
Nagle Leopold—D Williams 4 D 85 60 2,036
*O'Neill Patrick—Jas Hagan 4 D 85 745 1,679
*Ogden Wm C, Kaus Henry J—G S Mahn 3 D 85 708 221
Perkins John E—J A T Laws D C S 70 879 ..... S F
Plass or Blass Morris—D H Arnold & Co 1 D 85 708 556
*Reese John J—John J Reese Jr (Attachment Execution issued) 3 D 85 731 3,000
Remington Pym—R M Patterson & Co 1 D 85 717 947
Randall Saml J—J H Chambers D C D 66 226 ....
Randall Robt E—P J Ryan 4 D 78 586 4,884
*Schneider John—A M Futzl 3 D 85 746 800
Smyth Isaac—Wm C Packard 1 D 85 731 732
Smith Thos A—Wm C Packard 1 D 85 733 732
Stone Elias M—Saml S Daiman 1 D 85 813 125
Singer Isaac—Jno McCardle 1 D 85 835 167
Stinsman Peter—R Wistar 4 D 85 253 260
*Smith Wm C—Cath H Smith 3 D 85 732 75
*Schultze Mary A—Thos J Carroll 3 D 85 739 168
*Slemmer Annie C—C B Williams (Bond and Warrant) 3 D 85 739 400
Thomas Joseph T—C Hazlehurst 3 M 81 183 168
Tuman Saml—Jas Maguire 1 S 85 126 290
Tilton Curtis—John H Scott 2 D 85 808 ....
Tillyer Wm and Isaac H—C J Churchman 2 S 85 776 165
Thompson Wm H—N Thouron 2 D 85 439 36
Totten Wm H—David Seeley 2 D 85 477 541
Titlow Jos—Patrick Duffy 2 D 85 484 156
Trauck John K—Bergner & Engel Co 2 D 85 562 ....
Tustin Cath—C Gallagher 2 D 85 379 .....
*Urwiler Saml, Maugweiler Jacob, Schildknecht Wm—Harmone U V 3 D 85 733 100
*Volz Theodore—Home Bldg Socy 3 D 85 734 200
Waxstock Hyman—H B Goodwin 2 S 85 668 150
Wodock Chas—Bustleton B & L 2 D 85 590 555
Wright Wm D—Hugh Chain Jr 2 D 85 615 671
Wright Davis—Hugh Chain Jr 2 D 85 616 246
Walmsley John & John W—Papeterie Co 2 D 85 224 128
Weyand Wm—H Mayo et ux 2 D 85 413 284
*Waterhouse John Jr—Good Hope B & L (Bond and Warrant, Execution issued) 3 D 85 750 1,200
*Wright Cath—Lacy G Carr 3 D 85 752 261
Whitney Wm—E Kretzmar 1 J 77 281 2,316
Ward John H—M Ulman 1 D 85 674 282
Weierbach Henry H, Jacoby Milton B—Edwd Evans 1 D 85 818 613
*Wendler John & Wilhelmina—John N Hering 3 D 85 744 91
Zeihler Wm—American Crockery Co 2 D 85 515 112
Allen Henry R—Jonathan Yerkes 2 2 D 85 861 119
Attwood John O—L & C Wise 2 D 85 306 842
Burke Thos B, Baker Chas I—Wm Ballin & Co 2 D 85 230 304
Brown Thos—John S Rosenthal 2 D 85 304 264
Brooks Jas D—Home B and L 2 D 85 305 ....
Bailey Elwood—A Carter Jr 2 D 85 488 168
Burns Peter—Continental Brew Co : D 85 541 ....
Bush J Addison—Nat Bank Republic 2 S 85 677 ....
Bateson John—Thos Gillespie 2 S 85 705 182
Barritt Chas A—J W Vittum et al 2 D 85 838 ....
Burnett John—E T Maguire 2 D 85 840 835
Black Jos R—Penna Co &c 2 D 85 730 29
Case W V—F G Stinson 2 D 85 821 ... 1,242

Capper John—H C Chapman 2 S 85 665	133
Continental Mfg Co—Nat Bk Republic 3 S 85 678	......
Cahill Thos F—Jacob Conrad 2 S 85 708	471
Cummins J E. Kliensmith Wm F—Henry Chuck 2 D 85 645	116
Cameron Robt—C Gross 2 D 85 312	2,917
Cowton Clarence—Amos Burton 2 D 85 402	681
Duffin John H—H G Freeman Jr 2 S 85 776	128
Eisenhower Jonathan—Mary S Geiger 2 S 85 717	705
Einstein David and Daniel—A Bacharach et al 2 S 85 775	257
Eckert Geo W and W H trustees—Householders B and L 2 D 85 564	1,450
Farner Chas P—P M Barber 2 D 85 564	258
Foudey M T—Nat Bank Republic 2 S 85 676	......
Fritz Edward H—C C Stotesbury et al 2 S 85 772	118
Feitig Louis P—Landis & Erisman 2 D 85 837	402
Grottenthaler Vincent—Jas M Vance & Co 2 D 85 736	171
Gleason John Jr—J W Lippincott & Co 2 D 85 446	809
Gordon Jas—Central Bank 2 D 85 547	255
Harley Wm G—John G Reading 2 D 85 424	307
Harrity Wm F assignee—Samuel C Fox 2 D 85 592	......
Hitchcock John—Samuel S Pancoast 2 S 85 670	901
Huston Jas E—F R Eppens et al 2 S 85 794	4,371
Hinkson Jos B—I T Clark 2 D 85 724	186
Henry Wm—Howell Bros 2 D 85 823	1[illegible]7
Kennedy Samuel W—Woodmanse Mill Co 2 S 85 720	......
Kester R L and Livingston—J and J Dobson 2 D 85 534	123
Kester R L and Ida V—A C Sinn et al 2 D 85 565	237
Lammot Eugene—H C Davis et al 2 D 85 448	207
Lower Wm H—Franklin Fire Ins &c 2 D 85 458	974
Levi Marcus J—Simon Solomon 2 D 85 573	126
Menns John H Jr—Thos S Smith 2 D 85 722	321
McCauley Edw D—Wilson & Fenimore 2 D 85 737	145
Mintzer E L Jr—B H Farren 2 D 85 836	350
McCormick Wm—E Kennedy 2 D 85 842	......
McInerney D M—Geo P Ide et al 2 D 85 607	145
Maher Benj E—Martin Free 2 D 85 650	141
Mulliken Frank A—Guarantee Trust Co 2 D 85 557	......
McHenry John S and M C—Guarantee Trust Co 2 D 85 558	......
Montgomery Geo W—Phila Saving Fund 2 D 85 280	......
McCann Edward—C Gallagher 2 D 85 341	......
Mawson E S and L J—J W Lippincott & Co 2 D 85 356	128
Neild Frank—D D Elder et al 2 S 85 778	133
Neill Richard R and Mary C—B Homer et al 2 D 85 797	251
Neill Richard R and Mary C—Thos B Homer 2 D 85 799	183
Naulty Jas and Susan—13th Ward B and L 2 D 85 811	......
Neverling Isaac and Henry—F G Stinson 2 D 85 822	1,242
O'Connell P M—E T Eisenbrey 2 D 85 651	154
Presser John C—A E M Lechler 2 D 85 202	1,219
Park Will F—John C Sinclair 2 D 85 329	......
Pioneer Tobacco Co—Edmund Dietz 2 D 85 569	482
Pioneer Tobacco Co—J L Cullingworth 2 D 85 571	160
Pioneer Tobacco Co—C C Heisler et al 2 S 85 754	165
Pioneer Tobacco Co—H H Sheip et al 2 S 85 680	231
Pioneer Tobacco Co—J S Wartman et al 2 D 85 596	137
Pioneer Tobacco Co—Jacob Cohn 2 D 85 597	716
Purcell Jas—Samuel Lucas & Bro 2 D 85 6[illegible]1	955
Puilz Lorenz—Geo I Simons 2 D 85 647	155
Palmer Jas R—Wilson & Fenimore 2 D 85 738	264
Reese John J—H M Campbell 2 D 85 185	149
Reese John J—Julius Bender 2 D 85 277	154
Rau Lewis—Jacob Cohn et al 2 D 85 340	1,294
Shank T S—Daniel Hoffer et al 2 D 85 249	232
Schwaab Jos—John Auer Jr 2 D 85 447	117
Scheu Fredk—A A Shumway & Co 2 D 85 519	235
Stead Geo W—J and J Dobson 2 D 85 599	63
Stinger Wm—H B Bunting & Co 2 D 85 619	107
Schuylkill Nav Co—Thos J Diehl 2 D 85 662	184
Stuckey Jos—T W Smaltz 2 D 85 613	264
Sundhelm Saml—A Bacharach et al 2 S 85 774	575
Strong Locomotive Engineering Co—Edwin Rund 2 D 85 739	479
Strong Locomotive Engineering Co—John Stevenson 2 D 85 704	278

Mechanics' Liens.

Robt M Mitchell owner and cont—John Devlin claimant, 7 bldgs S W cor Eighth and Winton streets to S W cor Eighth and Jackson streets	71
Jas Axford owner etc—Jas J Tevin claimant, S E s Harvey st 122 ft N E of Adams st	36

ABBREVIATIONS.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B – Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

TUESDAY, February 23, 1886.

Ashmead st., S. E. s., 84 ft. 4 in. N. E. Mercer, Milton Flue to Reuben Evans, Feb. 19, 1886, 99 ft. by 202 ft.	$ 4,500
Braddock st., N. s., 435 ft. 2⅞ in. N. E. Huntingdon, Wm. P. Millette to Elias Abrams, Feb. 17, 1886; g. r. $45	260
Cumberland st., 2412 and 2428, Wm. F. Harrity to Patrick McCrea, Feb. 10, 1886, each 16 ft. by 90 ft.	1,600
Fifth st., W. s., 172 ft. 10½ in. S. Cambria, Wm. H. Greenfield to Reuben M. Krout, Feb. 11, 1886, 14 ft. 4½ in. by 69 ft. 6 in.	2,550
Garfield st., N. W. s., 267 ft 10¾ in. N. E. Germantown ave., Adela W. Royal to George Dieter, Feb. 17, 1886, 20 ft. by 116 ft.	600
Garfield st., N. W. s., 347 ft. 10¾ in. E. Germantown ave., A. W. Royal to George W. Eckhart, Feb. 17, 1886, 20 ft. by 116 ft.	600
Gaskill st., 223, James W. Baird to Alexander Scrivani, Feb. 12, 1886, 13 ft. 1 in. by 44 ft. 3 in.	1,850
Germantown ave., S. W. s., 65 ft. S. E. Johnson, Mahlon M. Walker to Jesse Bockius, Nov. 2, 1885, irreg. shape	6,600
Hamilton st., S. s., 60 ft. W. Thirty-eighth, John A. Wilson, exr. to John Teas, Jan. 30, 1886, 2[illegible] ft. by 104 ft.	1,636
Hancock st., N. E cor York, Decatur Building Association to August Markelwitz, Feb. 2, 1886, 16 ft. by 49 ft. 6 in.	4,200
High st., N. W. s., 250 ft. 9¾ in. N. E. Hancock, E. G. Gummey to Elizabeth Kay, Feb. 8, 1886, 40 ft. by 125 ft.	2,000
Knorr st., S. W. s., 32 ft. 6 in. S. E. Vandyke, Wm. Disston to Joseph Harrison, July 17, 1885, 25 ft. by 135 ft.	2,100
Leamy st., 2825, John Kuntz to Charles Blaich, Feb. 3, 1886, 14 ft. by 76 ft. 4 in.	1,000
Martha st., S. E. s. and S. W. s. Tucker, Christopher Kurtz to Saml. M. Duscher, Feb. 17, 1886, 14 ft. 10¾ in. by 57 ft.; g. r. $60	600
Marvine st., 1257-1259, Ida R. Goldstein et al. to Augustus S. Bisson, Feb. 19, 1886, 28 ft. by 49 ft.; also, 1130-1132 Oxford, 30 ft. by 63 ft.	6,250
Same to John S. Hansell et al., Feb. 20, 1886	nom.
Melon st., 1129-1133, William Rotch Wister to Theodore C. Warner, Feb. 4, 1886, irreg shape	5,610
Merion ave., N. E. s., 473 ft. 10¾ in. S. E. Wyalusing ave., P. Duddy to Chas. B. Howell, Jan. 25, 1886, 15 ft. by 56 ft.; g. r. $72	600
Mount Vernon st., 1802, Burdett Hart to John J. Jones, Jan. 29, 1886, 21 ft. by 40 ft.	4,750
Nineteenth st., S. E. cor. Montgomery, Richard M. Jackson to Theodosia R Lukens, Feb. 17, 1886, 18 ft. by 100 ft.	7,750
Orthodox st., N. E. s. and S. E. s. Franklin, David Heston to Chas. B. Heston, et al., Feb. 12, 1886, 40 ft. by 100 ft.	nom.

Oxford st., S. W. cor. Ninth, E. A. Brigham to Benjamin F. Richardson, Feb. 15, 1886, irreg. shape; g. r. $300 ..... nom.

Park ave., E. s., 392 ft. 1 in. N. Columbia ave., Mary R. Wallon to Wm. Swindells, Feb. 16, 1886, 19 ft. 7 in. by 78 ft. 6,000

Lyndall's Alley, S. E. cor. Dean, Hy. P. Hilker to Mary Hilker, Feb. 19, 1886, 12 ft. 6 in. by 37 ft. ..... nom.

Passyunk road, W. s., cor. Eighth street, Joseph J. Riley to Mary W. Cassidy, Feb. 5, 1886; g. r. $90 3,000

Pine st., S. W. s., 126 ft. N. W. Franklin, Alfred V. Taylor et al. to Robert Nugent, Feb. 17, 1886, 16 ft. by 88 ft. 6 in. 2,300

Somerset st., N. E. cor. Twelfth, Michael Appelhouse to Frs. Hess, Feb. 15, 1886, 16 ft. by 68 ft. 6 in. 4,700

Tudor st., E. s., 60 ft. S. Dickinson, John Carroll to Mary Jane Kerr, Feb. 13, 1886, 28 ft. by 49 ft. 1,900

Twenty-first st., 1747 N., William R. Drane to George Illman, Feb. 18, 1886, 16 ft. by 80 ft. 5,350

Woodstock st., N. E. cor. Brown, Josephine Kerr to Thomas Wood, Feb. 9, 1886, 17 ft. by 70 ft. 5,800

Peter B. Holstein to George Laycock, Feb 9, 1886. 46 acres, 12 sq. perches ground, Twenty-seventh Ward 19,000

Callowhill st., 812, George Nass to Methe Bocuning, Feb. 19, 1886, 17 ft. by 60 ft. 5,500

Hagert st., 140 ft. E. Twenty-third, John F. Klumpp to John O'Hara, Dec. 28, 1885, 40 ft. by 137 ft. 6 in. ... 225

Latona st., N. s., 78 ft. W. Twenty-second, Jacob Jarden to John A. Shelley, to Charles C. Farnum, Feb. 23, 1886, 259 ft. by 45 ft.; also, S. s. Latona, 74 ft. W. Twenty-second, same size ..... nom.

Ninth st., W. s., 21 ft. 1½ in. S. Buttonwood, William B. Irvine to Albert Helling, Dec. 5, 1885, 36 ft. 2¾ in. by 94 ft. 7,500

WEDNESDAY, February 24, 1886.

Aramingo st., N. E. cor. Septiva, Martin Brenner to Jos. H Comly to Lonisa Brenner, Feb. 19, 1886, 12 ft. by 56 ft. 3 in. $2,500

Brandywine st., S. s., 181 ft. 10 in. E. Twentieth, Wm. Arnett to Francis W. Murphy, Feb. 17, 1886, 20 ft. by 70 ft. 5,750

Broad st., S. E. cor. Morris, Katharina E. Henzler to Henry Flach, February 19, 1886, 29 ft. by 124 ft. moiety 4,000

Buist ave., S. s., W. Seventy-fifth, John H. Scott to Chas. H. White, Feb. 19, 1886 270

Cottage st., N. W. s., 100 ft. S. W. Van Kirk, Wissinoming Mutual Land and Improvement Association to Mary D. Ware, Feb. 4, 1886, 64 ft. by 200 ft. 250

Cottage st., S. E. s., 133 ft. 4 in. S. W. Comly, W. M. L. and Imp. Association to Margaret A. Deacon, Dec. 3, 1885, 33 ft. 4 in. by 200 ft. 125

"D" st., W. s., 17 ft. 6 in. N. Somerset, James McHenry to Otto G. Kuehne to Jane McHenry, Feb. 19, 1886, 18 ft. by 87 ft.; g. r. $120, mtge. $1,800 ..... nom.

Crease st., 1342, F. Greenbank, master, to Jas. Rankin, Feb. 19, 1886, 19 ft. 8⅜ in. by 47 ft. 7 in. 1,675

Courtland st., Twenty-second Ward, 15 ft. W. Twentieth, George de B. Keim to the Philada. and Reading Railroad Company, Feb. 5, 1886; also ground on Fisher ave., Nineteenth st., N. Pennsylvania Railroad, Olney Road and on Pulaski avenue, etc., in Twenty-eighth Ward ..... nom.

Dudley st., 896, Chs. P. Farner to Hy. L. Horn, Feb. 12, 1886, 14 ft. by 49 ft.; g. r. $42 500

Eighth st., 2655 N., M. H. Heist to Geo. Stephan, Feb. 23, 1886, 15 ft. by 72 ft. 3,200

Ellsworth street, N. s., 160 feet W. Twelfth, moiety of Kath. E. Henzler to Hy. Flach, Feb. 19, 1886, 16 ft. by 60 ft. 900

Erdrick st., S. E. s., 232 ft. S. W. Vankirk, W. M. L. and I. Asso. to Lizzie Ware, Feb. 4, 1886, 33 ft. by 200 ft. 125

Fairhill st., E. s., 34 ft. N. Somerset, Christopher J. Heppe to Rebecca M. Wills, Dec. 31, 1885, 17 ft. by 70 in 675

Fernon street, N. s., 188 ft. 7 in. W. Nineteenth, Isaac S. Stackhouse to Hy. Everline, Feb. 12, 1886, 14 ft. by 50 ft.; g. r. $45 600

Fourth street, 3 lots, E. s., between Wood and Callowhill, Charles F. Guthoff to George H. Becker, in trust, Feb. 16, 1886, each 29 ft. by 100 ft. ..... nom.

Germantown ave., E. s., 80 ft. S. Lehigh, Frederick A. Bitting to Wm. W. Bitting, Feb. 19, 1886, 18 ft. by 234 ft. 6 in., moiety 2,500

Girard ave., 2944, Wm. L. Elkins to Maria C. Koblischeck, Feb. 19, 1886, 16 ft. by 57 ft. 3,400

Hanover st., 1338, Thos. Greenbank, master, to James Gilmer, Feb. 19, 1886, 16 ft. 1 in. by 88 ft. 1,975

Harold st., 2410, Jos. M. P. Price to Ferdinand Mietzner, Jan. 28, 1886, 36 ft. by 60 ft. 1,000

Jefferson street, N. E. cor. Mervine, moiety of K. E. Henzler to Henry Flach, Feb. 19, 1886, 15 ft. by 60 ft. 9 in.; mtge. $3,700 600

Lark street, E. s., 70 ft. N. William, Harris Silberman to Hyman Flinberg, Feb. 9, 1886, 14 ft. by 54 ft. 1,000

Lingo st., E. s., 198 ft. and 254 ft. N. Dickinson, Wm. R. Matchett to Mary Everett, Feb. 11, 1886, each 14 ft. by 48 ft.; g. r. $52.50 each 650

Lingo st., E. s., 282 ft. and 296 ft. N. Dickinson, Wm. R. Matchett to Rachel Pooie, Feb. 11, 1886, 14 ft. by 48 ft. each; g. r. $52.50 each 650

Lingo st., W. s., 216 ft. S. Reed, Patrick Kirlin to Richard McCall, February 11, 1886, 14 ft. by 48 ft.; g. r. $36 700

Martha st., W. s., 160 ft. S. Lehigh ave., Jas. C. Biddle to Margaret A. McMahon, Feb. 18, 1886, 18 ft. by 159 ft., quit claim 25

Master st., 1306, E. S. Armstrong to Frances A. Ellis, Feb. 18, 1886, 17 ft. by 94 ft. 6,250

Mt. Vernon st., S. s., 186 ft. W. Eleventh, Benj. M. Singley to Elizabeth H. Mears, Feb. 18, 1886, 16 ft. by 80 ft. 3,000

Nicholas street, N. s., 146 ft. 8 in. E. Twentieth, moiety of Eliza Ann Correll to Jos. B. Correll, Jan. 15, 1886, 14 ft. by 54 ft. 500

Orkney st., E. s., 263 ft. 3 in. S. Dauphin, Rebecca C. Cody to Patrick Walsh, Feb. 17, 1886, 12 ft. 3 in. by 37 ft. 7½ in. 1,150

Oxford st., 2603, Jacob D. Hevener to Ann McDermott, Feb. 2, 1886, 13 ft. by 76 ft 1,500

Page st., 2220, E. H. Flood to John W. Ryan, Feb. 12, 1886, 15 ft. 6 in. by 63 ft. 9 in 3,000

Palmer st., N. E. s. and S. E. s. Wildey, Martin Cramp et al. to Jacob S. Cramp, Jan. 28, 1886, 16 ft. by 83 ft. 5½ in. 3,000

Palmer st., S. W. s. and F. W. s. Girard ave., Wm. G. Fox (moiety) to John F. Fox, Feb. 20, 1886, 29 ft. by 70 ft.; g. r. $106.34 5,500

Also, on S. W. s. Palmer, 29 ft. W. Girard ave., 15 ft. by 70 ft. 500

Palmer st., 1211, James P. Bruster to Matthew Skyram, Feb. 19, 1886, 19 ft. by 64 ft., one-sixth interest 150

Passyunk rd., S. point of Eighth st., John P. Riley, trustee, to Joseph J. Riley, Feb. 20, 1886, irreg. shape; g. r. $90 250

Perot st., 2431-2433, Wm. B. Irvine to Jac. W. Weyman, Feb. 2, 1886, each 14 ft. by 40 ft 2,000

Powelton ave., N. s., 48 ft. E. Thirty-second, L. L. Dean to Isaiah L. Shoemaker, Feb. 18, 1886, 15 ft. by 94 ft.; g. r. $180 100

Reed st., N. s., 90 ft. 4 in. E. Watt, M. J. Mitcheson et ux. to Thomas Marsh, Feb. 18, 1886, 15 ft. 8 in. by 75 ft. 7½ in.; conformatory ..... nom.

River Schuylkill, W. s., below Market st., H. C. Woodward to John Sellers, Jr., Feb. 20, 1886, 100 ft. by 326 ft.; mtge. $30,000 ..... nom.

Sansom street, S. s., 133 ft. 4 in. W. Forty-fourth, John T. Morris to Frank S. Elliot, Feb. 18, 1886, 16 ft. 8 in. by 90 ft. 2 in 5,000

Seventh st., W. s., 40 ft. N. Bainbridge, Julius Kutner to Bernhard Friedman, Feb. 24, 1886, 20 ft. by 86 ft. 4,200

Seventh st., 536 N., Neal Hambleton, ex'r, to Chas. Lippincott, Dec. 28, 1885, 32 ft. by 85 ft. 7,800

Sixteenth st., E. s., 106 ft. N. Dauphin, George Sergeant to Frank G. Taite, Feb. 19, 1886, 17 ft. by 88 ft. 11 in. 425

Somerset st., N. E. s., 244 ft. S. E. Amber, Charles F. Ehrenpfoot to Mary Coffee, Feb. 8, 1886, 13 ft. by 71 ft. 3 in 1,450

Tasker street, 5 lots, S. s., 1 2 ft. W. Eighteenth, John P. Bradley to Alexander McIntyre, Feb. 23, 1886, each 16 feet by 65 ft., and each subject to g. r. $36 125

Tasker street, S. s., 182 ft. W. Eighteenth John P. Bradley to Joseph McKeever, Feb. 23, 1886, 16 ft. by 65 ft.; g. r. $36 25

Taylor st., N. E. s., 97 ft. E. Jasper, John T. Maguire to Mary R. Reiff, Feb. 3, 1886, 14 ft. by 75 ft. 1,775

Thirty-first st., N. E cor. Master, 100 ft. by 180 ft.; N. W. cor. Master, 50 ft. by 200 ft., and W. s., 50 ft. N. Master, 50 ft. by 200 ft., moiety of K. E. Henzler to Hy. Flach, Feb. 19, 1885 37,000

Thompson st., N. W. cor. Alder, K. E. Henzler to H. Y. Flach, February 19, 1886, 16 ft. by 46 ft.; g. r. $60 1,500

Twenty-fourth st., S. E. cor. Parrish, John M. Sharp to Mary A. Rively, Feb. 20, 1886, 17 ft. by 73 ft. 6,500

Vankirk st., S. s., 100 ft. W. Walker, the W. M. L. & I. Assn. to Cath. Shallcross, Dec. 3, 1885, 50 ft. by 100 ft. 125

Vienna street, S. W. s., 134 ft. S. E. Frankford rd., B. F. Shibe to Amasa White, Feb. 20, 1886, 18 ft. by 135 ft. 9 in 4,900

Warnock st., 2035–2039, Jerome B. Graybill to Carrie B. Williams, February 10, 1886, 15 ft. 6 in. by 48 ft. 7,500

Twenty seventh st., S. W. s., 209 ft. ½ in. N. W. Union ave., 25 ft. by 120 ft., and S. W. Twenty-seventh st., 25 ft. S. E. Meade, 20 ft. by 120 ft., Chas. J. Morrissey et al. to Ellen Morrissey, Feb. 22, 1886..... nom.

Wharton st., 117, Joseph R. English et al. to Benjamin F. Badger, Dec. 30, 1855, 17 ft. 8 in. by 70 ft. 6 in..... 1,400

THURSDAY, February 25, 1886.

Atlanta st., N. s., 189 and 212 ft. W. Thirty-eighth, Nathan Shoemaker to Adelaide Goff, Feb. 18, 1886, each 14 ft. by 70 ft.; g. r. $54..... $ 2,600

Baynton ave., S. W. s., 40 ft. N. W. Wisteria, John Rufe to Anna L. Dickinson, Feb. 16, 1886, 60 ft. 11 in. by 97 ft..... 1,760

Broad st, E. s., 99 ft. N. Oxford, Chas. S. Colladay to Mary Elizabeth Colladay, Dec. 11, 1885, 27 ft. 6 in. by 155 ft..... 9,000

Broad st., E. s., 105 ft. N. Susquehanna ave., Pratt Bishop to Wm. H. Kemble, Feb. 16, 1886, 21 ft. by 151 ft..... 3,000

Bustleton and Somerton Pike, N. W. s., 50 ft. by 166 ft., John Rees to Joseph D. Marshall, Feb. 19, 1886... 355
Also N. W. s. Bustleton and Somerton Pike, 65 ft. by 16 ft. 6 in..... 602

Chelten ave., N. W. s., 101 ft. 10½ in. N. E. Chew, Wm. Davenport to Mary A. Davenport, Feb. 22, 1886, 25 ft. by 154 ft..... 550

Chestnut st., N. E. cor. Thirty-eighth, Samuel Castner, Jr., to George W. Roberts to Catharine L. Castner, Feb. 20, 1886, 48 ft. 6 in. by 128 ft. 6 in.; mtge. $16,000..... 12,000

Chestnut st., S. s., 570 ft. E. Thirty-third, Charles H. Cheyney to Thos. H. Dallet, Feb. 25, 1886, 18 ft. by 120 ft. 2 in.; mtge. $6 000..... 2,400

Cumberland st., S. s., 30 ft. E. Gaul, Sepviva estate to Bridget McKinney, Jan. 16, 1886, 25 ft. by 66 ft., g. r. $48..... nom.

Cumberland st., S. s., 45 ft. E. Gaul, Sepviva estate to Philip MacIntyre, Jan. 16, 1886, 15 ft. by 66 ft., g. r. $48..... nom.

Eleventh st., W. s. and S. s. Charlotte, Eighth Ward, 206–210 S. Eleventh, Charles E. Kelly, trustee, to Thos. Miles, Feb. 20, 1886, 55 ft. by 62 ft 18,000

Fifth st., E. s., 144 ft N. Somerset, Edw. M. Davis to George Kessler, Feb. 3, 1886, 194 ft. by 100 ft..... 14,000

Fifth st., W. s., 18 ft. S. Indiana E. M. Davis to James Ritchie, Jr., Feb. 8, 1886, 72 ft. by 72 ft.; W. s. Reese, 33 ft. S. Clearfield, 126 ft. by 67 ft.; E. s. Reese, 47 ft. S. Clearfield, 84 ft. by 67 ft..... 7,270

Fifth st., E. s., 126 ft. S. Cambria, James West to Noah Webb, Feb. 22, 1886, 18 ft. by 100 ft.; g. r. $50... 200

Federal st., S. s., 178 ft. ½ in. E Thirteenth, James Costello to Mary Ball, Oct. 22, 1885, 16 ft. by 88 ft.... nom.

Fernon st., S. s., 137 ft. 1 in. E. Ninth, J. D. O'Bryan to Wm. N. Rowan, Feb. 16, 1886, 14 ft. 9 in. by 45 ft.; S. s. Fernon, 151 ft. 10 in. E. Ninth, 14 ft. 3 in. by 48 ft.; g. r. $24 each..... nom.

Germantown ave., E. s., 72 ft. 3 in. S. Huntingdon, James D. Hyer to Holstein DeHaven to Amelia Hyer, Feb. 8, 1886, irreg. shape; g. r. $179.36..... nom.

Gratz st., 1625, John M. Massey to James Nelson, Jan. 30, 1886, 14 ft. by 57 ft. 10 in.; g. r. $42..... 1,200

Harlan (or Forty-seventh) st., E. s., 236 ft. N. Westminster, John Dawson to Mary T. Dawson, to Bridget Dawson, Feb. 20, 1886, 18 ft. by 100 ft.; W. s. Markoe, 219 ft. 2 in. N. Westminster ave., 16 ft. by 100 ft.. 966

Hicks st., E. s., 58.99 ft. N. Tasker, John Friel et al. to Joseph Leedom, Feb. 23, 1886, 42 ft. by 47 ft.; W. s. Hicks, 59 ft. N. Tasker, 42 ft. by 47 ft..... nom.

Hicks st., E. s., 101 N. Tasker, John Friel et al. to Mary L. Leedom, Feb. 23, 1886, 140 ft. by 47 ft.; also, W. s. Hicks, 101 ft. N. Tasker, 140 ft. by 47 ft..... nom.

Jefferson st, S. E. cor. Bouvier, B. Davis Ellis to Frank B. Thompson. Feb. 23, 1886, 20 ft. by 80 ft., S. s. Jefferson, 60 ft. E. Bouvier, 60 ft. by 80 ft..... 10,000

Kensington ave., N. W. s., 120 ft. S. W. Clearfield (No. 3066), C. W. Hornor to Markwell Malpass, Feb. 20, 1886, 15 ft. by 66 ft..... 2,000

Laurens st., N. E. s., 106 ft. 6 in. S. E. Queen, Thompson Belf to Chas. Willing Littel, Feb. 5, 1886, 156 ft. by 155 ft. 3 in..... 3,000

Lawrence st., W. s., 34 ft. S. Clearfield, E. M Davis to Noah Webb, Feb. 8, 1886, 112 ft. by 84 ft. 3 in.... 2,760

Letterly st., N. E. s., 157 ft. 6 in. N. W. Jasper, John McCann, to Mary Ann Russell, Feb. 20, 1886, 12 ft. by 73 ft..... 250

Melon st., N. s., 76 ft. ½ in. N. E. ave., Abraham Hirsh et al, to Gabriel Hirsh, Feb. 9, 1886, 16 ft. by 64 ft. 4½ in..... nom.

Milton st., S. s., 186 ft. 9 in. W. Tenth, John Coyle to James Convery et ux., Feb. 19, 1886, 15 ft. by 59 ft. 2½ in.; g. r. $33..... 500

Moyamensing ave., W. s., 55 ft. 3½ in. N. Dickinson, William B. Landon to Richard W. Ellicott, Feb. 18, 1886, 17 ft. by 180 ft.; g. r. $96..... 2,300

Ogden st., 1123, Ann Eliza Hood to Ellwood Gaskill, Feb. 2, 1886, 12 ft. 9 in. by 43 ft 2,300

Pine st., 1624, Edw. Twaddell et al., ex'rs, to Langhorne Wister, Feb. 12, 1886, 15 ft. 10 in. by 72 ft. 6 in.... 7,500

Richmond st., N. s., 209 ft. E. Leopard, moiety, Emanuel Strauss to Albert E. Arnold, Feb. 19, 1886, 32 ft. 6½ in. by 100 ft.; g. r. $90..... 2,000

Second st., W. s., 248 ft. 4 in. S. Dauphin, William J. O'Neill to Catharine and Rose Scullin, Feb. 13, 1886, 16 ft. 4 in. by 70 ft.; mtge. $1,600..... 1,200

Sixth st., 2147 N., Frederick Thomas to Emma M. Sautman, March 3, 1884, 14 ft. by 76 ft..... 3,000

Steiner st., E. s., 78 ft. S. Melon, moiety of Gabriel Hirsh to Abraham Hirsh et al., Feb. 10, 1886, irreg. shape..... 1,000

Tenth st., 901 and 903, one-half interest, Charles Ellis to Josephine M. Willoughby et al, Feb. 16, 1886, irreg..... 6,060

Twelfth st., S. W. cor. Berks, Harvey M. Abbott to John M. Broomall et al., Sept. 18, 1885, 27 ft. by 78 ft..... 3,000

Thirteenth st., 1505, D. C. Cleaver to Cornelius O. Nathans, Feb. 18, 1886, 15 ft. 8 in. by 60 ft..... 3,600

Tioga st., 2101, 2111 to 2119 E., C. A. Max Wiehle to Chas. G. Psotta, Feb. 22, 1886, each 14 ft. by 68 ft. 6 in..... 11,000

Venango st., N. s., 41 ft. W. Sixth, Eliza Cannon to Elizabeth F. Glading, Feb. 3, 1886, 61 ft. 6 in by 98 ft..... 1,800

Wallace st., N. s., 132 ft. 5½ in. E. Thirteenth, Sarah Ann Dickinson to Jas. E. Cooper, Feb. 22, 1886, 18 ft. by 81 ft. ½ in.; g. r. $66..... 4,300

Waterloo st., W. s., 316 ft. 8 in. S. York, Jno. Callahan to Thomas F. Manderfield, Feb. 23, 1886, 13 ft. 4 in. by 47 ft. 9 in..... 1,025

Wayne st. or ave., E. cor. Penn, Stephen Hartwell to William H. Scott, Feb. 17, 1886, irreg..... 4,600

Wharton st., N. s., 66 ft. E. Sixth, George P. Beek to Charles W. Gessler, Feb. 17, 1886, 16 ft. by 53 ft..... 991

FRIDAY, February 27, 1886.

Sergeant st., N s., 104 ft. 8 in. and 120 ft. 8 in. E. Tulip, J. D. Sergeant et al. to John Pallatt, Jr., Sept. 1 and June 17, 1873, each 16 ft by 138 ft. 1½ in..... nom.

Sixth st., E. s., 80 ft. S. McKean, George Lodge to Thomas L. Sibley, Feb. 17, 1886, 16 ft. by 57 ft. 10½ in.; g. r. $90..... 675

Third st., N. W. cor. Dauphin, Elizabeth N. Biddle to James S. Biddle et al., trustees, Feb. 25, 1886, 50 ft. by 102 ft. 6 in..... nom.

Thirteenth st., E. s., 164 ft. 8½ in. S. Green, John J. Weaver to Robert Love, Feb. 23, 1886, 18 ft. by 66 ft.; g. r. $60, mtge. $2,000..... 5,242

Twenty-first st., E. s., 353 ft. 8 in. N. Norris, Charles M. Baker to Mortimer Skinner, Feb. 23, 1886, 15 ft. 8 in. by 80 ft.; g. r. $120..... 1.800

Vermont Place, S. s., moiety of S. P. Bancroft to William P. Baneroft et al., Jan. 29, 1886, irreg. shape..... 600

Walnut st., 3314, Henry W. Hess to David M. Hess, Oct. 14, 1885, to Henry Sloman, Feb. 24, 1886, 19 ft. 3 in. by 140 ft.; mtge. $5,500..... 3,250

Woodland Terrace, 3, J. E. Reid et al., admrs., to Andrew J. Loecher, Feb. 17, 1886, 30 ft. by 135 ft..... 6,275

H. Farrell to Baltimore and Philadelphia Railroad Company, Feb. 23, 1886, 2 a. 1 r. 11 p. land, Twenty-seventh Ward..... 14,000

Sixteenth st., W. s., S. of Dickinson, 4 lots, and 4 lots on E. s. Bancroft, S. Dickinson, George H. McLaughlin to Henry Young, Feb. 26, 1886. nom.

Allegheny ave., S. W. s. and N. W. s. Bath, John May to John Maurer, Feb. 20, 1886, 40 ft. by 119 ft. 2 in.... 1,500

Aspen st., S. s., 18 ft. E. Forty-second A. Lewis Smith to Thos. R. Johnson, Feb. 22, 1886, 48 ft. by 67 ft. 8 in..... nom.

Baring st., 3913, William B. Irvine to John Henry Jahke, Feb. 24, 1886, 9 ft. 6 in. by 64 ft. 2½ in..... 4,500

Belmont ave., N. W. cor. Merion, 6 lots, William Howell to Stephen A. Daly, Feb. 19, 1886, to Jacob Rightly, Feb. 20, 1886, irreg. shape ..... nom.

Belmont ave., W. s., 179 ft. 4½ in. N. Merion, Jacob Rightly, Feb. 23, 1886, 19 ft. by 80 ft..... 4,000

Chestnut st., N. s, 332 ft. 6 in. W. Forty-eighth, Daniel S. Lindsay to James A. Glendenning to Daniel S. Lindsay, Feb. 25, 1886, irreg. shape..... nom.

Clifton st., (Twenty-second Ward), N. W. s. 173 ft. 3½ in. Albert H. Ladner to Joseph L. Greenwood, Feb. 18, 1886, 14 ft. by 49 ft. 9 in.... 500

Dauphin st., S. W. s., 173 ft. 2 in. W. Tenth, Stephen Y. Hotchkiss to William C. Merritt, Feb. 17, 1886, 33 ft. 2 in. by 90 ft.; g. r. $102..... nom.

Dover's Ct., W. s., 87 ft. 6 in. S. Poplar, Charlotte W. Shoemaker to Fridolin Schmutz, Feb. 15, 1886, 12 ft. 6 in. by 52 ft..... 525

Eleventh st., 1829 N., Edwin S. Crawley to George H. Clift, Feb. 19, 1886, 16 ft. 8 in. by 78 ft.; mtge. $2,500 1,500

Federal st., S. s., 236 ft. W. Eighteenth, M. S. Lewis to Philip Johnson, Feb. 19, 1886, 16 ft. by 82 ft. 1,800

Fifteenth st., 814 S., Verilla J. Raffensperger to Harry S. Henry, Feb. 24, 1886, 16 ft. by 83 ft.; g. r. $116, mtge. $1,300 600

Fifteenth st., E. s., 92 ft. N. Westmoreland, Jacob W. Weymer to William B. Irvine, Feb. 2, 1886, 100 ft. by 150 ft. 3,500

Forty-second st., E. s., 64 ft. 10½ in. S. Aspen, Thomas R. Johnson to A. Lewis Smith, Feb. 22, 1886, irreg. ..... nom.

Godfrey st., N. s., 123 ft. 8 in. W. Second, Charles W. Close to Elizabeth A. Thornley, Feb. 24, 1886, 30 ft. by 49 ft. 6½ in.; g. r. $60 ..... nom.

James ave., N. W. s., 829 ft. 10 in. E. Ridge ave., Thomas Collingsworth to Martha Ann Mineviller, Feb. 3, 1886, 25 ft. by 178 ft. 8 in. 210

Kingsessing ave., N. E. Sixty-fifth, Robert Garrett to Hamilton Farrell, Feb. 18, 1886, irreg. ..... nom.

Lambert st., W. s., 316 ft. 6 in. S. Susquehanna ave., Jacob Rightly to Marie E. Miskey, Feb. 23, 1886. 15 ft. by 60 ft. 2,800

Maryland st., William C. Shreiner to Frederick L. Breitinger, Feb. 15, 1886, 14 ft. 11 in. by 45 ft. 725

New Market st., W. s., 52 ft. 2 in. N. Dana, Thomas Jones to John Veit, Feb. 24, 1886, irreg. shape 1,325

Palethorp st., W. s., 39 ft. N. Somerset, H. W. Bower to Geo. S. Ledger, Feb. 25, 1886, 43 ft. 9¾ in. by 38 ft. 4,800

Park ave., 2118, Annie Ladner, adm'r to John J. Dobbins, Feb. 1, 1886, 17 ft. by 80 ft. 4,000

Park ave., 1605, Solomon Widmann to Elvin H. Trenchard, Feb. 20, 1886, 15 ft. by 46 ft. 4,500

Percy st., W. s., 180 ft. N. Diamond, Edward L. Miles to Andrew J. Miles, March 10, 1885, 14 ft. by 53 ft.; g. r. $60 200

Frankford road, S. E. s., moiety of Ellen Garsed to Mary E. Ekwurzel, Feb. 25, 1886, 19 ft. 4 in. by 133 ft. ..... nom.

Reed st., N. s., 80 ft. 8 in. E. Watts, M. J. Mitcheson et ux. et al. to John Eberle, Feb. 18, 1886, 15 ft. 8 in. by 75 ft. 7½ in. ..... nom.

Reese st., W. s., 150 ft. S. Dauphin, Isaac Norris et al. to Wm. Lacklenburg, Feb. 20, 1886, 82 ft. 8 in. by 69 ft. 6 in. 2,600

Reese st., W. s., 327 ft. N. Cambria, H. P. Burchall to Daniel Grafly, Feb. 6, 1886, 14 ft. by 65 ft. 1,200

Race st., 1125, Theodore C. Colladay et al. to Robert Stokes, Feb. 17, 1886, 18 ft. 1 in. by 182 ft. 9,300

St. John st., W. s., N. Wood, moiety of Sarah P. Bancroft to Wm. Bancroft et al., Feb. 15, 1886, 20 ft. by 88 ft. 1,800

St. John st., S. E. cor. Brown, John Maurer to Charles C. Friel, Feb. 18, 1886, irreg. shape 7,500

Second st., 261 S. Theodore E. Winebrenner et al. to David Faust, exr., Jan. 27, 1886, 24 ft. by 144 ft. ....

Second st., 922 N., Thos. M. Lewry et al. to Henry De Groat, Feb. 17, 1886, irreg. shape 450

Second st., N. E. cor. Lehigh ave., Isaac Norris et al. to Daniel McElhatton, July 2, 1880, 20 ft. by 109 ft. ..... nom.

SATURDAY, February 27, 1886.

Reese st., S. E. cor. Indiana, Samuel Currie to Mary E. Weyand, Feb. 26, 18886, 45 ft. by 67 ft. 2,600

M. E. Weyand to John Schieber, Feb. 27, 1886 2,500

Willington st., 1702, F. A. Potts to George A. Linton, Feb. 19, 1886, 16 ft. 1 in. by 70 ft. 10 in.; mtge $2,000 ....

1706 Willington, 15 ft. 9 in. by 70 ft. 10 in.; mtge. $2,000 2,600

Willington st., 1709, F. A. Potts to William H. Miller, Feb. 19, 1886, 15 ft. 9 in. by 70 ft. 10 in. 3,300

Woodstock st., E. s., 137 ft. N. Tasker, Samuel Young, Jr., to James T. Franks, Feb. 26, 1886, 14 ft. by 50 ft. 774

Marston st., 1626 and 1636, James A. McCurdy to Edmund Y. McCurdy, Feb. 25, 1886, 13 ft. 6 in. by 77 ft. 9 in. each ..... nom.

Cadwalader st., quit claim, N. E. s., 62 ft. 10½ in. S. E. Thompson, Jas. Daly to William F. Rafferty, et al., Feb. 12, 1886, 18 ft. by 70 ft.; g. r. $27 ..... nom.

Cedar st. S. E. s., 214 ft. N. E. Ann, William Hawk to Benjamin F. Gilkeson, Jan. 30, 1877, to David M. Hess, Feb. 2, 1886, irreg. shape. Also lot in rear on Chatham st., 90 ft. by 75 ft. 450

Delancey st., 2118, S. s., 120 ft. E. Twenty-second, Henry Koshland to James D. Jaquett, Feb. 24, 1886, 18 ft. by 35 ft. 5,000

Eighth st., E. s., 100 ft. N. Poplar, Joseph Stern to William Frederick Loesch, Feb. 19, 1886, 25 ft. by 92 ft. 3,450

Eighteenth st., E. s., 110 ft. S. Vine, Sarah F. Whitney et al., to John H. Converse, Jan. 20, 1886, 22 ft. by 150 ft. 10,000

Eleventh st., E. s., from Diamond st. to Susquehanna ave., Caroline Williams to William G. Fox et al., Feb. 25, 1886, 530 ft. by 206 ft. 52,030

Fairmount ave., 414, 416, Samuel Conaway, Sr., et al. to Robert N. Keely, Feb. 10, 1886, 30 ft. by 145 ft. 8,425

Garibaldi st., S. s., 90 ft. 8 in. E. Goodman, Florian Faizmann to Caroline Hermann, Feb. 1, 1886, irreg. shape 200

Germantown ave., E. s. 105 ft. and 175 ft. 8 in. S. E. Wyoming ave., Edmund B. Seymour et al., ex'rs., to Fras. Devine, Feb. 25, 1886, irreg. shape 1,450

Huntingdon st., S. s., 14 ft. E. Fairhill, Stephen G. Williams to Catharine Landenberger, Feb. 24, 1886, 14 ft. by 60 ft.; mortgage $1,600 800

Lehigh ave., S. W. s., 75 ft. N. W. Almond, William H. Spelman to Robert Best, Dec. 28, 1885, 14 ft. by 57 ft.; same to Jane E. Spelman, Dec. 28, 1886 ..... nom.

Oxford st., E. s., Twenty-third Ward, Jos. DeF. Junkin to John W. Buckman, June 22, 1885, 4,285 acres 4,650

Park ave., W. s., 204 ft. N. Berks, Andrew E. Pratt to Wm. L. Hall, Feb. 19, 1886, 16 ft. by 90 ft.; g. r. $80 2,900

Pearl St., S. s., 125 ft. E. Broad, Sarah McCrossin et al. to Patk. Mullen, Feb. 6, 1886, 15 ft. by 50 ft.; g. r. $20.50 1,325

Seventh st., E. s., 16 ft. 7½ in. S Hoffman, John Lucas to Adolph Redeker, Feb. 22, 1886, 16 ft. by 68 ft.; g. r. $89 800

Sigel st., N. s., 280 ft. E. Moyamensing, Annie A. Brown, admx., to Felix Brown, Jan. 25, 1886, 14 ft. by 53 ft.; g. r. $48.50 400

Sixty-four-and-one-half st., E. s., 175 ft. N. Callowhill, J. E. Reid et al., exrs., to Bernard Tucker, Feb. 17, 1886, 25 ft. by 100 ft. 132

Manton st., S. s., 226 ft. W. Twenty-second, Henry R. Coulomb to John F. Conway, Feb. 16, 1886, 15 ft. by 55 ft.; g. r. $48 975

Market st., S. s., 136 ft. E. Thirty-second, John Matthew Hummel to John R. Citti, Feb. 17, 1886, 40 ft. by 220 ft. 20,000

Marshall st., E. s., 155 ft. 9½ in. N. Brown, George Illman to Edward T. Illman et al., Feb. 25, 1886, 18 ft. by 18 ft 1 in. 5,550

Oriana st., 1930, Wm. Peter to Joseph Flury et ux., Feb. 15, 1886, 12 ft. by 39 ft. 6 in. 750

Orthodox st., S. W. s., 253 ft. 6½ in. S. E. Paul, Richard C. Allen to Jos. Ball, Feb. 9, 1886, 20 ft. by 75 ft.; mtge. $2,500 100

Stenton ave., W. s., 218 ft. ⅝ in. S. Wyoming ave., Franklin Fire Insurance Company to Annie Lynch, Feb. 25, 1886, 14 ft. by 61 ft. 925

Twenty-second st. N. S. cor. Federal, A. M. Greene to Geo. W. Miller, Jan. 25, 1886, 18 ft. by 60 ft.; g. r. $84 2,100

Twenty-fourth st., E. s., 266 ft. N. Berks, Harry L. Roat to George W. McGregor, Feb. 12, 1886, 14 ft. 3 in. by 87 ft. 6 in. 3,100

Twenty-fifth st., E. s., 19 ft. N. Parrish, John M. Sharp to Henry Schairer, Feb. 24, 1886, 16 ft. 6 in. by 54 ft.; g. r. $96 1,500

Thirty-second and Wharton sts., N. W. cor., Patrick J. Dinan to James Kerns, Feb. 20, 1886, irreg. shape; g. r. $72 1,000

Leithgow st., W. s., 124 ft. 8 in. N. Somerset, John J. Hood to Frederick Gerstlauer, Feb. 4, 1886, 17 ft. 3⅜ in. by 92 ft. 6 in. 600

Warnock st., E. s., 93 ft. N. Somerset, Joseph Lomax to Charles C. Mann, Feb. 26, 1886, twenty lots, each 14 ft. by 64 ft. ..... nom.

SUBURBAN SALES

MONTGOMERY COUNTY.

Wm R. Price to Caroline G. Clayton, a house and lot in Shoemakertown, Cheltenham township, for ..... $ 723.90

E. K. Blanck to Dr. Thomas E. Cooper, a house and over 45 perches of land in Hatfield township, for 5,000

Henry C. Bevan to Walter Bevan, half interest in 1½ acres of land in Lower Merion township, for 2,842

John Moser to Henry H. Wood, two tracts of land containing together 24 acres and 159 perches in New Hanover township, for 2,000

Henry H. Wood to John Moser, 88 acres and 73 perches of land in New Hanover township, for 3,200

Thomas DeWitt Cuyler to Clement A Griscom, ¼ of an acre of land in Lower Merion township, for 647.50

John Jamison to Mary B. Ambler, a house and lot on George street, Norristown, for 1,600

Executors of Jesse Zeigler to Charles Ramey, a house and lot on Oak street, Norristown, for 781

Charles Ramey to John T. Dyer, a house and lot on Oak street, Norristown, for 800

Andrew Orr to Walter W. Hood, a planing mill with two acres of land in Lower Merion township at Ardmore, for 3,000

James M. Engle to Edmund Y. Geiger, a building lot in Pottsgrove township, for 365

Anthony Williams to Annie M. Benners, 13 acres and 40 perches of land in Abington township, for..... 9,275

Jesse Gery to Adam and Milton Krauss, a house and creamery with 1 acre and 52 perches of land in East Greenville, for..... 2,720

George W Eadline to Frank Halberstadt, a house and 5 acres and 88 perches of land in Lower Merion township, for..... 4,000

Frank Halberetadt to Mary E. Eadline, same premies for..... 4,000

The heirs of Joseph Potts, Jr., Hy. Potts, Jr., and Edward S Davies to Josiah Keim, two building lots in Pottsgrove township, for..... 150.00

William C. Vanleer and John H. Custer to Allen Rogers and Josiah Benjamin several buildings and lots of land in Royersford, for..... 4,400.00

Davis Knauer to Josiah Keim, half interest in two lots of land in Pott's addition to Pottstown, for..... 100.00

Henry Ball and Maria Carson to Ann Ball, two frame and one brick houses on Main street, Morristown, for..... 6,300.00

Allen Rogers and Joseph H. Benjamin to Benjamin J. Latshaw, one third interest in a stove and fire-brick works and two lots of land in Royersford, for..... 4,033.00

Daniel Latshaw to Allen Rogers and Joseph Benjamin, a lot of land in Royersford, for..... 40.00

Peter Seasholtz to Josiah Keim, two lots of land in Pottsgrove township, for..... 500.00

Executor of John Groff to George W. March, fourteen lots on Marshall street, Norristown, for..... 1,042.00

William F. Solly to Solomon Gilbert, a brick stable and lot of land on Penn street, Norristown, for..... 8,600.00

William P. Jones to John W. Pass, a house and lot on Walnut street, Conshohocken, for..... 1,510.00

Mary F. Leidy to James Wilson, a house and lot on W. Main street, Morristown, for..... 3,500.00

Jas. Ward to John Ward, a house and lot on Elm street, Conshohocken, for..... 785.00

Chester County.

Borough of West Chester, Bath Springs Water Works, containing 132 32-100 perches, to Josiah Hoopes et al..... $1,350.00

Joseph T. Bernard, messuage and 9 acres 72 perches in the township of New Garden, to Harriet V. Dunlap..... 850.00

Ed. H. Hall, house and lot 20 ft. front on Matlack street, West Chester to Adelbert C. Lewis..... 1,450.00

George R. Chambers et al., a lot, 29 perches, in the township of Londongrove, to John F. Brown 175.00

John M. Pomeroy, four lots in the township of Sadsbury, to Jas. Johnson..... nom.

Joel B. Pusey et al. messuage and tract 13 acres 3 roods and 8 perches in the township of Franklin to Chandler Phillips..... 6,473.12

George W. Coulston, tract 24 acres 104 perches in the township of East Brandywine, to Hugh McNeil..... 600.00

James Thomas, four building lots in Downingtown, to Isabella C. Mitchell..... 2,600.00

Jacob L. Lammey, 105 perches in the township of West Nantmeal, to Evan Dampman..... 140.00

James Wagonseller, warehouse, 2½ acres in the township of Wallace, to Evan Dampman..... 4,200.00

James McKeenan, 149 sq. perches in the township of West Nantmeal to Jacob L. Lammy..... 1,034.00

Lucien Hoguet, assig., hotel in the township of Wallace, subject to mtge., to James Wagonseller..... 700.00

Jos. Pyle, small lot in the township of Londongrove, to Milton C. Pyle..... 125.00

Louis H. Zietz, lot in the township of Londongrove to Chas. S. Pyle 200.00

Jos. Pyle, lot in the township of Londongrove, to Chas. S. Pyle.. 84.00

Geo. R. Chambers, 8,000 sq. ft. in the township of Londongrove to Joseph Pyle..... 150.00

Job H. Jackson, 9,161 sq. ft in the township of Londongrove, to Geo. C. Jackson..... 1,883.00

Levi D. Thomas, lot in the township of Willistown, to Alban Hall..... 300.00

Whitfield B. Forbes, 64 perches in the township of Londonderry, to Wilson Baker..... 35.00

Daniel Levengood, building lot in the township of North Coventry, to J. Huston Gergin..... 275.00

Jacob Mast, 9 acres 30 perches in the township of West Caln, 1882, to Wm. E. Risel..... 1,250.00

Jos. M. Hobson, 7,500 ft. in the township of London Britain, to Alfred C. Leonard..... 100.00

Jos. F. Kervaugh, lot in the township of East Whiteland, to Margt. Catanach..... nom.

Sarah P. Lackey, house and lot, 581 sq. ft., to the West Chester Fire Co. No. 1, Church street..... 4,500.00

Thos. F. Furry, shops and 23 400 sq. ft. in the township of Willistown, to Alf Elliott..... 2,950.00

Lewis W. Shields, house and lot on Barnard street, West Chester, to Benj. Everhart..... 1,500.00

Bucks County.

Ernest Lawrence to Wm. M. Downing, Jr, lot in Bristol, Feb. 18, 1886..... $1,400

George W. Hall to Harry Duffield, lot in Middletown, Feb. 18, 1886.... 2,500

Henry Seiler to Hugh Mulligan, two tracts in Rockhill, Feb. 1, 1886..... 1,500

John Taylor to Hugh Mulligan, two tracts in Rockhill, Feb. 1886..... 3,000

Robert McCurdy to Hugh Mulligan, tract in Northampton, Feb. 15, 1886..... 3,000

Mary Ridge to Alfred R. Biles, 58 acres 128 perches in Bensalem, Feb. 19, 1886..... 6,000

Admrs. of John Gerhart to Collinan Gerhab, four lots in Rockhill, April 8, 1872..... 425

Josiah W. Leidy to Daniel P. Steiner, lot in Rockhill, Dec. 12, 1873..... 450

Collman Gerhab to Dan. P. Steiner, lot in Rockhill, June 16, 1873..... 600

Admrs. and heirs of Charles Lerch, to John Leidy Riegel, release, Jan. 16, 1886..... .....

John N. DeGroot to Wm. S. Daniels, lot in Bristol, Feb. 18, 1886..... 500

Thos. Headly to John N. DeGroot, release, Feb. 18, 1886..... .....

John Robbins to John N. DeGroot, release, Feb. 18, 1886..... .....

Samuel B. Thatcher to Levi O. Biehn 9 acres 130 perches in Hilltown, May 18, 1885..... 500

Levi O. Biehn to Robt. L. Priester, three tracts in Hilltown, Feb. 16, 1886..... 4,000

Joshua Bennett to Mary Sprogle, lots in Warminster, Jan. 7, 1886..... 175

Charles Patterson to John Backus, lot in Falls, Jan. 23, 1886..... 1,500

Joseph Anderson, Sr., to Andrew Carnahan, 80 acres 120 perches in Falls, Feb. 22, 1887..... 7,760

Edna Vansant to Louis N. Clayton, lot in Morrisville, Feb. 15, 1886..... 125

Burlington County.

Benjamin J. Stiles to Thomas Wilson, lot of land containing 8 acres and 62-100 in Chester township, for..... $1,077.50

Joseph Holme to Thomas Hess, two small tracts of land, in New Hanover township, for..... 800.00

William K. Taylor to Mary Etta Taylor, house and lot of land, in Medford township, near Medford, for..... 700.00

Lydia Thompson to Maggie I. Rogers, house and lot on the west side of St. Mary street, Burlington, for..... 400.00

Robert P. Hartley to Japhet Bowker, house and lot, in Medford, for..... 350.00

Josiah Sherman to Joseph Gerew, lot of land in Bass River township, consideration nominal.

Peter F. Mattson to Henry C. Deacon, small lot of land in Burlington township, for..... 50.00

Augustine J. Savage to William M. Paul, two lots of land at Riverside, exchange.

William M. Paul to Augustine J. Savage, two tracts of land in Delran township, one containing 49 acres and the other 1 acre, for..... 1,500.00

Charlotte Nugent to Alice S. Rossell, lot of land in Little Egg Harbor township, nominal.

Richard D. Cox to Josiah White, house and lot on Union street, Burlington..... 1,800.00

William B. White to John F. Randolph, two lots of land in the village of Tuckerton..... 950.00

Delaware County.

George Procter, Thornbury, a tract of 1 acre and 33¾ perches in that township, to I. Preston Thomas, of same place, for..... 100.00

John M. Broomall, Media, a lot, 72 by 140 ft., on Fourth street, that borough, to Wm. H. Miller, of that place, for..... 570.00

W. Lane Verlenden, Darby, a lot, 102 by 101½ by 113¾ ft., in that borough, to Wm. J. Hall, Joseph and Morgan Bunting, for..... 1,050.00

George Weigand, Chester, a frame house and lot, 19½ by 80½ ft., on Front street, in that city, to Thomas H. Schuler, of Clifton, subject to a lien of $800, for..... 300.00

Thomas H. Schuler, Clifton, a lot, 19½ by 113 ft., in Lamokin street, South Chester, to George Weigand, Chester, subject to a lien of $1,250, for..... 625.00

Mary E. McKinney Philadelphia, a storehouse and lot, 20 by 101½ ft., on Green street, Chester, to James R. Bagshaw, of the latter city, subject to a lien, for..... 333.79

Estate of Wm. Nuzum, Marple, a tract of 46 acres in that township, to John Rigby, of same place, for..... 5,434.00

Estate of Wm. Nuzum, Marple, a tract of 46 acres in that township, Plummer to Grubb, of Upper Providence, for..... 3,500.00

NOTES.

—People in the north-western section of the city are calling for more extended street railway facilities.

—Stacks of charters of one kind or another are being taken out at Harrisburg. Philadelphians are taking the lead in this now.

—Permission was granted to H. C. Lea, to build a vault under his pavement, on Seventh street, running 68 feet above Arch street.

—The same committee permitted the removal of a frame building from the Church of the Visitation, to a locality on Belgrade street.

—Baeder, Adamson & Co., will be allowed to construct a railway track across Allegheny Avenue, East of Richmond Street, to connect with the Reading Railroad.

—The Board of Highway Supervisors have under consideration a resolution providing that vaults under side walks shall extend within three feet of the curb line.

—The carpenters in the employ of the Philadelphia & Reading Railroad, in this city and vicinity, have joined the Knights of Labor. The carters have also organized.

—A good part of Chicago is lit up by a corona of electric lamps on the top of the tower of the Board of Trade building, 312 ft. above the street. The plant is of 40,000 candle power, and is probably the largest mass of electric light in the world.

—"Queen Anne" has gone West. We have gotten tired of her along the Atlantic coast. She is a nice old maid, but we have need of some more spritely company. The "French Roof" staid with us a long time; now it is hanging around the Pacific coast. "Romanesque" is now coming. He is a fine fellow, and if people have good sense they will welcome him and naturalize him for life.

—Two Pittsburg mechanics are credited with having discovered how to produce the finest wrought iron direct from the ore. This is alchemy reduced to practice. Metallurgists have been attempting this difficult problem for many years. It has been accomplished in the laboratory and to a small extent practically, but there have been many failures and iron and steel makers will be incredulous until they know more of it.

—An improvement in an important type of ventilators for domestic and office use has been made by Mr. Ellis, a surgeon of Gloucester, England. At the junction of the horizontal inlet and vertical distributing tubes there is an adjustable door for regulating or wholly excluding the admission of outside air. At the outer opening of the inlet tube there is stretched a piece of some sort of suitable cloth, which acts as a kind of filter to the entering air, and on the inner side of the strainer there is a chamber for the purpose of containing any desirable perfume or disinfectant.

—Secretary Davis, of the Society for the Prevention of Cruelty to Animals, has addressed a letter to Councils' sub-committee having charge of the petition to appoint meat inspectors. Such appointments should be made without delay. Cases of diseased animals, whose blood has been rendered impure by being trampled to death in transportation, are daily reported to the Society, which joins with the Butchers' Protective Association in urging the action to be taken. Large quantities of "bob veal" are also sold in our markets and the "shamblers" purchase diseased cattle at the abattoir and sell them under cover of night in down-town markets.

—In New York there is a tendency to run buildings to an enormous height. Within two years the number of buildings over four stories high have been doubled. Last year over $52,000,000 was spent in new buildings and in repairing of old buildings.

—The Pennsylvania Company will appeal its case to the Supreme Court as a matter of course. The question to be tried is, shall the Pennsylvania Railroad Company obey the constitution of the State of Pennsylvania? The company evidently regards it as a piece of insolence that they should be expected to do so.

—The Carpenters and Joiners' Union, No. 8, some time ago issued a circular to the builders to ascertain their opinion in reference to the reduction of the hours of labor. The builders have expressed a willingness to abide by a nine hour day, at the old wages rate. This is a concession that is very creditable to them, and with its acceptance a matter that might develop into serious trouble has been adjusted. It is to be hoped permanently. The German Stone Masons' Union has declared also in favor of the nine hour work day, but have not as yet conferred with their employers.

—The scarcity of boxwood, with its advancing price, has stimulated invention to find a substitute for use in the manufacture of loom shuttles. A powerful hydraulic press has been devised, and certain timber can be used for this purpose. This press consists of a strong cast iron top and bottom, with four steel columns and steel cylinder, with a large saw. In the centre of this ram is fitted a smaller ram, with a rectangular head fitting into a die, which is placed on the top of the large ram. The timber is placed in this die and a pressure of 14 tons per square inch is applied. The pressure is then relieved, and the large ram descends. The top pressure block, which fits the die, is then removed, and the small ram rises and pushes the timber out at the top of the die. The timber so treated is made very dense, uniform and close grained, and will take a high finish, and it is obvious that this is a process which might be applied with advantage in the substitution of comparatively cheap timber for the more expensive work for a great number of purposes.

—William Kane, of this city is the inventor of an automatic sprinkler, which was recently tested. It is intended to keep a small fire in check until the engines arrive. The sprinklers are intended to be placed in various portions of a room or building and attached to pipes through which the water passes at a pressure of ten pounds or more. The sprinkler is intended to be automatic in its action, and the water is held in check by a lever, the end of which is soldered. It requires a temperature of 150 degrees to melt the solder. When melted, a valve drops out, and a spray of water is started which will extinguish the flames. The water is thrown in every direction, and is sufficient to extinguish any fire at the start. It has been put to a very severe test: a frame building filled with shavings and raw cotton was fitted up with three of the sprinklers. The shavings were set on fire in different places, and in a few seconds it seemed as if it would be impossible to check the flames. In a very brief space of time, however, the fire had generated a heat of 150°, and the valve of one of the sprinklers was released. The machine at once, with a pressure of water through the pipes of less than twenty pounds, began to throw its thin but effective spray, and in three minutes the fire was completely subdued. This was done by the one sprinkler nearest the flames, which were not able to spread so as to require the services of the other two sprinklers, a few feet distant.

—Messrs. Weidner, Elkins & Kemble made a very good stroke in purchasing 10,000 shares of the Broadway and Seventh avenue Railway stock. The purchasers are not in the least concerned over the investigation now in progress, as to the legality of the charter granted. They believe they can retain possession of the Broadway road. The sale is a conditional one. Half of the stock is so be sold at $285 and the other half at $300 per share, and the sum of $200 per share is to be paid down. The buyers have from now until the first of January next to pay the rest. The matter of revoking the charter is now before the Legislature at Albany, but the purchasers have gone through the question with able counsel, and feel satisfied that the state cannot and will not annul the charter.

—The Boston Water Board is proposing to build an open conduit, a mile or more in length, from the outlet of the water system, in which large, rough boulders are to be placed. The water, rushing swiftly over and between these rocks, will be so agitated, it is thought, as to do away with that impurity which depends upon partial stagnation.

—An English surgeon has invented an improved ventilation for domestic and office use. It is said that English builders and architects are specially pleased with it. This is because they have not heard of some of our American devices in the same line. The English device is thus described: "At the junction of the horizontal inlet and vertical distributing tubes there is an adjustable door for regulating or wholly excluding the admission of outside air. At the outer opening of the outlet tube there is stretched a piece of some sort of suitable cloth which acts as a kind of filter to the entering air, and on the inner side of this strainer there is a chamber for the purpose of containing any desirable perfume or disinfectant."

Worth Knowing.

—Iron or steel immersed in a solution of carbonate of potash or soda for a few minutes will not rust for years no matter how damp the atmosphere.

—To imitate ground glass, paint the glass with the following mixture: Sandarach 18 drachms; mastic, 4 drachms, ether, 24 ounces; benzine, 6 to 18 ounces. The coarseness of the grain of the imitation glass will be governed by the quantity of benzine used.

—A plan for rendering paper as tough as wood or leather has been recently introduced on the Continent; it consists in mixing chloride of zinc with the pulp in the course of manufacture. It has been found that the greater the degree of concentration of the zinc solution the greater will be the toughness of the paper. It can be used for making boxes and for roofing.

—Never use a bolt longer than necessary. When the joint is screwed up the nut should never be more than full, and had better be a thread short of being full than half a thread over. If the bolts are too long, use washers sufficient to prevent the bolt being drawn too far through the nut. If a washer is placed under a nut on a rough cast iron flange it will be found to work much more satisfactory.

—The shrinkage of paper used by draughtsmen may be overcome by a system which has been adopted for many years. All drawing paper is ruled with very faint lines to either one-quarter or one-fifth inch scale, and the drawings are made to correspond with these lines. Whatever the alteration in size or form of the paper, the variation in any square of one-quarter or one-fifth inch is a matter of no importance, and the drawing and scale both being on the same base, a ready and certain means of correction always exist.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

THE RAILWAY NEWS

PUBLISHED BY

THE RAILWAY NEWS CO., Limited.

A Weekly, Scientific, Mechanical, Electrical and Financial Journal.

NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.

A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.

OFFICES:

32 Nassau St., New York.

329 Walnut St., Philadelphia.

Subscription, $4.00 a Year, in Advance.

THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

GEORGE LAYCOCK,

Real Estate & Insurance Broker,

No. 914 WALNUT STREET,

PHILADELPHIA.

—27th Ward Rural Property a specialty.—

LAW OFFICES
—OF—
FRANCIS M. THOLE,
REMOVED TO
909 WALNUT STREET,
PHILADELPHIA.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

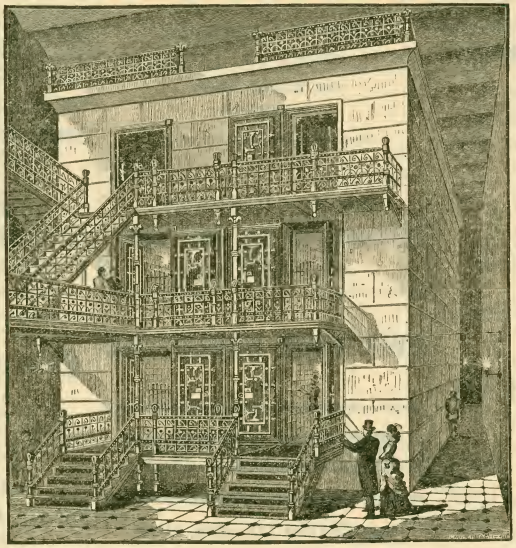
[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 9. PHILADELPHIA, MONDAY, MARCH 8, 1886. PRICE 15 CENTS

SAFE DEPOSIT VAULTS

—OF THE—

GUARANTEE TRUST AND SAFE DEPOSIT COMPANY.



THE GUARANTEE TRUST AND SAFE DEPOSIT COMPANY, in its fire-proof building, Nos. 316, 318 and 320 Chestnut St., Philadelphia, with its fire and burglar proof vaults, and all the necessary appurtenances for the prompt, convenient and safe transaction of its business—a structure unsurpassed in character and completeness by any building for a similar purpose in the country—is prepared to rent safes in its vaults, with combination locks that can be opened only with the keys held by the renters; receive for safe keeping, under guarantee, valuables of all descriptions, such as Coupon, Registered and other Bonds, Certificates of Stock, Deeds, Mortgages, Coin, Plate, Jewelry, &c., &c.; also Clothing, and other personal effects—assuming the fullest liability imposed by law. Receive Deposits of Money at interest, payable by check on demand, or on certificate payable on presentation. Act in the capacity of Executor, Administrator, Guardian, Assignee, Committee, Receiver, Agent, Attorney, &c., and execute trusts of every kind under appointment of States, Courts, Corporations, or individuals; collect interest or income and transact all other business authorized by its charter.

Safes of all desirable sizes, built inside of the Absolutely Fire and Burglar Proof Vaults of this Company, are rented at $9 to $125 each per annum. The larger Safes have Combination Locks. With the smaller each renter is furnished with keys—the only keys in existence that will unlock his Safe. The locks to these safes are all different and are changed with every change of renter. Each Safe has within it one or more Tin Boxes or Cases, in which to place the valuables deposited, under lock and key, held by renter. These Boxes or Cases are not to be opened within the vault, but must be removed to an adjoining room, fitted up with desks, screens, &c., where the owner, in perfect seclusion and privacy, can examine his Securities, cut off his Coupons, &c. A renter wishing to visit his Safe, must be identified by the Safe-keeper, who will always accompany him into the Vault. Any renter may, at his option, appoint a deputy to act in his stead; but in case of his death, no one but his legal representatives, duly authorized, can be permitted to have access to his Safe—in order that the interests of heirs may be completely protected. For the accommodation of Ladies, who may become Safe-renters, special provision is made, and separate apartments are fitted up for their exclusive use, with toilet room adjoining. Special accommodations are also provided within the Treasury for committees and officers of Insurance Companies and other corporations, whereby an examination of securities can be made without the trouble and risk of removing the same from the Deposit Vaults to and from their offices.

The Officers of the Company are:

THOMAS COCHRAN, *President.* EDWARD C. KNIGHT, *Vice-President.* JNO. S. BROWN, *Treasurer.* JOHN JAY GILROY, *Secretary.*

RICHARD WINSHIP, *Trust Officer.* HARRY J. DELANY, *Asst. Treasurer.*

DIRECTORS:

THOMAS COCHRAN, EDWARD C. KNIGHT, J. BARLOW MOORHEAD, THOMAS MACKELLAR, JOHN J. STADIGER, CLAYTON FRENCH, W. ROTCH WISTER, ALFRED FITLER, CHARLES S. HINCHMAN, J. DICKINSON SERGEANT, AARON FRIES, CHARLES A. SPARKS, JOSEPH MOORE, JR.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

ESTABLISHED 1873.
E. L. MINTZER, Jr.,
REAL ESTATE BROKER,
909 Walnut Street,
PHILADELPHIA.
Real Estate Bought and Sold. No charge unless sale effected.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

OWN YOUR HOMESTEAD
—AT—
CHESILHURST.
Lots 50x150 $15 each, clear.
High, healthy location, near Philadelphia.
For descriptive circular, apply to
SIMPSON & WADE,
No. 7 S. MERRICK STREET,
(West Side New Public Buildings.)

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.
ASSETS, January 1, 1886 ..... $1,263.509 78
SURPLUS as regards Policy holders 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock 546,521 88
ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.
Assets held in the United States $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS $2,589,103 19
INCOME IN 1885.
From premium receipts in United States $3,553,506 36
From other sources 222,078 39
Total $3,775,584 75
EXPENDITURES.
Net amount paid for losses paid in United States, $2,035,133 31
Commissions, salaries, and all other charges, 801,270 16
Amount paid for taxes ... 86,374 65
All other payments and expenditures 194,254 86
$3,120,032 98
Losses paid in the United States since organization $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PAINTS.
LEWIS U. BEAN & CO.
NINTH ST., ABOVE MARKET, Phila.
Manufacturers of all kinds of PAINTS, VARNISHES, &c
FRANKLIN READY-MIXED PAINTS, IN USE SINCE 1870

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1—NO. 9. PHILADELPHIA, MONDAY, MARCH 8, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, MARCH 8, 1886.

AN important meeting of master carpenters and builders was held, Wednesday afternoon, at the office of Stacy Leeds & Sons, 120 N. Thirteenth street, to take action in reference to the proposition of the skilled workmen to reduce the hours of labor. The action which led to this meeting was taken by Carpenters' Union, No. 8. Mr. Joseph Cooper acted as President and Thomas Little as Secretary. The following firms were represented: Wm. C. McPherson & Sons, Yarnall & Cooper, Geo. Watson & Sons, Stacey Reeves & Sons, Mariner & Buckingham, J. E. & A L. Pennock, Benjamin Ketchum & Son, James E. Doyle, John Duncan, Kemp & Garrison, James Bradin, Kister & Orum, Adam A. Catanach, Thomas Little & Son, Richards & Shourds, William Devitt & Sons, T. H. Doan, Jacob Myers, Henry Taylor, George Payne & Co., Thos. Marshall, R. Q. Gibbon, Wendell & Smith, and John W. Lenny.

The employers in the building trade would prefer to see a ten-hour system continued, but recognize the right of their workmen to work less time if they are so disposed. They, however, feel that the threatened increase in the cost of labor, and therefore to the increased cost of material of all kinds, will work to the disadvantage of the building trade in the long run. Nearly all the builders present at that meeting expressed themselves as in favor of dealing openly and squarely with their workmen. After a thorough discussion it was decided to accept the nine-hour day, from May 1st, and the Carpenters' Union was notified to that effect. The employers spoke in the highest terms of their workmen, both as mechanics and as men.

This disposes of what might otherwise have resulted in a strike, which just at this time would be disastrous to the workmen, employers and the public. A movement of this kind is naturally productive of apprehensions in the minds of the community. It is a very easy matter for any employer to argue that to pay ten-hour wages for a nine-hour day will increase the cost of work, and bring about such a condition of things as will check enterprise, and work to the disadvantage of the trade. This figuring, while apparently correct, is open to criticism. It will be found, in the long run, that the reduction of the hours of labor to nine or eight will not be productive of the anticipated harm. Equalizing tendencies and influences will at once set themselves at work. The value and cost of labor will naturally increase, but, on the other hand, the value and cost of everything else will increase in like proportion, and workmen and employers will simply leave off where they started, neither one side or the other having suffered anything in money or business, and one side having gained one hour per day, which in itself is a good thing not only to the mechanics, but, taking a long view of that matter, to the public.

We are not theorists, and are not running after new-fangled ideas, nor, on the other hand, are we afraid of the consequences of a shorter day. The advantages secured by the workmen will be accompanied by the disadvantages of increased rent and of increased cost in everything they purchase. All these things work themselves out. There is an equalizing tendency in nature and in trade which will assert itself in spite of any force that can be brought against it.

The individual builder, in looking at an individual contract, naturally feels alarmed, and wonders how he will come out. His only escape is to discount the reduction in time and the increased cost, and let each succeeding brick push against its neighbor. The result will be satisfactory to all. Our productive capacity is increasing rapidly. If a sufficient supply of bricks cannot be made in nine hours or eight, means will be found to manufacture enough. There is no danger of shorter hours resulting in shortening material, to extend the figure. On the contrary, a benefit will result. The prosperity of a people is measured by the earning capacity of that people. If the working millions of America could, by some legerdemain, or new economic system, earn, say one-fourth or one-half more than they now are earning, demand from that source would increase one-fourth or one-half, and that improved demand would naturally improve the prices of all commodities sold. Looking at it in any light we may, there is nothing to be feared and many advantages to be secured.

OUR friends across the river are troubled with a short water supply. Quite a number of mills were obliged to shut down and a good many families are alarmed at the prospects of a water famine.

BRADSTREET gives some interesting information in reference to the cost of municipal lighting. The cost in Baltimore is $36.94 per year, used on dark nights only, or $46.19 if burned every night all year. In comparison the following figures are collected, showing the amounts paid in other cities: New York, $25; Boston, $31 85; Washington, $22; New Orleans, $24; Burlington, $25; Auburn, $17.50; Rochester, $18.12; Richmond, $44; Dayton, $21.11; Jersey City, $25; Cleveland, $17.50; Baltimore, $46 19. It may be interesting, also, to note the amount of lighting facilities which the larger cities possess. New York has 23,038 gas lamps, and 647 electric lights; Philadelphia has 13,555 gas lamps; Boston, 9,781 gas lamps, and 401 electric lights; and Baltimore, 5,191 gas lamps and 243 electric lights.

HERE are some practical suggestions as to to how floors ought to be made. Double floors make a house warmer and quieter, and save carpets, if the boards of the upper course cross those of the lower; but in this latter case it is very hard to get at gas pipes, etc. Where possible, a floor should be given a slight upward arch or chamber when laid, so that when it settles it will settle level instead of dishing. Narrow flooring strips last longer than wide ones, and do not cut the carpet so much as wide ones. Three four-inch boards, shrinking one-eighth inch each, make less cracks than a twelve-inch board shrinking three-eighths inch as sometimes happens. Of picture rails the author says: Now-a-days, most every one who thinks about it puts up a picture rail or moulding on which to hook picture cords. It saves plaster—and profanity.

PITTSBURG is sending out a strong delegation, with the exception of representatives of the labor interests, to represent the manufacturing interests of Western Pennsylvania before the Committee of Ways and Means. Manufacturers from Eastern Ohio are also present at Washington this week for the same purpose. A very strong presentation will be made, showing the inadvisability of the proposed changes. Eastern Pennsylvania has as yet taken no definite action, but individuals were present at the hearing and coöperated with their Western associates. The manufacturing interests generally do not fear any serious attack upon the tariff duties, but should a stronger vote than is now estimated be threatened when the final canvass is made a strong movement will be made not only of iron manufacturers, but of all other manufacturing interests.

THE REAL ESTATE RECORD has sent circulars to a large number of persons identified with the building interests requesting their affirmative or negative as to the desirability of the establishment of a Real Estate Exchange. A liberal percentage of answers have been received. Those who have not answered will favor the management with an early response.

This question is an important one. Were there even no more reasons than were given in the scheme published last week on our first page, the Exchange should be established. But there are other vital considerations not referred to. No urging ought to be needed to secure the necessary coöperation of interested parties. Property owners who want the best possible prices for their property will naturally seek its aid. Builders desiring to know the value of real estate and its fluctuations, will find in the Real Estate Exchange a valuable help. Knowledge that is now scattered in two, three or four hundred offices, or for that matter in one thousand offices, will be concentrated in one centre, to which all real estate operators, conveyancers, builders, property owners, insurance interests, and attorneys identified with real estate matters will come, each bringing something in the shape of experience or knowledge, or helping to create a demand for property.

It is no guess work to say that an Exchange of this kind would double the real estate transactions. It would enable persons of moderate means to keep themselves as well informed as the rest. It would create a fund of information and open a field of opportunities that cannot be found through any other avenue.

The surprise is that this idea of an Exchange was never seriously entertained before. Let immediate action be taken. Send in your responses for or against.

VERY few of the fire escapes would afford very little escaping in case of fire. They pass over windows out of which flames will roll first. Professor Eaton, an authority, suggests fire-proof turrets, with a stair case in the interior and lined with fire-proof material, built some little, but convenient, distance from the building and connecting with it by balconies. "Turrets of this fashion," says Mr. Eaton, "would dispel all sense of danger and be invaluable practically. From an artistic point of view, they are equally attractive. The modern ten-story building is very ugly. Its fire-escape addition is an abomination. Turrets would bring back the beauty of mediæval architecture."

THE Home Insurance Company of New York furnishes gratis to the public some valuable information relative to the prevention of fires, which architects and builders could read with interest by way of refreshing their memories. The instructions have reference to the erection of stoves and stove pipes, to furnaces, steam pipes, to the care of lamps, oil stoves, volatile oils, gas lights, ashes, and in shops to friction of machinery and spontaneous combustion.

Railroads vs. Real Estate.

These subjects, separately or collectively, afford so much scope for editorial discussion that there seems no end to them when once agitated. Their relation to each other are closer now than ever before, and their future relationship, so far as this great city is concerned, must present difficult and perhaps unsolvable problems. Our old city of Philadelphia seems to have lost its attractions, and the disposition of even the remaining few of its residents is migratory. The influx of people into the new sections of our city is something wonderful. Acres of houses have been built and occupied since the Centennial, and what seemed Utopian no later than 1876, has not only been realized, but the throngs who are to follow bid fair in the next decade to greatly outnumber those of the past. Suburban properties that were little thought of or hardly deemed available ten years ago, have suddenly opened up and now bid fair to command a large share of preference; and it is right here that the railroad question enters into that of real estate, for unless greater transportation facilities are provided by the horse railroads, and as all things must have a limit the further expansion of the city proper must necessarily be hampered, as a consequence, those suburban sections in adjoining counties which can now be reached quickly by the steam railroads, will receive greater attention to the detriment of the city growth. There is but one remedy, and that is more transportation. An elevated railroad must come, how soon will depend entirely upon the managers of the horse railroads. The remedy the REAL ESTATE RECORD suggests is that all roads, whether running north and south or east and west, should have during the hours of the heaviest travel, relay cars which they can switch in at intermediate points, by this means persons who are compelled to take the cars at long or short distances from their starting points, can do so with a moderate degree of assurance that they will be able to reach home without either being sardined, if a woman, or compelled to hang on a car step if a man.

Ten cars switched in as we suggest, in the space of about twenty blocks from the starting points of any railroad, between 5 and 6·30 in the evening, would afford so much relief, that we are surprised that it has not been tried. It is not the province of the REAL ESTATE RECORD to manage passenger railroads, but it is our right to enter our protest against every obstacle corporate, or otherwise, that impairs building operations or real estate interests in Philadelphia, and we mean to be heard every time.

THE Committee on Surveys has recommended the construction of 19,156 feet of branch sewers. The amount that property owners are expected to contribute is put at $40,915, or $30,000 less than the work will cost. An ordinance will be sent to Councils authorizing the construction of these sewers, and charging the excess, provided it does not exceed $15,000, to an item for branch sewers out of the annual appropriations to the department.

Builders and Building Associations.

The phenomenal growth of Building Associations is a matter of surprise and gratification to all who feel an interest in the improvement of the condition of the people. The past six months has stimulated interest in these popular associations and some new associations have been formed. One of our leading builders said last week that while it was true that the building and loan associations are vigorous and multiplying and likely to continue growing in number and efficiency, their sphere of usefulness was being somewhat curtailed by the construction of so many new houses, which are offered and sold at lower prices and on easy and inviting terms. He stated that as long as a man could buy a six or seven roomed house at $2,000 to $3,000 including lot, in a good neighborhood and convenient to cars and shops, at $200 to $500 down and easy monthly or quarterly payments, after that he will think twice over it before entering an association and borrowing money at 7 to 15 per cent., as is very frequently done, and putting up his own house. The value of much of the money going into houses in this city is estimated at 5 per cent. by the investors. Some of the houses erected through building and loan associations are built on 12 to 15 per cent. money. The difference makes an item worth looking at. The whole construction of houses with 5 per cent. capital, in blocks of 50 to 200 will naturally go ahead of the small retail and individual operations made with dear money. Some of the advocates of the old building and loan system say these extensive operations of investors will only strengthen the building associations, but it is difficult to see how they can. In a three thousand dollar house the difference in investment alone, calling them respectively 5 and 10 per cent., would be $150. But it may be answered, the selling price of the house will be made to cover that $150. The real question purchasers have to decide is: Can we get a better house in the association or by individual purchase? The bulk of those who are providing themselves with homes are answering in favor of the individual plan. Builders report a very active demand for houses of small size. They are picked up very rapidly. Hence builders are prospecting and constructing and scheming for still more extended operations. Cheap and abundant money is the basis of existing house building activity. Men who can build houses on five per cent. capital will crowd aside others who cannot build with less than 10 per cent. capital, to say nothing of the economic advantages of large operations as against individual operations.

THE patriots of the Twenty-fifth Ward, who compose the Public Improvement Association, propose to see whether they cannot abolish toll payment over a portion of Second street. They also propose to secure the opening of Venango street, between Third and Fifth, from Second street to Kensington avenue. Sixth street will pass under the Pennsylvania Railroad. Lawyers have been employed to carry the matter into court.

MOST employers naturally look upon arbitration as a device for robbing them of some of the authority which belongs to them. They are not disposed to accept or adopt any principle or proposition which will strengthen their employés in their position to accept or not accept current rates of wages. The work of organization is rapidly extending all over the country, and workmen are resolutely demanding that the principle of arbitration shall be accepted and put in force. Two or three years ago attempts were made in various State Legislatures to enact laws that would establish some sort of arbitration, but of late the method has been neglected, and labor organization itself relied upon to enforce the views of the workingmen.

STEPS will shortly be taken to place the Real Estate interests of this city upon a firm footing. The scheme proposed is meeting with hearty approval. The Real Estate Title and Trust Company also is being pushed through its preliminary stages. The lawyers feel that this movement is imperative. They propose to meet combination with combination. The conveyancers, real estate agents, property owners, insurance interests, as well as real estate lawyers, will coöperate in a movement which promises so many good results. The time is at hand for the contemplated action. The Real Estate interests need an Exchange. Over one thousand men are directly concerned in such an organization There are enough yard-wide and all-wool men in this one thousand to make a live Real Estate Exchange. Buyers and sellers of real estate would be obliged to come to the Exchange to obtain the highest and the lowest prices. It would be the natural centre of all important Real Estate operations.

THE Councils electrical committee on last Wednesday inspected the workings of the wires laid by the Brooks' Underground system, between the Broad street station and the Kensington station. Mr. Brooks proposes to make a proposition to the city to lay underground wires and maintain them for all public and private electrical business. The price Mr. Brooks will propose is that the city rent them at $30 per mile per annum and give the company 75 per cent. of the proceeds

CONGRESS has been working for years at a Bankruptcy Bill and it is now believed that one has been prepared which will meet all demands. The latest will differ in several different points from the Lowell Bill by the omission of the involuntary bankrupt feature. It seems impossible to devise any bill that will meet all the exigencies that are likely to arise.

PHILADELPHIA is providing herself liberally with streets. Last week's ordinances add some twelve or more miles of streets. Brick and mortar are advancing with giant's strides northwards and westwards. Next comes the necessity for well paved streets, but the requirements of the older and crowded sections of the city for improved streets is more urgent.

REAL ESTATE.

Corporations Chartered.

Charters were issued at the State Department this week as follows: Pittsburg, Knoxville and Allentown Railway Company. capital, $100,000; Pittsburg, Knoxville and St. Clair Street Railway Company, capital, $60,-000; Laughorn Improvement Company, of Bucks county, capital, $50,000.

Philadelphia's Wealth.

The value of the real estate of Philadelphia is estimated by the board of revision of taxes at $544,289,660. Suburban, $18,000,137; farm property, $18,706.174; personal property, $10,-307,644. Total $711,300,615.

The total return of real and personal estate subject to city tax for 1885 was $597,785,428, an increase of $14,172,745 over 1884, and an increase for 1886 of $12,524,187 over the preceding year.

Mistaken Economy.

The positive neglect and indifference with which some owners treat their properties is perfectly amazing, they seem to think that the cost of necessary repairs is money thrown to the dogs. They place their properties in the hands of an agent and compel him to meet the importunities of tenants for repairs while they keep in the background. Real estate agents are compelled to refuse repairs which they know to be actually necessary, because owners will not permit them to be made, this too to the detriment of the agents business and their personal popularity.

Is it any wonder that desirable houses in popular neighborhoods remain empty for months, while on the other hand less desirable properties are no sooner vacated than there are a dozen applicants anxious to secure them. There are scores of houses in this city which are barely tenantable and whose occupants are tortured with leaky roofs and inferior heating appliances, of course colds and sickness are the attending evils and the tenant has no redress; it would only be fair if the owners of these properties could be held legally responsible for the suffering and misery their shiftlessness causes the tenant.

Bills Now Before Congress for Different Public Buildings in Pennsylvania.

The aggregate amount appropriated or asked from the present Congress to date for public buildings in the State of Pennsylvania is $1,710,000. The status of the pending bills is as follows: Appropriating $175,000 for a post office at Lancaster, introduced into the Senate by Senator Cameron and passed; now in the House committee on public buildings and grounds.

To change the limit of appropriation from $80,000 to $250,000 for a post office at Reading, introduced into the Senate by Mr. Cameron and now in committee awaiting action of the House on Senate bills. A similar bill was introduced in the House by Mr. Ermentrout. A favorable report has been agreed upon, but the amount has been reduced from $.50,000 to $180,000.

Mr. Bayne has introduced a bill asking $500,000 for a building at Allegheny City Mr. Everhart for $10,000 for a building at West Chester, Mr. Sowden for $100,000 for a building at Allentown, Mr. Scranton to change the limit to $250,000 for the building at Scranton, also $200,000 for a Post Office at Wilkesbarre, and by Mr. Brown to change the limit at Williamsport to $200,000. Senator Cameron has introduced a bill asking $225,-000 for the proposed building at Williamsport.

With the exception of Lancaster, none of these bills have passed either house. The Reading bill will doubtless be favorably reported at the next call of the committee, with $70,000 reduction on the amount asked for. There is a disposition to make its passage by the Senate contingent upon the passage of the Lancaster bill in the House. Such a course, however, would be an injustice to Reading, as the Lancaster bill is an original measure, while Reading is simply a request for an increase of limit, as the original sum asked was insufficient, the most available sites requiring about one-half of the $80,0000 for purchase money.

The twenty Republican members from Pennsylvania are doing considerable log-rolling among members from other localities. All the Pennsylvanians except Sowden and Ermentrout asking appropriations are Republicans. It is not probable that all the bills will go through, as the amount stated is regarded by the committee as above the proportion due to Pennsylvania out of the whole sum to be recommended for such purposes. It will be interesting to see who will come out ahead. Major Hiestand having had his bill passed in the Senate has a decided advantage in the race, as he can offer inducements in the nature of prestige and aid in the Senate, which his colleagues do not possess.—*Times.*

Legal Decision.

It has always been a legal question to what extent transportation companies were obliged to pave and repave within municipal limits. There has been an old dispute between the Frankford and Southwark Railway in this city, dated back from 1882. The duty of passenger railways was defined by active assembly of July 7, 1857. A suit was instituted to recover from the railway company the cost of work done by the city which the company refused to do. The city recovered a judgement for $1,465, the full amount asked for.

The company removed the case to the Supreme Court. That Court, in an opinion by Mr. Justice Paxon, has affirmed the judgment entered in Common Pleas, No. 3, and holds that the consent of Councils had to be obtained before the company could occupy the city streets south of Cherry street. "It is settled law that Councils had the right to impose conditions in giving its assent (Mercer vs. The Pittsburg and Fort Wayne and Chicago Railroad Company, 36, Penna. St. Rep., 99; Dillon's Mun. Corp., Sec. 706). The consent of Councils was granted upon the condition that the company comply with the ordinances of Councils regulating passenger railway companies. Accordingly the company, July 8. 1857, filed a bond with the City Solicitor referring to the ordinance of July 7, 1857, reciting a resolution of the directors of said company, passed July 7, 1857, that the company would comply with the provisions of said ordinance,' and covenanting to faithfully comply with the provisions of the ordinance and perform all the conditions and execute all the provisions thereby imposed upon them. One of those conditions was (Section 3), that they "shall be at the entire cost and expense of maintaining, paving, repairing and repaving that may be necessary upon any road, street, avenue or alley occupied by them.' Having given bond to comply with this ordinance the company was plainly chargeable with the duty of paving the street in question, and whether it was above or below Cherry street is wholly immaterial. We find no error on the record." Judgment affirmed.

Changed Hands.

Hayes & Ellis' Sash and Door Factory and Lumber Yard, 4752 Main street, Frankford, has been purchased by Ellwood Allen, Esq., who has refitted the entire plant with new, modern, improved machinery. Mr. Allen is ready for business, with a complete stock of regular sizes of doors, shutters, sash, blinds, mouldings, etc.

BUILDERS' ITEMS.

Building Notes.

Marks Bros., Eighth and Arch streets, are adding another story to their stores.

Thomas A. Lynch, 108 S. Sixteenth st., has contracted for the erection of a dye-house and office for Raue & Co., dyers, Richmond street.

James D. Arthur, builder, is making extensive alterations and additions to the residence of Dr. R. M. Smith, 332 S. Twenty-first street. Hazelhurst & Huckel are the architects.

James B. Doyle, 907 Filbert street, the contractor for the new market-house at Girard avenue and Hutchinson street, is proceeding rapidly with its erection. The building has advanced as far as the first story.

A large building is being erected on Broad below Mercer street. W. H. Geissinger, 441 Chestnut street, is the architect.

Also, by same, a building is in course of construction on North Second and Somerset streets.

Phil. J. Walsh, Esq., is erecting two separate three-story frame cottages with stables and coachhouse attached to each, at Burmont, Delaware county, to cost $10,000. Robert K. Clark, 315 Arch street, and A. A. Campbell, 22 Strawberry street, the contractors.

William Gordon, builder, has erected and just completed an elegant residence in Germantown for Mr. W. E. Dobbins. It has already been sold to H. McMutrie, Esq., of Philadelphia, and is finished in the most approved manner. It contains twelve rooms, bath-room, etc.

Robert H. Tout, 217 S. Sixteenth street, is to build three large stores at Thirteenth and Market streets for Henry C. Gibson. G. W. and W. D. Hewitt, 310 Chestnut street, are the architects. He has also begun work on a dwelling-house at Twentieth below Chestnut street for Mr. Wm. Roberts, the architects of which are Messrs. Peabody & Sterratt, Boston.

Allen B. Rorke, 423 Walnut street, is making rapid progress towards the erection of the larger building, corner of Eleventh and Market streets, to be occupied by Hood, Bonbright & Co., wholesale dry goods merchants (808 Market street), for the Girard Estate. Already, about two-thirds of the work of excavating is done, and the foundation pretty well under way. Over three hundred men are employed, including masons, bricklayers, and the workmen who are employed in placing the structural iron in position. The building will have an iron front, to be erected by Cornell & Co., New York. James Pattison & Co., of N. Broad street, are doing the excavating and furnishing the foundation stone and brick work. The whole is being done under the supervision of the energetic foreman, Jacob Wentzelberger.

Mr. Rorke has another contract for the erection of a dormitory which is to accommodate four hundred pupils at Girard College. The building will be of white marble.

William E. Dobbins, 1001 Chestnut street, has contracted to erect a military academy for Rev. S. C. Clements, at Cheltenham, west of Philadelphia, to which a chapel will be added, of the Gothic order. Mr. Dobbins has been engaged in making extensive alterations in the present school building, and of the superintending of the academy's dwelling, and has just completed them. He has also in course of erection, at Ashbourne, on the Pennsylvania Railroad, six miles northwest from Philadelphia, twelve very attractive cottages, in the "Queen Anne" style. They are of nine and eleven rooms, with ornamental fancy brick fronts, and white, brown and blue stone trimmings, stained plate and mosaic glass windows. The interiors are furnished with walnut and mahogany wardrobes, washstands, electric bells, tiled vestibules and cemented cellar floors, hot and cold baths, etc. Four of these houses are finished; the other eight Mr. Dobbins expects to have completed during the spring. Ashbourne is growing rapidly, and is a most attractive locality for persons in search of a home. These houses of Mr. Dobbins are in the vicinity of Jay Cook's residence.

The market-house at Columbia avenue and Broad street is being altered. Ten new stores are in course of construction, and mostly rented. Two or three are already occupied by retail merchants. In addition to the above Mr. Dobbins has nearly completed a handsome residence at Ashbourne for Mr. John C. Roelofs, hat manufacturer, of Philadelphia, of the same substantial character as the houses he has already erected in that vicinity. The interior is to be of hardwood, and the different rooms of the building will be furnished with steam heat.

Mr. Robert G. Kennedy, architect, 224 S. Third street, is preparing plans for a large dwelling-house, of handsome brown stone, with mansard roof, with stable in rear, for Mr. J. J. Darlington, at Haverford Station, on the Pennsylvania Railroad. The house will be supplied with all the modern conveniences. In addition to the above, Mr. Kennedy is preparing plans for a store to be erected for George Stienman, hardware merchant, of Lancaster, Pa., to cost $60,000, and for a residence at Germantown, for Mr. Hy. Lewis, Philadelphia. Also for six three-story houses, of seven rooms each, with porches and front yards, at Forty-ninth st. and Chester ave., for Thomas Robb, Esq., of Philadelphia. Plans are also being prepared for a dwelling-house in the "Queen Anne" style of architecture, with carriage-house and stable, for Frank T. Pattison, at Rosemont, on the Pennsylvania Railroad, to cost $5,000. He is also engaged on plans for a handsome brown stone residence for Richard Davids, Esq., of Philadelphia, at Marion, on the Pennsylvania Railroad, a short distance west of Bryn Mawr. The entrance will be through an open vestibule. The floors will be level throughout, and the staircase will be lighted by windows on the south.

Mr. Kennedy is, in addition to the above, engaged in preparing plans for alterations on the residence of Mrs. M. P. Colkit, at Wayne, on the Pennsylvania Railroad. The sum of $15,000 is to be laid out upon the alterations of the house. A barn, to cost $12,000, and gate lodge, costing $6,000, are also to be built.

Also a residence of brown stone, with all the modern conveniences, and a stable, for Pierce Archer, Esq., at Wyneford, on the Pennsylvania Railroad, to cost $18,000.

Two houses, each of which will be three stories high, containing ten rooms, and finished in the most approved manner, are being erected on Walnut street, between Forty-second and Forty-third streets, by Burritt Sawyer. The plans were drawn by Robert G. Kennedy. The buildings will cost about $30,000.

—The author of a book on house building says:

"If you intend to make a *home* out of a house, give it plenty of storage room and real closets; not four-inch-deep places in which a man can't hang up a high hat." "A basement kitchen," in the author's opinion, "economizes room in the plan, keeps the first-story floors warm, and saves one chimney-stack," but he also adds that "it largely precludes personal supervision of servants by their mistress, and if there be no servants it may be found inconvenient when there are visitors."

Building Materials.

Marble dealers are well prepared to supply customers with the beautiful Florence and Florentine varieties of marble. These varieties are especially prized for monumental purposes, being exceptionally sound and uniform in color. The Florence, with its freedom from blotches, has variegated colors, fineness and strength of texture, all of which make it a marble that has already become popular with the trade. The Florentine is one of the best of the dark marbles—beautifully colored, fine grained and susceptible of a very high finish. In both of these varieties, buyers give the preference to that from Rutland, Vt., on account of exceptional soundness and uniformity of colors. Good marble is found, however, all the way from Maine to Georgia. Florence marble, extra dark, is quoted at $4.50 per cubic foot; dark vein, No. 1, $4; dark vein, average, $3.50; light or dark, No. 2, $2.75; light monumental, No. 1, $4; do., do., average, $3.50.

The slate trade for roofing is just about starting, and the outlook is very prosperous. Prices are fully maintained at $3.25 to $4 per square, according to size and quantity ordered. At the Ontalaunee Works, Lynnport, Pa., they make slate steps and platforms, floors, hearths, urinals, vault works, blackboards, register borders and mantels, and slate work generally. The William Penn Slate Quarry, Slatington, Pa., produces the celebrated Washington vein roofing slate, much in demand among Philadelphia builders and contractors. Extensive slate quarries exist at Lehigh and Northampton, Pa. Slate for flagging, stairways, etc., ranges from 15c. to 20c. per superficial foot, and is scarce. Blackboard slate is worth 25c. per square foot.

Builders and architects are looking forward to a busy season, and there is a promise of an increased demand for all kinds of slate. Lehigh and Bangor slate, 13x24, are quoted at $3 50; 12x24, $3.50; from 9x16 to 11x20, at $3.75; 7x14 to 10x14, $3.50; 8x12 to 8x14, $3.25, and 6x12 to 7x12, $2.75. No. 1 ribbon, all sizes, $3; No. 2, $2.50; seconds, all sizes, $2.50; hard vein slate, $4.25; Pine Grove, $4.25; Keystone, $4.55; Chapman, $4.65; Central, $4.25; red, $12; sea-green, $3; unfading green, $5.25.

The best plaster is worth to the consumer double the price of a poor brand, for the following reasons: first, it makes whiter and more durable work and castings; second, it is lighter in weight for the same bulk than any other; third, the barrels are larger, containing more bulk and value than any other; fourth, it is packed in new and well-coopered barrels, made expressly for the purpose. This selected calcined plaster, in lots of 30 bbls. or more, is worth $2 a bbl.; in less than 30 bbls., $2.25 per bbl.

Rosendale cement, 30 bbls. or more, $1.50 per bbl.; in less than 30 bbls., $1.75 per bbl. Improved hydraulic cement, $1.65 per bbl. Coplay cement, $1.30 per bbl. Portland cement, genuine imported English, is worth $3.50 per bbl.; No. 2, ditto, $3.25. Portland cement, French, Hemmoer's manufacture, is quoted at $2.65 to $3. Portland, German, from the same manufacturer, $2.65 to $3. Portland German cements, from Josson's mills, are worth from $2.50 to $3 per bbl. Portland, American, Saylor's, $2.50 to $2.75. Roman cement is quoted at $3 to $3.50; Keene's coarse, at $6.50 to $7, and Keene's superfine, at $11.50 to $12.

Cement mills are established all over the United States. Large quantities come to the Philadelphia market from Rondout, Ulster county, N. Y., Allentown and Selfridge Bridge, and numerous other localities in this State. The consumption of cement in this market is steadily on the increase, and prices have declined very considerably within the last two years. Lime is firm in price. White

lime of Teil is worth 28 to 35c. per bushel. Chicago and Wisconsin lime, in bulk, white mash, $1.25 to $1.50. Plaster of Paris, calcined, $1.25 to $2.25. Plastering hair, cattle, per bushel, 22 to 23c.; goat hair, 25 to 35c.; prime spinning hair, for plastering, 100 bushels or more, 25c. per bushel; in less than 100 bushels, 30c. per bushel.

The best quality of finishing lime is 25c. per bushel, of 70 lbs. to the bushel; the same quality they can deliver by the car load at 17c. per bushel. Portland cements are quoted by some at $3 to $3.50 per bbl.; Rondout, Ulster county, N. Y., cement at $1.25. The cement made in Pennsylvania is less used than that from Rondout. Plastering hair is selling at 30c. per bushel for No. 1, 70 lbs. to the bushel. Building stone, ordinary cellar sandstone, is worth $1.50 per perch, on the car, and in good demand.

Charles Este, lumber dealer, corner Seventeenth and Callowhill streets, quotes cypress shingles, 24 inch, heart, at $13 to $18 per M; 24 inch sap ditto, $10 to $12. Cedar shingles are worth $35 to $40 per M, 30 inch, hard dressed. Spruce laths $2.30 to $2.40. Cypress shingles are received from the South, laths from points in Pennsylvania, the West and Bangor, Me. The most of the lath he deals in he gets from Maine. The demand is fair, and the trade promises to be active during the spring and summer.

J. S. Thorn, manufacturer of building specialties, 1201 to 1209 Callowhill street, reports that his business, in all its departments, is quiet, with prices generally steady, with a very hopeful feeling prevailing, and anticipations of activity before long.

The demand for brick is good, prices firm; salmon is quoted at $6; hard, $9; stretchers, $12 to $14; pressed brick, $22 to $23.

Concrete Manilla Building Felt is strong, durable and water-proof, and will outlast almost any material in a frame building. It has been used in some of the finest mansions in the country, and as far as Portland, Oregon; also on national, State and public buildings. Some of the best architects, together with owners of buildings, unite in the opinion that it is invaluable at the sea shore, as it resists the action of the sea air, and retaining a solidity and hardness so requisite as a sheathing. Forplacing under slate or tin it has proved its excellence by dissipating all gases, and, where steam arises, causes the tin to last longer As a proof of its air-tightness, strength and durability, it is used in the lining of fermenting rooms, sulphur rooms and the like, receiving the medal and diploma against all exhibits at the Centennial, besides written reports from the Commissioners of the various countries there represented. These felts are sold by measurement, so that parties can at once determine the quantity their job requires. Special prices are made to architects and builders.

Conshohocken stone is possessed of great strength and crushing weight, and is especially adapted for bridges, heavy masonry and the foundations of buildings in general. It is a stone composed of laminated mica schist, and was used for the foundations of the new Public Buildings, Philadelphia, the Masonic Temple, South street Bridge, the Pennsylvania Railroad Company's Bridge at Manayunk and the Baltimore and Ohio Railroad Company's Bridge near Gray's Ferry. A large number of the churches of Philadelphia are built with foundations of Conshohocken stone, and it is made use of in most of the principal stores and dwellings for that purpose.

Charles G. Blatchley, 308 Market Street, so widely known as a manufacturer of a good pump, has been enlarging his facilities to meet an increasing demand. These pumps are designed for service in towns, villages, on railroads, and in private houses or in public places. The pump is made eight inches square, with heavy iron cap completely and securely closing the tap, with a substantial two-inch handle with extra large fulcrum pin and extra heavy links connecting with the rod. The bracket supporting the handle and fulcrum pin is made very large and heavy, and bolted on with four nine-inch bolts, extending entirely through the pump, and closed so as to prevent useless or mischievous interference with the inside working parts. This pump, from its construction and thoroughly substantial character, is peculiarly adapted for public places, where the same care and attention cannot be bestowed as in the case of private property. These pumps are furnished bored 3½ or 4½ inches, unlined or porcelain lined, the latter pump always much to be preferred, and with pipes 4, 4½, 5 or 6 inches square as may be desired. The price of the Blatchley town pump is unlined, 3½ or 4½ inch bore, 6 feet, $8.50; 7 feet, $9.50; 8 feet, $10 50. Porcelain lined pumps, 3½ inch bore, 6 feet, $10.50; 7 feet, $11.50; 8 feet, $12.50. He also manufactures extension and deep well pumps; patent rubber bucket chain pumps and chain pump material. The factory is located at West Graften, W. Va. For large buyers, Mr. Blatchley makes pumps in car loads to order, of special design, brand, finish, or color, to suit the wants of their trade. A price list will be furnished on application at the warerooms.

Building Permits.

Mansard roof, 128 ft. by 45 ft., Eighth and Arch streets, to George M. Nichol & Son, 217 Pear street.

Three three-story brick dwellings and two two-story brick dwellings, Forty-sixth and Chestnut streets, 18 ft. by 50 ft. and 16 ft. by 40 ft., to John E. Ruff, 825 Filbert street.

Two two-story brick houses, 16 ft. by 46 ft., Sixteenth, between Dickinson and Tasker streets, to James W. Hare, 1235 South Eighteenth street.

Five three-story brick houses and two stores, 16 ft. by 50 ft., Huntingdon, between Tyson and Hutchinson streets, to John Loughran, 2544 North Eighth street.

One three-story brick house, Ninth and Huntingdon streets.

One two-story store, Ninth and Tyson sts., and twelve two-story houses, all 15 ft. by 50 ft., to same party.

One two story house, 14 ft. by 26 ft., 2132 Wright street, to George Smith, 2133 Shurswood street.

To remove old front and replace with new, 14 ft., 1622 Randolph street, to Conrad Backle, 1711 Fawn street.

One underpinning 36 ft. by 20 ft., Tenth and Chestnut streets, to Fidelity Improvement Company, 252 South Fifth street.

One two-story brick house, 15 ft. by 28 ft., Mercy street, above Twelfth street, to J. W. T. Bitten, 1849 South Twelfth street.

One three-story brick store and dwelling, 21 ft. by 45 ft.; Germantown avenue, East of Ninth street, to John Wieble, 904 Arizona street.

Two-story stone addition to factory, Main street, below Shur's Lane, 27 ft. by 30 ft., to S. S. Keely, 350 Green lane, Roxborough.

One two-story brick house, 18 ft. by 48 ft., Cambria and Rorer streets, to Thos. Erwine, above address.

One two-story brick house and stable, 16 ft. by 44 ft., Tasker, above second street, to Geo. Wills.

Alteration to dwelling, 10 ft. by 30 ft. Lombard and Twenty-fifth streets, to James J. Gillen, 427 South Twentieth street.

One two-story brick house, 14 ft. by 15 ft., 5620 Vine street, to George Wetsel, 5620 Vine street.

Front alteration, 16 ft. front, 2409 Jefferson street, to Matthew Schmid, 217 Walnut street.

Thirty buildings, twelve stores three stories high and eighteen houses two stories high, 15 ft. by 60 ft., Germantown avenue between Lehigh avenue and Somerset street, to Thos. Battley, 2533 N. Ninth street.

Front alteration, 1118 S. Twentieth street, to Wm. Wilson, 1511 Moravian street.

One two-story house, 16 ft. by 50 ft., 204 Morris street, to J. W. Kuhn, 917 S. Fourth street.

Four two-story houses, 14 ft. by 42 ft., Clearfield, above Amber street, to John S. Baldt & Son, 2014 Clementine street.

One wall for shed, 4 ft. by 24 ft., Cumberland avenue, between Mill and Coulter streets, to S. B. MacDowell, 2147 Woodstock street.

Three-story brick building, 13 ft. by 15 ft., 2103 Delaney street, to Frank Thurwanger, 1618 North Nineteenth street.

Two three-story brick houses, 16 ft. by 40 ft., Allegheny avenue and Chatham street, to James Young, Chatham street and Allegheny Avenue.

One two-story brick house, 14 ft. by 18 ft., Indiana street, between Fifth and Sixth streets, to John Mitchell, 2441 Mascher street.

One alteration, 18 ft. by 32 ft., Waterloo, between York and Cumberland streets, to same party.

One-story addition to building, 33 ft. by 49 ft., Coral, between Taylor and Adams streets, to S. Humphries, 2531 North Eleventh street.

One two-story brick building, 16 ft. by 16 ft., 4070 Kershaw avenue, to James Kehlt, 5005 Paschall street.

One three story brick store and dwelling, 20 ft. by 16 ft., 4145 Lancaster avenue, to Geo. Meyers, 4147 Lancaster avenue.

Three two-story stone and brick cottages, with Gothic Penn roof, 10 ft. by 47 ft., Rittenhouse, between Main and Green streets, to E. H. Hammun, Germantown.

One brick shop, 14 ft. by 15 ft., 2913 Ridge avenue, to John Rite, same number.

Two two-story brick houses, 14 ft. by 37 ft., Emerald, between York and Dauphin streets, to Frank Dittrick, 2735 North Front street.

Three two-story brick houses, 14 ft. by 44 ft., Haverford, between Fifty-fifth and Fifty-sixth streets, R. C. Dothard, 3122 Paschall street.

One two-story brick stable, 50 ft. by 36 ft., Ludlow, between Thirty-eighth and Thirty-ninth streets, to Jacob R. Garber, 1211 Spring Garden street.

One story brick office, 10 ft. by 29 ft., Chestnut, above Thirtieth street, to A. M. Greene, 1315 South Sixth street.

One-story kitchen and two-story stable, 12 ft. by 15 ft., and 14 ft. by 24 ft., 4111 Market street, to John Anderson, 4223 Market street.

One-story brick carriage-house, 16 ft. by 18 ft., Waterloo street, above Columbia avenue, to E. Schmid, 1713 Mescher street.

One story brick building, 16 ft. by 28 ft., Maiden lane and Wharton street, to John Royd, same address.

A four-story brick factory, 16 ft. by 62 ft., Eleventh, above Market street, to P. H. Somerset, 1513 North Twelfth street.

One two-story brick stable, 15 ft. by 19 ft., Ridge avenue and Jefferson street, to William O. Gilbert, same address.

One third-story addition, 12 ft. by 21 ft., 1747 North Twenty-first street, to T. Dewbery, 307 North Eighteenth street.

Two-story lumber shed, 44 ft. by 16 ft., Norris, above Frankford avenue, to A. Richart, 1512 Otis street.

Two-story work-shop, 29 ft. by 30 ft., Norris, above Frankford avenue, to same party.

Two-story work-shop, 18 ft. by 45 ft., Southwest corner of Trenton and Norris streets, to same party.

One three-story house, 20 ft. by 56 ft., 125 Callowhill street, to S. S. Meyers, 979 North Fifth street.

INSURANCE NOTES.

Fire Records.

At Ashland, Wisconsin, Leahy & Garnish's hardware store, loss $8,000.

At Chicago, Joseph Solomon's dry goods store. Insured ; loss on building, $3,000 ; on stock, $18,000.

At Portland, Me., on Long Wharf, loss between $60,000 and $70,000.

At Baltimore, the store of Chas. Weiller & Sons, clothing manufacturers, loss $50,000. The store of G. S. Howser, loss $30,000. Loss on building, $15,000. Stock and building insured.

At Rusk, Texas, Rusk Penitentiary Works, machine shop and machinery. Loss, $75,000.

At Troy, N. Y., skating rink and carpenter shop. Insurance, $25,000; loss, $45,000.

At Galveston, Texas, Cotter's planing mill. Loss, $15,000.

At Ostrander, Ohio, three stores occupied by Thompson Bros., general merchandise ; Houtz & Sons, meat and fruit market ; and Dodds & Ferguson, general merchandise. Insurance, $3,300 ; loss, $9,000 or $10,000.

At Versailles, Ky., several stores and a residence. Insurance, $15,000; loss, $40,000.

At Baltimore, John Fangmeyer's residence. Insurance, $3,000 ; loss, $4,000.

At Windsor, Ont., Walsh's boot and shoe store. No insurance ; loss, $3,000.

At Worcester, Mass , the L. D. Thayer Manufacturing Co., makers of galoons, &c. ; W. F. Bancroft, manufacturer of spinning machinery. Loss on building, $20,000 ; Bancroft's loss, $20,000; the Thayer Company's $30,000.

At Harrisonburg, Va., Cooper & Hancock's skating rink and buggy salesroom ; Joseph Ney's empty store-room and warehouse, belonging to Sprinkle & Son. Insurance on Cooper & Hancock's stock, $3,000, loss $4,000; Ney's insurance $400, loss $600 ; Sprinkle & Son had no insurance, loss $600.

At Port Perry, Ont., the stores occupied by James Boxall, stoves ; W. T. Parish, hardware, and J. H. Brown, general store. Loss, $30,000.

At Nashau, N. H., Howard & Co., in Beason's Block. Insured, $8,000 ; loss, $15,000 ; insurance on block, $9,000 ; loss, $15,000.

At Derkinsville, Vt., A. C. Sawyer's general store ; insured ; loss, $4,000. H. H. Hick's brick dwelling and barn ; insured ; loss, $1,500. Dwelling and barn of Charles Dike ; insured ; loss, $800.

At Homestead, Pa., Mrs. Jane Rattigan's residence, insured, $2,800 ; loss, $3,200. Richard Holt, insured $1,500, loss $3,000 ; J. W. Bower, insured $1,500, loss $3,000 ; Mrs. Brown, insured $1,500, loss $2,000 ; E. J. Attwood, insured $1,800, loss $3,000.

At Niagara, Ont., seven shops on Queen street. Insured ; loss, $3,000.

At Portland, Me., the store of Chas. Day. Loss, $13,000.

At Evansville, Ind., Fred. Bauer's saloon and grocery. Insurance, $2,500 ; loss, $7,800.

At Algona, Ia., Elmendorf & Field's general store, George Galbraith's dry goods store, Theo. Churchill's grocery. Insurance, $8,000; loss, $12,000.

At Shamokin, Pa., the Mineral Railroad and Mining Co.'s coal mine. Loss cannot be estimated.

At Buffalo, N. Y., the soap works of Jabesh Harris, on Seneca street. No insurance on building, loss $8,000 ; stock and machinery insured ; loss, $9,500.

At Paris, Ill., the barn of Reed Boatman. Insured for $2,600 ; loss, $6,000.

At Atchison, Kan., J. C. Crall's livery stable. No insurance, loss $18,000. Donald Bros.' dry goods store. Insured ; loss, $20,000.

At Littleton, N. H., the Maple House, owned by Allen Peabody. Insured, $3,000 ; loss, $5,000.

At Clermantville, O., the residence and barns of John Idlet. Loss, $4,000.

At Boston, the dwelling owned and occupied by Wm. J. Fox, Aberdeen street. Insured ; loss, $3,500.

At Samantha, O., the barn of Thomas Patton; insured for $3,200.

At Mount Vernon, O., the barn of Samuel Ewalt. Insurance, $1,200 ; loss, $2,000.

At North Amherst, O., the residence of J. M. Jackson. Insured for $1,500 ; loss, $2,300.

At New York, the Home Insurance Company, 254 Broadway. Loss, $1,000.

At New York, the brick dwelling, 107 McDougall street, owned by Mrs. Glesson. Insured ; loss, $2,500.

At Palmerston, Ont., the Methodist Church. Partial insurance ; loss, $4,000.

At Kearney, Neb., the American House and six other business buildings. Partly insured ; loss, $15,000.

At Chicago, the machine shops and printing office, 34 and 36 West Monroe street. Loss, $10,000.

At Patchoque, L. I., the residence of David Ritchie. Partially insured ; loss, $2,700.

At Colrain, Mass., the James Hotel. Partly insured ; loss, $3,000.

At Gloucester, Mass., the house 9 Liberty street, owned by Benjamin Low. Insured.

At Lancaster, N. H., the farm-house and barns of George Smith. Insurance, $1,050 ; loss, $2,000.

Real Estate at Auction.

James A. Freeman & Co., auctioneers, No. 422 Walnut street, will sell on Wednesday, March 10, at 12 M., at the Exchange, Third and Walnut streets.

Ground rent, $60—One two-story brick house, 2102 Kimball st. ; lot 18x30. Estate Jas. A. Hogg.

Peters st., No. 1238—Three-story brick house, 4 rooms, &c. ; lot 13x40. Estate Susan Keenan, dec'd.

Allen st., No. 222—2½-story frame house ; lot 16x57.3. Estate Alexander Glass, dec'd.

Sarah st., No. 1006—2½-story brick house ; lot 15.4x42.4. Same estate.

N. 9th st., No. 508—3-story brick saloon and dwelling ; lot 17.1½x64. Estate John W. Lechte.

Canal st., Nos. 1029-31—Frame slaughter house, buildings, and lot 35x83.2 Sale by heirs.

Chestnut st., No. 118—Valuable 4-story brick warehouse ; lot 16x142.7 to Ingliss st.

Wildey st., No. 319—2½ story frame house, 4 room, cor. Savery st. ; lot 14.2x60.

26th and Ellsworth sts.—3 building lots, 16 end 15x46. Estate James W. Stewart.

26th and Ellsworth sts.—Stable and lots, each 15x76 to Deshong st. Same estate.

Firth st., No. 810—2-story brick house, 4 rooms and bath ; lot 13.6x42. Estate Samuel Haigh.

Wakefield st., No.4646—Neat 2-story mastic house ; lot 11.6x86.11⅜. Same estate.

Brown st., No. 444—3-story brick dwelling, 11 rooms; lot 20x100. Peremptory sale.

N. Front st., No. 521—3½ story brick saloon and dwelling; lot 20x84.6 Sale by heirs.

N. Front st., No. 533—3½ story brick dwelling, 12 rooms ; lot 16x93.4. Same estate.

Beach st., No. 526—3½-story brick storehouse; lot 19x78.7. Same estate.

Beach st., No. 528—3-story brick store, 3 rooms ; lot 15.11¾x70.10. Same estate.

JUDGMENTS.

PHILADELPHIA.

*Atz John, Loth Henry Jr—Eble & Herter 3 D 85 828	750
Brown Jas—Cooper Smith & Co 2 M 81 564	S F
Brown Jas—Browning Bros 2 M 81 107	S F
Bartram Wm M, Baker John—S S Phipps 2 M 81 141	S F
*Butler Richard—A James Jr 3 D 85 825	300
*Citti John B—Sarah E Bond (Bond & Warrant) 3 D 85 821	1,000
Crawford Samuel H—Aaron Rumsey & Co 2 D 80 754	S F
Dawson Daniel et al—City (Bond) 3 D 85 838	.....
*Donohue James—Mechanics Ins Co (Bond and Warrant, Execution issued) 3 D 85 813	8,000
*Dougherty Neal—Susan Conway 3 D 85 819	900
Farquhar Alexr et al—City (Bond) 3 D 85 832	.....
Frame Jacob—A S Ashmead 2 D 85 130	1,865
Hong M C, Conklin Jos—Edmund Webster 3 M 81 345	S F
Hanna Henry—Wm Parker 2 S 84 676	ver 157
Higgins Edward—M H Davis 2 S 84 430	ver Ejectment
Holstein Peter B and Ann Eliza—L S Kochersperger 1 D 85 770	.....
*Hagg Jos & Christiana—Eble & Herter 3 D 85 831	400
*Hoffman Elijah—Mary M L Hilt 3 D 85 816	600
Jewell Margt et al—Thos B Lyons et al 3 D 85 827	Part
Kelly Jas—Boyle & McGlinn 3 D 85 841	245
Lance Charles F et al—City (Bond) 3 D 85 836	.....
*Lamb Restore B—John K McCurdy (Bond and Warrant) 3 D 85 818	2,000
*Mayer Martin—Eble & Herter 3 D 85 829	200
Mullen Jas—Edmund Webster 1 D 75 695	S F
McIlvain J G et al—City (Bond) 3 D 85 833	.....
Newton Geo B et al—City (Bond) 3 D 85 835	.....
Ogden Fredk W—Jos W Drexel 1 D 85 451	2,480
Price Christian—Wm A James & Co 1 J 78 1044	S F
Quigley Jas—Jas Walls (Bond of Indemnity) 3 D 85 839	1,800
Roberts A—John Hulseman 3 D 85 823	Eject Judgt
Rees Cath A et al—City (Bond) 3 D 85 834	.....
*Stichling Henry—Philip Schwartz 3 D 85 840	1,804
*Schommer Nicholas—Philip Rothwein 3 D 85 824	143
*Schweinhagen Chas—Eble & Herter 3 D 85 830	250
Thron Francis—E A Trumbower 2 S 84 394	ver. 98
Ulmer A F—R R Baizley 2 D 85 579	629
Vincent Susan—Stephen Flanagan et al 2 M 76 319	S F
Wolf Meyer & Co—A D Julliard & Co 2 S 81 777	S F
Watson Wm C et al—City (Bond) 3 D 85 837	.....

*Wilson Clara S—Samuel Baker 3 D 85 814 100
*Wilson Clara S—Samuel Baker 3 D 85 815 68
*Wilson Clara S—Samuel Baker 3 D 85 817 50
*Brown Patrick—L Bergdoll Brew Co 3 D 85 843 500
Barr Felix et al—City (Bond) 4 D 85 780 ....
Bunce Patrick S—Bergner & Engel 1 D 79 289 325
Cunningham Richard et al—City (Bond) 4 D 85 779 ....
Craig John dec—West End B and L 3 S 84 706 ..... S F
Frost Susanna—Alice Agnew 1 J 80 529 4,800
*Henderson John H and Samuel S Jr—J J Mulford et al (Attachment Execution issued) 4 D 85 776 500
*Henderson John H and Samuel S. Jr—J J Mulford et al (Attachment Execution issued) 4 D 85 777. 500
Jacobs Isaac and Rebecca—Jeffry P Hart 4 D 85 781 69
*Kerns Jas, Donuelly John—Phila Real Est Asso (Bond and Warrant) 4 D 85 778 1,000
*Keeper Josiah—Ann Dobell (Bond and Warrant) 3 D 85 844 5,800
*Lewis Margaret—Samuel T Fox 3 D 85 847 60
*Mangweilee Jacob—John Stoll 4 D 85 774 100
O'Grady John—John H Menns 3 S 75 310 ..... S F
Smith Thos—Arthur O'Kane 3 M 81 40 ..... S F
*Stiteler Winfield S—S G Thompson 3 D 85 846 800
*Waterman J S—Hiram Miller 4 D 85 775 419
*Boggs Wm L—L E Pfeffer (Execution issued) 4 M 86 95½ 225
City of Phila—T S Matthews 4 S 83 200 1,800
Day Robt H dec—Point Pleasant B & L 1 M 85 817 ..... S F
*Donahue James—B F Teller 4 M 86 119 200
*Goldstein Wm B Geo Arnholt (Execution issued) 4 M 86 104 100
*Herring Robert—A Fuchs 4 M 86 109 110
*Leeds J Elwood—Wm J Heiss (Bond and Warrant) 4 M 86 107 3,063
*Moore Thomas—Danl Dareff 4 M 86 138 79
Marks Wm T—Union Nat Bank 4 D 85 168 ....
McDermott Hugh—A Crankshaw 3 J 85 51 182
McCulla Wm E—John McGlinn 2 D 85 781 156
McCulla Jos C trustee—Morris Hyman 1 D 85 478 1,575
*Pankraz Joseph, Schmitz M—A Pankraz 4 M 86 122 1,307
*Pankraz Joseph—A Pankraz 4 M 86 123 1,307
Peoples Lillie A t t, Baird John—A McElwee et al 2 S 76 1176 ....
*Reisky Jas Jr—Louis Muller (Execution issued) 4 M 86 125 1,000
Schwartz Fredk et al—Chris Schur 4 M 86 105 ..... Petition
*Slocomb Jas and Cath—Continental B Co 4 M 86 117 250
*Shaffer John—F H Miner 4 M 86 127 50
Stewart Saml R—H Schmidt 2 S 84 740 ..... Ver 60
Simes James R—Geo Crompton 2 D 85 603 503
White Alexr M—Jno McFarland D C M 70 1180 ....
Wanamaker Geo W—Geo W Finch (Execution issued) 4 M 86 103 19
Binder Gotthilf—L Meinhardt 4 M 86 149 ..... E Judgt
Bates Wm Jr—Thos R Brown 3 J 85 746 ....
Boutgen Fredk—M Semple 2 D 80 649 ..... S F
*Burns J E—Mary A Burns (Execution issued) 3 D 85 782 25,035
*Burns J E—Francis Shoemaker et al (Execution issued) 4 M 86 101 9,158
Brown Thos R—City of Phila 3 D 83 579 ..... ver 47,874
Conroy Patrick—I Null 3 S 77 301 334
*Carney John—B F Teller 4 M 86 159 550
*Donnelly John—Phila Real Estate Asso (Bond and Warrant) 4 D 85 778 1,000
Forsman Frank—H L Lovett 3 M 85 291 208
Haines Geo W—John Waterhouse 3 S 79 155 ..... S F
Henry William—S E Trout 2 S 85 544 309
*Johnson Claire R—W F Johnson 4 M 86 144 600
Jamieson John—M J Mitcheson 1 D 85 542 397
*Kelly Caroline and Chas—Jas McGinnis 4 M 86 146 67
Lukens R Jr et al—City (Bond) 4 M 86 156 ....
McCafferty Edward—Wm McMullen 1 M 76 149 ....
*McLaughlin Wm—William Hunter 4 M 86 145 200
McLaughlin Jas et al—City (Bond) 4 M 86 154 ....
McConaghy John et al—City (Bond) 4 M 86 155 ....
*Rue Wm S—A Frazer 4 M 86 140 250
Ryan James—G Manz (Execution issued) 4 M 86 158 264
Richards Isaac—W S Gibson 1 D 80 725 ..... S F
Seitter Jac and Fredk—Geo H Horn (Bond of Indemnity) 4 M 86 160 1,600
*Sparks Geo L. Cook & Sparks—Wm H Whitall (Execution issued) 4 M 86 159 52
Schnepf Albert et al—F McHugh (Indemnity Bond) 4 M 86 152 ....
Shields Jas dec—Jas McGrath 2 D 85 543 ..... S F
Ulman Michael—John G Baer 1 D 77 1284 4,500
Worthington H—Wm Brodle et al 4 S 79 564 ..... S F
*Wenzell John—Geo F Uber 4 M 86 143 300
Warden Henry et al—City (Bond) 4 M 86 153 ....
White R T et al—City (Bond) 4 M 86 157 ....
*West Jas M—Thos S Wiltbank 4 M 86 138 2,000
Brown Jas—Robert Gasten et al 2 M 81 106 ..... S F
Brown Jas—T Scattergood et al 2 M 81 131 ..... S F
Brown Jas—Bridesburg Mfg Co 3 M 81 46 ..... S F
Brown Jas—New York Dye Wood Co 3 M 81 154 ..... S F
*Butz Peter—H Muller dec 4 M 86 175 100
*Bidwell J W—Ann Hammill 4 M 86 177 700
*Burns J E—M N Packard (Execution issued) 4 M 86 181 6,000
*Burns J E—M N Packard et al (Execution issued) 4 M 86 182 5,000
*Dougherty John and Cath—Daniel McCafferty 4 M 86 164 115
*First H F and Mrs H F—Chs Christman 4 M 86 172 50
*Farrell Hamilton—Ann F Farrell 4 M 86 173 2,000
*Goldstein Wm B—Chas Theis (Execution issued) 4 M 86 169 220
*Hart John P—August Beitney 4 M 86 161 64
Hillier Thomas A—John Hay 2 D 80 467 4,606
Hillary John F—Spring Garden Bank 2 D 78 708 ..... S F
*Hayes Caroline W and E J—M H Stutzbach 4 M 86 184 146
Johnson D W—C H Hamrick 4 M 86 185 90
Knopf I—M Ryan 2 D 85 215 409
*Kienzle Helena—Henry Gelbert 4 M 86 176 106
*Kerper Josiah—Peter Fesmin et al 4 M 86 162 7,306
*Kerper Josiah - Peter Fesmin et al 4 M 86 163 232
*Lynch Jas—H De Haven 4 M 86 179 500
Moeller Julius—H Wireman 4 M 86 180 ..... E Judgment
Mecaskey C A—Jane Mecaskey 1 M 76 945 2,633
McGowan Stephen—Alexr Krail 3 M 80 448 96
Ogden John L et al—City (Bond) 4 M 86 178 ....
Power Wm J, Callahan Thos—Chas T Quin 4 M 86 167 ..... Equity
Shoenberger Edwin F—Chas Smith D C D 68 150 ..... S F
*Sammon Michael Sr and Jr—H Muller dec 4M 86 174 150
Stock John and Henry—John Lauber et al (Collectors Bond) 4 M 86 186 300
*Sinsabaugh John H—Mary E Keller (Attachment Execution issued) 4 M 86 187 300
Bacher Theo A, Boner Wm H—W S Gilbert et al 2 M 89 650 336
*Bromley Elizth—Robert M Taylor 4 M 86 204 1,100
Foulkes Edward L et al—W F Harrity (Indemnity Bond) 4 M 86 199 ....
*Koons Geo J—Jacob Conrad (Execution issued) 4 M 86 192 60
*Kehoe Mary—H Muller est 4 M 86 194 300
Klein Philip—T L Gillespie et al 4 M 86 196 61
Kilpatrick John—James Johnston (Bond and Warrant) 4 M 86 201 700
*Klufkee T A, C A, G A, Chas F, Wm F and A T—C C Sanson 4 M 86 209 300
*Mahan Benj E—Harry Bassett Jr (Execution issued) 4 M 86 191 225
Morris Wm M—Weisbrod & S (Execution issued) 4 M 86 193 64
*Molitor N, Schmidt George, Weisbrod Geo—P Grass trustee (Execution issued) 4 M 86 202 100
*McIntyre Francis P—B F Teller 4 M 86 211 150
*Nuneviller Wm & Wm H—Jesse Lee & Son 4 M 86 203 118
*Smith H Oscar—Wm Kee 4 M 86 195 794
*Sullivan Wm H exer—Cath Juram 4 M 86 197 300
*Sammon Michael—H Hoskins 4 M 86 210 75
Smyth Jas - William Arrott 2 D 85 431 ....
Smyth Jas—G H McFadden 2 D 85 432 ....
*Watkins Jas—Alice A Robinson 4 M 86 208 300

Judgments Marked to Use.

John Schrufer—F H Colmire 1 S 84 334 5,000
Marked to use of Jno Schrufer Jr.
Robert Kershaw—Geo G Prentice 4 J 82 121 21,067
Marked to use of Samuel Lees.
Mexican and United States Development Co—Persifor Frazer 4 J 85 261 2,157
Marked to use of Wm H Fox.

Lewis Reining—John Taylor 4 J 83 804 1,271
Marked to use of Michael Ulman.
Jas B Foust—Wm Allen 1 S 85 870... 500
Marked to use of Jas H Carman.
Wm Loeb—Brainerd & Armstrong Co 3 J 83 454 319
Marked to use of Isaac Krokosky.

Satisfied Judgments.

Penna R R Co—E Coon [ent May 20 84..... ver $5,000
Elnathan H Darnell—J D Conrow [ent Jan 18 84 687
Elnathan H Darnell—M E Field [ent Jan 21 84..... 500
John Carey, John Stinson—T P Cope [ent Dec 22 83..... 3,173
Andrew Scott—Jas Sadlier [ent Oct 21 85..... 60
Wm H Snyder—A D Kennedy [ent Dec 22 85..... 300
Wm Scott—M C Algeo [ent Jan 28 84 100
Eugene C Sherman, David S W Delaplaine—W G Clemm [ent Jan 18 86..... ver 93
The Verree Iron Co—H Bremer [ent Dec 26 85..... 770
Chas W Coulstod—Benj Bertolet [ent Jan 2 86..... 2,000
Jas Ruchiezky—A Goerner [ent July 17 83..... 300
Jos Ruchiezky, Wm Bealsfalt—Central B and L [ent Jan 13 83..... 125
Edward Fitzgerald et al—S K Felton et al [ent Oct 6 83..... .....
Carl Liebreicht—Chas Welker [ent Jan 8 86..... 1,500
Patk Glynn—Bernard Tucker [ent Jan 11 86..... ver 50
Frank Houpt—H G Freeman [ent Sept 1 84..... 352
Frank Wirth—Moravian Lodge [ent Jan. 5 85..... 1,000
Jas S Da Costa—H Brock [ent June 27 85..... 1,200
Jas S Da Costa—Ida Silberman [ent May 11 1885..... 300
James and C P McKendrick—John Trainor [ent May 6 85 200
P F Goddard, John Hockley Jr—H H Ellis [ent June 13 85 ....
Wm Herold—Jas Milligan [ent Dec 9 84..... 1,000
William Loeb—A Claflin [ent Sept 3 83..... 384
Henri H Coles, Henry Myers—J W Landes [ent Jan 30 85..... 200
J R Evans Jr—I W Pommer [ent March 17 85..... 227
Thos Shaw—D B Ruffner [ent Feb 19 83..... 120

Mechanics' Liens.

N A Jennings and wife owners, N A Jennings cont—Carlisle & Joy claimants, No. 4111 Walnut street 1,314
Thos F Kelly owner, Saml J Kurtz cont—P M Barber claimant, S W cor 10th and Callowhill sts 67
John Maxwell owner etc—Wm S Sinclair claimant, 6 bldgs W side Broad st 120 ft to 205 ft N Susquehanna ave 70
Geo Tobler and wife owners—Wm D Fenner & Co claimants, 2136 Market st..... 350
John Maxwell owner and cont—H S Maxwell & Co claimants, 6 bldgs W s Broad st 120 ft to 205 ft N of Susquehanna ave..... 54
Richard and W L Wistar owners and conts—Fulton & Irwin claimants, N s Filbert st 95 ft W of Thirteenth st..... 328

Abbreviations.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M L.D.— Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.— National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B — Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, MARCH 1, 1886.

Arch st., S. s., W. Twenty-first, John Snowden et al., exrs., to Wm. H. Abbott, Feb. 26, 1886, 60 ft. by 120 ft..... $7,300
Brandywine st., 1911, Michl. Delaney to Ludwig S. Filbert, Feb. 17, 1886, 16 ft. by 70 ft.; mtge. $1,800..... 1,000
Capitol st., 838, Sophia Minench to Christiane L. Cathery, Feb. 13, 1886, 15 ft. 6 in. by 53 ft..... 1,850
Christian st., S. s., 180 ft. W. Fifth, Patrick McGinn et al. to Joseph Lapetina et al., Aug. 28, 1885, 20 ft. by 101 ft. 6 in..... 2,700
College ave., 828 W., Charles W. Henry to Paul Loane, Sr., Feb. 24, 1886, 14 ft. by 49 ft..... 2,300
College ave., 830 W., Chas. W. Henry to Daniel Hooley, Feb. 15, 1886, 14 ft. by 49 ft..... 1,700
Eighth street, 40 N., Henry Liteston to New York Dyeing and Printing Establishment, Feb. 1, 1886, irreg. shape..... nom.
Ellsworth st., N. s., 170 ft. W. Twenty-second, William Young to Samuel McCutcheon, Feb. 10, 1886, 16 ft. by 70 ft..... nom.
Gerritt st., 2032-2048, Andw. Rankin to Martha Rutherford, Feb. 17, 1886, 126 ft. by 48 ft.; 2058 Gerritt, 18 ft. by 48 ft..... 7,000
Harmony st., W. s., 103 ft. N. Reed, Wm. H. Thomas to Robert Garrett, Dec. 23, 1885, 28 ft. 6½ in. by 50 ft..... 475
Herman st., S. s., 112 ft. 9 in. W. Twenty-seventh, George W. Schermerhorn to Frank McEntee, Feb. 8, 1886, 18 ft. by 112 ft. 6 in..... 500
Huntingdon st., 2004, Thomas J. McCalmont to Mary Jane Domsler, Feb. 19, 1886, 15 ft. by 76 ft. 7 in..... 1,900
Indiana st., N. E. cor. Orkney, P. S. McTague to Wm. Schneider, Feb. 23, 1886, 14 ft. 9 in. by 56 ft..... 3,200
Lombard st., S. W. cor. Chippewa, George A. Twibil to Robt. Garrett, Jan. 16, 1886; wharf..... 27,000
Marston st., 1628, 1630 and 1634, Jas. A. McCurdy to Frederick North, Feb. 24, 1886, each 13 ft. 6 in. by 77 ft. 9 in; 1628 and 1630 cons..... 3,466
1634, subject to g. r. $60, cons..... 534
Mole st., 1510 Val. Skipton to Wm. J. Skipton, Feb. 25, 1886, 14 ft. by 50 ft.; mtge. $800..... 2,450
Orthodox st., S. W. s., 705 ft. N. W. Leiper, Hannah Woodhead to Wm Prance, Feb. 25, 1886, 19 ft. 6 in. by 118 ft. 8 in 2,100
Pine st., 2202, John W. Gilbough to Thos. R. Tunis, Feb. 16, 1886, 18 ft. by 80 ft..... 6,500
Forty-fifth st., S. E. cor. Wyalusing, William Howell to James A. Daly to John Baleson, Jr., Feb. 27, 1886, each of 22 lots being 14 ft. by 60 ft. nom.
Randolph st., 922, E. R. Haule to Hy. Haines, Feb. 5, 1886, moiety, 14 ft. 3 in. by 60 ft..... nom.
Randolph st., 924, E. R. Maule et al. to Hy. Haines, Feb. 5, 1886, 14 ft. 2⅜ in. by 60 ft .. .. nom.
Same to Edwd. R. Maule, Feb. 17, 1886..... nom.
Second st., W. s. and S. s. Somerset, John W. Priestly to William W. Keefer, Feb. 17, 1886, 175 ft. by 121 ft. 9 in..... 3,000
Sellers st., S. E. s., John Crabtree, ex., to Orlando Raynor, May 18, 1885, irreg. shape..... 1,800
Sergeant st., 2135, John Griffin to Christian Brown, Feb. 19, 1886, 16 ft. by 138 ft.; g. r. $56..... 1,450
Sixth st., 2411 N., Thomas Domsler to Thomas J. McCalmont, Feb. 19, 1886, 16 ft. 8 in. by 136 ft. 10½ in.; g. r. $120 2,000
Sixteenth st., 108 N., C. R. Keeney, tru-tee, to Wm. R. Keeney, Feb. 10, 1886, moiety, 20 ft. by 50 ft..... 2,300
Seventeenth st., 1616 N., Pennsylvania Institute for Deaf and Dumb, to Edward F. Albrecht, Feb. 23, 1886, 19 ft. by 177 ft. 10 in..... 3,800
Spruce st., 1823, Dunbar Price to Geo. W. Burton, Feb. 25, 1886, 18 ft. by 104 ft..... 9,000
State st., 63 and 65, Charles H. Lungren to Ellen McBride, Jan. 8, 1886, 27 ft. 7 in. by 48 ft. 9½ in..... nom.
Stillman st., 1526, Mary Ann Havard to Matthew Smith, Feb. 10, 1886, 18 ft. by 88 ft. 1 in..... 650
1528 Stillman, 18 ft. by 88 ft. 1 in.... 2,450
Susquehanna ave., 1423, Wm. Marshall to Osborn Bidwell et al., Dec. 31, 1885, 18 ft. by 87 ft..... 2,000
To Elizabeth W. Beatty, Feb. 15, 1886..... 2,200
Thirty-sixth st., E. s., 102 ft. N. Reed, E. W. Thomas to Robert Garrett, Dec. 24, 1886, 29 ft. 6½ in. by 50 ft... 616
Tiernan st., E. s., 100 ft. S Wharton, William Humphreys to Mary Ella Keon, Feb. 23, 1886, 16 ft. by 74 ft.; g. r. $90..... 1,100
Twenty-third st., E. s., 72 ft. 6 in. S. Norris, Henry R. Shoch to Eliza A. Shaffer, Oct. 17, 1885, 10 ft. by 75 ft..... 6,000
Wakefield st., S. W. s., 121 ft. S. E. Bringhurst, William Mortimer to Catharine Nelk, Feb. 26, 1886, irreg. shape..... 3,000
Walnut Lane, S. E. s., and N. E. s. Green, Geo. W. Snyder to Wistar Morris, Feb. 24, 1886, irreg. shape. Also lot adjoining on S. E., 24 ft. by 100 ft..... 26,000
Waterloo st., S. E. s. and S. W. s. Tioga, William J. Kell to Thomas Henry, Feb. 18, 1886, 200 ft. by 151 ft. 5¼ in..... 9,600
Wharton st., 2 lots, N. s., W. of Thirty-fourth, E. N. Warfield to Robert Garrett, Dec. 30, 1885..... 6,042

Willow st., N. s., 81 ft. 7⅜ in. E. Seventh, Wm Helme to Harry T. Hight, Feb. 16, 1886, 11 ft. 7¼ in. by 49 ft. 2 in........ 1,750

Woodbine ave., S. E. s. and S. W. s. Bloyd, S. T. Bockius to Edward Welch, Dec. 12, 1885, 50 ft. by 123 ft. 4⅜ in........ 400

Cambridge st., 2825, James J. Corson, to Flora A. Corson, Feb. 25, 1886, 14 ft. by 64 ft........ 2,000

Cambridge st., 2713-2719, Andreas Klemmetsen to Herman C. Horn, Nov. 16, 1886, 56 ft. by 41 ft. 8⅝ in.. 2,200

TUESDAY, March 2, 1886.

Cumberland st., N. s, 18 ft. E. Lawrence; Isaac Norris et al. to Robert Buchanan, March 1, 1886, 54 ft. by 90 ft........ $3,600

Eighteenth st., 1630 N., Thomas Kees to Samuel A. Johnson, Feb. 18, 1886, 18 ft. by 110 ft........ 5,500

Eleventh st., 1010 S., William L. Thompson to Patrick McLaughlin, Feb. 19. 1886, 16 ft. by 74 ft........ 1,683

Ellsworth st., N. s., 91 ft. E. Twelfth, Frank B. Clegg to William B. McCrossin, Feb. 26, 1886, 15 ft. by 57 ft.; g. r. $90........ 1,700

Franklin st., S. E. s., Edward R. Murphy et al. to James Clarke, Feb. 18, 1886........ 1,300

Gratz st., E. s., 117 ft. 5⅝ in. N. Montgomery, Aug. M. Theiss to Samuel D. Land, Feb. 27, 1886, 14 ft. by 88 ft. 10 in........ 2,150

Green st. 1811, Mary Ann Bumm, ex., to Stanley G. Flagg, Jan. 28, 1886, 25 ft. by 100 ft.; mtge. $8 500... 6,600

Hope st., 2559, William Henry Peace to John McCloskey, Feb. 25, 1886, 14 ft. by 42 ft........ 250

Broad st., 680 N., Law. E. Brown to William Jenks Fell, Feb. 16, 1886, irreg. shape; mtges. $7,200........ 10,800

Huntingdon st., S. W. cor. Hancock, Charles P. Kenny to Mary Collahan, Feb. 23, 1886, 14 ft. 6 in. by 36 ft........ nom.

Keystone st., N. W. s., and N. E. s. Tyson, John Connor to Preston Uberroth, Feb. 6, 1886, 100 ft. by 150 ft........ 1,000

Lehigh ave, S. s., 20 ft. E. Fairhill, Isaac and Henry Norris, trustees, to Frederick Lambrecht, Feb. 26, 1886, 20 ft. by 100 ft.; g. r. $95........ nom.

Market st., S. s., 110 ft. E. Thirty-second, John B. Citti to Kate A. Gardner, Feb. 20, 1886, 40 ft. by 220 ft........ 21,000

Montgomery st., 715, Wm. H. Bilyeu to Louis C. Seifert, Feb. 20, 1886, 15 ft. by 56 ft........ 3,600

Napa st., W. s., 162 ft., 204 ft. and 218 ft. S. Wharton, Benjamin P. Wilson to James S Mason & Co., Feb. 27, 1886, each 14 ft. by 51 ft........ nom.

Nineteenth st., E. s., 117 ft. S. Federal, Thomas Marshall to John Friel, Feb. 27, 1886, 17 ft. by 55 ft. 8 in.; g. r. $66........ 1,700

Plover st., N. s., 158 ft. 7 in. W. Seventh, Mary Denning to John Cooney, Feb. 26, 1886, 14 ft. by 48 ft.; g. r. $30........ 500

Randolph st., 291½, M. V. B. Grundlock to Christopher Sommers, Feb. 14, 1886, 12 ft. 8 in. by 46 ft. 6 in..... 2,325

Ridge ave., N. E. s, 95 ft. W. Twenty-fifth st., John W. Weber to Caroline Kachel, Feb. 26, 1886, irreg... 5,000

Second st., W. s., 208 ft. N. Diamond, Michael McCarthy to George H. Greiss, Feb. 6, 1886, 14 ft. by 73 ft. 6 in........ 2,100

Seventh st., W. s., 15 ft. N. Wood, Thos. S. Harper to John Keohane et ux., Feb. 13, 1886, 14 ft. by 60 ft.; g. r. $60........ 1,450

Taylor st., 894, John M. Sharp to Mary Ann Magarge, Feb. 25, 1886, 14 ft. by 48 ft........ 2,000

Twentieth st., W. s., 47 ft. 8⅜ in. N. Ellsworth, Michael Havy to John J. Daley, Feb. 25, 1886, 15 ft. 9 in. by 66 ft 6 in.; g. r. $60........ 1,200

Twenty-first st., 328 S., C. B. Rossell to Annie E. Ruff, Feb. 24, 1886, 22 ft. by 90 ft........ 13,500

Twenty-second st., cor. Godfrey ave., John Bardsley to Frankford Mills Company, Sept. 11, 1885, 192 ft. by 675 ft........ 9,000

Twenty-third st., 1856 N., H. R. Shoch to Mary E. Cooper, Feb. 24, 1886, 15 ft. 7 in. by 70 ft. 3 in.; mtge. $2,250........ 1,750

Twenty-fifth st., 875 N., John M. Sharp to Henry Gobelein, Feb. 27, 1886, 16 ft. by 54 ft.; g. r. $96........ 1,400

Twentieth st., E. s., 55 ft. 5 in. S. Fletcher, Isaac Banks to Mary E. Sites, Feb. 25, 1886, 18 ft. by 102 ft.. 700

Reese st., 2930, the Society of the Protestant Episcopal Church, etc., etc., to Cornelius J. Driscoll, Feb. 23, 1886, 14 ft. by 65 ft........ 1,400

Valeria st., 1613, Hy. C. Weigle to Chas. A. Schaffer, Feb. 25, 1886, 15 ft. by 52 ft. 1¼ in........ 3,200

Woodbine ave., N. W. s., 50 ft. N. E. Bloyd, S. G. Lawrence to Franklin A. Boyer, Feb. 20, 1886, 50 ft. by 123 ft.; S. E. s. Woodbine ave., 63 ft. 7⅞ in. N. E. Bloyd, 50 ft. by 123 ft. 5⅝ in........ 1,000

Indiana st., N. s., 38 ft. 6 in. W. Warnock, John Harled to Mary Antoinette Wood, Feb. 24, 1886, 12 ft. 3 in by 60 ft........ 1,137

Dickinson st., S. E. cor. Woodstock, John and Thos. Gillespie to Matthew Kennedy, March 2, 1886, 48 ft. by 64 ft........ nom.

Germantown ave., E. s., 200 ft. S. Somerset, Isaac Norris et al., trustees, to Thos. Batley, March 1, 1886; g. r. $496........ nom.

Germantown ave., E. s., 100 ft. S. Somerset, Louis C. Norris et al. to Thos. Batley, March 1, 1886, irreg. shape........ 9,160

Germantown ave., 1932–1934, Martin Keilman to Frederick Schneider et ux., March 2, 1886, irreg. shape; mtge. $3,500........ 2,500

Reed st., N. s., 62 ft. 6⅛ in, W. Long Lane, Jacob Jarden to George M. McGarvey, March 1, 1886, to Henry C. Webster, March 1, 1886, 75 ft. by 61 ft. 6 in........ nom.

WEDNESDAY, March 3, 1886.

Broad st., 2004 N., Charles C. Moore to George Gifford, Feb. 15, 1886, 18 ft. by 200 ft........ $11,500

Canal st., 1829, Thos. B. Hagstog to Arthur H. Williams, Feb. 23, 1886, 16 ft. 2 in. by 75 ft........ 2,000

Centre st., N. W. s, 293 ft. 7¾ in. N. E. Germantown ave., r.. McDermond to Bell Owen, March 1, 1886, 50 ft. 9 in. by 70 ft. 4¼ in........ 3,600

Delaware ave., N. E. s., 40 ft. 1½ in. S. E. Oakland ave., Furman D. Holme, executor, to Francis McGlone, Jan. 8, 1886, 40 ft. 1½ in. by 127 ft. 9 in........ 260

Eighth st., 2730 N., Samuel Horner, Jr., to Mary McCormick, Feb. 18, 1886, 14 ft. 11 9-16 in by 59 ft. 27-16 in........ 2,500

Emerald st., W. s., 30 ft. 3 in. N. Taylor, Robert Wilson to Thomas Frith et al., March 1, 1886, 14 ft by 51 ft.; g. r. $41.14........ 1,114

Franklin st., E. s., 230 ft. 8 in. N. Huntingdon, Joshua E. Taylor to Courtland Rhodes, March 1, 1886, 198 ft. 4 in. by 66 ft. 6 in........ nom.

Front st., E. s., 64 ft. 7 in. S. Westmoreland, George Kline et al. to Joshua L. Wildey, Feb. 10, 1886, to Albert P. Wilkey et al., Feb. 27, 1884, irreg. shape........ 1,333

Germantown ave., S. W. s., 83 ft. 1¾ in. S. E. Ninth, F. C. Brewster to John Weible, March 1, 1886, 23 ft. 7¼ in., irreg. shape........ 1,500

Green st., N. E. s., 186 ft. S. E. Upsal, Christian F. Heyer to Wilhelmina P. Rhodes, March 1, 1886, 93 ft. by 287 ft. 10 in........ 3,500

Locust st., S. s., 20 ft. E. Fortieth, H. M. Morse to Saml. Huhn, in trust, Feb. 26, 1886, 20 ft. by 115 ft.; mtgs. $2,000 and $1,500........ nom.

Long Lane, W. s., 20 ft. 3½ in. S. Oakford, 2 lots, Lucius S. Landreth to Thos. Marshall, Jan. 9, 1886, irreg. shape........ nom.

Luzerne st., Twenty-fifth Ward, Mary Jane Ashton to Isaiah H. Ashton, Feb. 10, 1886, 8 acres 50.8 per........ 5,000

Mill st., N. W. s., 75 ft. S. W. Boyer, Abram R. Bockius to Abraham Engard, Feb. 27, 1886, 50 ft. by 252 ft. 2 in........ 900

Mill st., N. W. s., N. E. of Bloyd, Morris R. Bockius to Abraham Engard, Feb. 27, 1886, two lots, irreg. shape........ 1,600

Montgomery st., N. s., 263 ft. 10 in. W. Broad, William L. Elkins et al. to Samuel B. Vrooman, Feb. 27, 1886, 10 ft. by 72 ft.; N. s. Montgomery, 279 ft. 10 in. W. Broad, 16 ft. by 72 ft........ 12,000

Ninth st., 424 N., Charles C. Hess to Henry G. Lehnert, Feb. 13, 1886, 15 ft. ½ in. by 38 ft. 11 in........ 3,375

Norris st., N. E. cor. Hancock, Jas. Marshall to Katharina Hasenfus, March 1, 1886, 54 ft. by 80 ft........ 9,000

Ontario st., N. W. cor. Sixteenth, Henry Bumm to J. Raymond Claghorn, Jan. 23, 1886, 275 ft. by 170 ft. 4 in........ 6,000

Paschall ave., S. E. s., Edw. Shippen et al. to William S. P. Shields, Feb. 27, 1886, 50 ft. by 150 ft.; g. r. $216........ nom.

Powell st., 526, Aug. L. Wise et al. to Lelia Weise, Feb. 22, 1886, 18 ft. by 75 ft.; g. r. $36........ 2,500

Salmon st., N. W. s., 127 ft. 6 in. S. W. Ash, Val. Herberich et ux. to Gottlieb Bruestle, Feb. 23, 1886, 20 ft. by 105 ft........ 1,100

Sixth st., 864 N., William Schnell to John Au, Feb. 24, 1886, 14 ft. by 90 ft........ 4,600

Sixteenth st., W. s., 226 S. Dickinson, Henry Dolfinger to James J. Tracy, Feb. 6, 1886, 16 ft. by 105 ft.; g. r. $72........ 100

Snyder ave., N. s., 31 ft. E. Eleventh, Andrew Miller to Wm. E. Schafer, Jan. 25, 1886, irreg. shape........ 2 400

Tasker st., S. s., 59 ft. 6 in. E. Dean, James McCartney to William B. Landon, Feb. 27, 1886, 14 ft. by 63 ft........ 2,000

Turner st., 527–529, John Kuntz to George Wagner, Feb. 24, 1886, 25 ft. by 39 ft........ 3,600

Twenty-first st., 1700 N., Fidelity Ins. T. and S. D. Co., trustees, to Chas. L. Davis, Feb. 27, 1886, 18 ft. by 63 ft........ 3,900

Twenty-fourth st, S. W. cor. Berks, Chas. Kirn to Frederick Geipel, Feb. 13, 1886, 18 ft. by 72 ft; g. r. $240........ 3,000

Washington ave., S. E. s and N. E. Musgrove, Robert LeBoutillier to Charlotte Homer, March 2, 1886, 100 ft. by 220 ft........ 15,000

Webster st., S.s., 60 ft. W. Eighteenth, Patrick Lafferty to Thomas C. Rich, Jan. 23, 1886, 14 ft. by 39 ft... 1,500
Webster st., N. s., 183 ft. W. Eighteenth, Edwin Lafferty to Thomas C. Rich, Jan. 23, 1886, 15 ft. by 39 ft..... 1,500

THURSDAY, March 4, 1886.

Buttonwood st., N. E. cor. Old York Rd., E. Missimer to Peter Fritz Wetherill et al., March 1, 1886, 19 ft: 8 in. by 50 ft $5,189
Cambridge st., 2804, Martin H. Stulzbach to Edwin John Hayes et ux., 14 ft. by 85 ft. 3½ in..... 2,136
Catharine st., 406, Daniel Lingle to Simon Taplinger, Feb. 23, 1886, 16 ft. 10 in. by 69 ft. 9 in 3,000
Chew st., S. W. s. and S. E. s. Woodbine ave., Ella B. Morris to Lawrence O'Brien et al., March 1, 1886, irreg. shape..... 2,700
Columbia ave., N. W. cor. Norwood, C. H. Showaker to David Doyle, March 1, 1886, 20 ft. by 90 ft..... 7,350
Earl st., W. s., 34 ft. 11 in. N. Gerker, Andrew Meng to Charles Wulst, March 1, 1886 17 ft. by 66 ft. 7 in... 2,600
Eighth st., 1531 S., Alexander McIlvain to Eliza M. Wick, Feb. 1, 1886, 14 ft. by 70 ft..... 422
Front st., E. s., 196 ft. ¾ in. N. Emerald, Leopold Healy to Benjamin D. Childrey et al., Feb. 24, 1886, 18 ft. by 80 ft..... 3,000
Front st., E. s., 314 ft. N. Allegheny ave., George Kline to Rebecca McNeil, Feb. 10, 1886, 40 ft. by 344 ft.; g. r. $50..... 400
Germantown ave., N. E. s., corner Pleasant, moiety, Edward R. Tourison to Ashton S. Tourison, March 1, 1886, irreg. shape..... 8,000
Limekiln road, one-third interest of Jacob Trump et al. to Claire R. Johnson, Feb. 22, 1886, three pieces 600
Manton st., 1900, John Maher to Joseph Leedom, March 1, 1886, 14 ft. by 50 ft..... 533
Reese st., E. s., 82 ft. 10½ in. and 96 ft. 3 in. S. Cambria, Wm. G. Fox to Mary E. Tunney, Feb. 24, 1883, 13 ft. by 67 ft..... 4,000
Ringgold st., 1848, 1850, H. R. Shoch to Frederick Hoerig, Feb. 26, 1886, 28 ft. 4 in by 47 ft..... 4,000
Second st., W. s., 66 ft. S. Lombard, Martin N. Nisewander to Ann K. Davis, Feb. 13, 1886, 12 ft. by 70 ft. 10 in ; g. r. £2 13s. 4d. ; mtge. $2 500 1,000
Sixth st., 1928-1932 S , Spring Garden Insurance Company to Horace Evans, Feb. 20, 1886, each 14 ft. by 66 ft. ; 1934 S. Sixth, 13 ft. by 66 ft.; 1936-1938 S. Sixth, each 14 ft. by 66 ft..... 12,300
Seventh st., 447 N., Joseph Allen to Adam Jakob, March 1, 1886, 20 ft. by 85 ft. 8½ in..... 6,250
Seventeenth st., 1444 S., Thomas Lupton to Charles Lynch, Feb 2, 1886, 16 ft. by 62 ft. 4 in.; g. r. $83.. 600
Seybert st., N. s., 57 ft. 6 in. E. Seventeenth, Bridget Cody to Jas M. Haviland to Thomas Cody, Feb. 26, 1886, 14 ft. by 66 ft.; g. r. $39..... nom.
Twentieth st., S. W. cor. Tasker, Frank G. Taite to Michael Fritz, Feb. 19, 1886, 52 ft. by 78 ft. 11½ in.. 2,400
Twenty-fourth st., W. s , 138 ft. S. Parrish, John M. Blum to Isaac Blum, March 1, 1886, 20 ft. by 67 ft. 5,800
Cadwick st., W. s., 162 ft. S. Tasker, Andrew Miller to Katharina E. Henzler, Feb. 26, 1886, 14 ft. by 44 ft.; also, eleven lots, W. s. Chadwick, S. Tasker, each 14 ft. by 44 ft..... 17,400
Eleventh st., E s., 118 ft. N. Parrish, John M. Sharp to Isaac Blum, Feb. 13, 1886, 33 ft. by 54 ft..... 6,200
Twenty-ninth st., W. s., 60 ft. S. Girard ave., William L. Elkins et al. to John Hambrecht, Feb. 27, 1886, 15 ft. by 57 ft..... 2,775
Walnut st., S. s., 88 ft. 5 in. W. Fifty-first, Violet Mathers to Robert G. Mathers, Mach 2, 1886, 19 ft. by 77 ft. 8 in..... 420
Warnock st., W. s., 182 ft. S Cambria, George M. Muller to Ellen Turbot, Feb. 27, 1886, 14 ft. by 62 ft 1,500
Warren st., S. W. s., 51 ft. W. Thirty-sixth, John E. White to William R. Nicholson, Feb. 23, 1886, irreg. shape..... 4,050
Westview ave., S. E. s., 212 ft. S. W. Germantown ave., Ashton S. Tourison to Eugene J. Tourison, March 1, 1886, 28 ft. 6 in. by 105 ft. 5⅜ in... 1,650
Cope st., S. cor. Amber, four lots, Charles Kirn to Albert Kirn, Feb. 23, 1886, irreg. shape..... nom.

FRIDAY, March 5, 1886.

Alter st., S. s., 153 ft. 6 in. W. Twentieth, Geo. W. Middleton to Nicholas J. Griffien, Feb. 23, 1886, 14 ft. by 47 ft..... $650
Bainbridge st., N. s., 75 ft. 2 in. E. Nineteenth, Robert Montgomery to Joseph Craven, Feb. 20, 1886, 16 ft. by 115 ft. .....a..... 1,200
Berks st., S. s., 48 ft. W. Franklin, Chas. A. Reynolds to Kate A. Ash, Feb. 11, 1886, 15 ft by 62 ft..... 2,000
Brandywine st., 1913, James P. T. Phister to Ludwig S. Filbert, Feb. 26, 1886, 16 ft. by 70 ft..... 3,000
Bristol st., three lots, N. s., E. Third, and five lots on both sides Cayuga st., N. Third, Thomas Harvey to John B. Mayer et al., Jan. 25, 1886. 22,240
Carpenter st., N. s., 132 ft. 4 in. W. Sixteenth, Edw. Lafferty to A. Hudson Gilliilan, 16 ft. by 129 ft. 8½ in..... 1,333
Eighth st., E. s., 179 ft. S. Lehigh, M. L. Heist to Chas. J. Jones, March 3, 1886, 15 ft. by 72 ft 3,200
Federal st., 1906, John R. Bridge to Sarah W. Gilliilan, Feb. 27, 1886, 15 ft. by 62 ft. 11 in 3,350
Fifteenth st., 1818 N., William J. Serrill to Casper L. Rehn, Feb. 25, 1886, 17 ft. 6 in. by 68 ft. 4½ in 6,500
Fifteenth st., E. s., 324 ft. 1 in. N. Norris, John Dickey to Thomas C. Taylor, March 3, 1883, 16 ft. by 90 ft. 8 in..... 7,000
Fifth st., 2210 N., Thos. H. Newman to Ernest Wagner et ux., Feb. 22, 1886, 14 ft. by 85 ft. 2,683
Forty-eighth st., S. E. cor. Fairmount ave., William Moss et al. to Robert W. Fitzell, March 1, 1886, irreg. shape ....
Frankford road, S. E. s , 23 ft. 3½ in. N. E. Clearfield, Aug M. Bucher ta David Loughlin, Feb. 4, 1886, irreg. shape..... 1,500
Frankford road, N.W.s., 100 ft. N. E. Madison, James A. Campbell, to Chas. Hazelhurst, March 1, 1886, irreg. shape..... 3,300
Franklin Cemetery ave., N. E. s. and S. E. s., Emerald, Charles Hazelhurst to James A. Campbell, March 1, 1886, irreg. shape..... 3,500
Franklin st., W. s., 142 ft. S. Noble, Edward J. McCollin to Samuel Bancroft, in trust, March 1, 1886, irreg. shape; also, lots on Wood and St. John sts. and on Vermont place, W. Seventh..... nom.
Girard ave., 2936, William L. Elkins et al. to Elmer Benge, Feb. 26, 1886, 16 ft. by 60 ft..... 3,400
Howard st., N. W. cor. Lehigh ave., Fidelity Ins., T. and S. D. Co. to John W. Carson et al., March 1, 1886, 180 ft. by 95 ft..... 22,000
Jefferson st., S. s., 115 ft. E. Twentieth, Geo. L. Warren to Mary A. Sheeler, Feb. 25, 1886, 15 ft. by 70 ft..... 4,025
Lambert st., 1522, 1524, S., John Simpson et al. to Belinda Tollett, March 2, 1886, 28 ft. by 44 ft.; g. r. $72..... 1,400
Market st., 3018, James E. Hall to Edwin S. Armstrong, March 1, 1886, 18 ft. by 220 ft..... 8,300
Master st., N. s., 18 ft. W. Lawrence, Andrew J. Loecher to William A. Backhus, Feb. 6, 1886, 18 ft. by 100 ft 2,900
Mifflin st., 934, John Henon to Sarah E. Noone, Feb. 16, 1886, 16 ft. by 64 ft 2,000
Nineteenth st., N. E. corner Bainbridge, Alex. Smith to William R. Smith, March 3, 1886, 18 ft. by 72 ft. 2 in.; mtge. $3,000..... nom.
Nineteenth st., W. s., 33 ft. S. Fitzwater, Chew Snebley to Bertha B. Dillin or Dillon, March 1, 1886, 16 ft. by 65 ft.; mtge. $2,000. E. s. Sixteenth, 18 ft. 5 in. N. Carpenter, 18 ft. by 70 ft ; mtge. $2,000..... 2,500
Morris st., S. s., 35 ft. 6 in. E. Maple, James A. Hough to John H. Fullerton et al., Feb. 23, 1886, 37 ft. by 75 ft. 7½ in..... 1,850
Norris st., S. s., 55 ft. 6 in. Maple, John H. Fullerton et al. to Alexander T. Richards, Feb. 23, 1886, 7 ft. by 75 ft..... 360
Parker ave , cor. Washington, Henry K. Fox to Pennsylvania Schuylkill Valley Railroad Company, Feb. 15, 1886, 3·808 acres, also 6 021 acres..... 7,371
Pierce st., 728, Gustav Youngblood to Agnes Jacques, March 1, 1886, 14 ft. by 47 ft. 8 in.; g. r. $24..... 850
Prospect and Tibbin sts., N. Schommer to Anton A. Getz, March 3, 1886, irreg. shape..... 1,450
Ridge st., S. W. s., 204 ft. N. W. Leiper, Thomas C. Hunter to William H. Hunter, Feb. 23, 1886, irreg..... 3,500
Ridge st., S. W. s., 224 ft. 3½ in. N. W. Leiper. William H. Hunter to Michael Dering, Feb. 24, 1886, irreg. shape..... 1,600
Seventh st., E. s., 74 ft. 6⅜ in. N. Columbia Charlotte H. Brown to Congregation Adath Jeshurun, March 1, 1886, 34 ft. by 174 ft. 10 in..... 7,250
Schuylkill river, Twenty-first ward, three-sevenths interest in 110 acres, Eliza H. Murphy et al. to Henrietta R. F. Baker, Feb. 24, 1886..... nom.
Sixty-two-and-a half st., 102, 104, 110, 114, 116 and 120 N., James E. Hall to Edwin S. Armstrong, March 1, 1886, 20 ft. by 100 ft.; mtges. $4,300.. 8,000
Snyder ave , S. s., 302 ft. 1½ in. E. Twenty first st., Philadelphia Cemetery Company to Thomas B. McAvoy, Feb. 24, 1886, irreg. shape... 22,000
Tasker st., S. s., 70 ft. E. Nineteenth, John Curran to Samuel Shaw, March 1, 1886, 16 ft. by 65 ft.; g. r. $60..... nom.
Third st. and N. s. Wingohocking, Thomas Harvey to John B. Moyer et al., Jan. 25, 1886, irreg. shape..... nom.
Twentieth st., 822 N., Herman Deisinger to Mary Patterson, Feb. 26, 1886, 16 ft. by 70 ft..... 5,000
Twenty-fourth st., 1915 N. Harry L. Roat to Mary M. Walz, Feb. 23, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,900
Germantown ave., 2605, Chas. Kraus to Geo. J. Wenner, March 3, 1886, 16 ft. by 110 ft 4,500

SATURDAY, March 6, 1886.

Ann st., N. E. cor. Edmund, Christian P. F. Fischer to Daniel B. Forder, Jan. 12, 1886, 30 ft. by 70 ft..... $1,000

Brown st., S. W. cor. Thirteenth, H. McDaniels et al. to George F. Uber, Feb. 22, 1886, irreg. shape 4,400

Bristol street, N. E. cor. Third, John B. Mayer et al. to North Philadelphia Land Association, Feb. 23, 1886, 3 lots; also 5 on Cayuga, E. Third..... 40,300

Broad, Brandywine, Hamilton, Pennsylvania ave., etc., George Burnham et al. to John G. Johnson, trustee to George Burnham et al., Jan. 16, 1886, 35 lots..... nom.

Catharine st., N. s., 72 ft. E. Fifth, Wm. Diehl, executor, to Hugh Purvis, Feb. 24, 1886, irreg. shape; also S. s. Harmony, 75 ft. E. Fifth, 12 ft. 6 in. by 25 ft..... 3,500

Cherry st., S. E. s., 204 ft. N. E. Harrison, Fras. L. Minton to Edwin Smith, Feb. 16, 1886, 50 ft. by 104 ft. 350

Delaware river, S. of Shunk, Yearly Meeting of Friends to Penna. Salt Mfg Co., June 2, 1884..... 2,500

Eighth st., W. s., 268 ft. N. Parrish, Lazarus Kahn to Annie E. Kroberger, Feb. 26, 1886, 14 ft. by 60 ft..... 3,500

Eleventh st., N. W. corner Lombard, Alfred J. Vollrath et al. to Hy. Keller, Jr., March 3, 1886, 20 ft. by 82 ft..... 9,000

Emerald st., S. E. s., 72 ft. 1½ in. N. E. Ontario, E. J. Devlin to Cath. Heaney, Mar. 4, 1886, irreg. shape.. 1,500

Emerald st., 3402, E. J. Devlin to Frank Beal, Feb. 2, 1886 1,500

Same to Mary C. Trabert, March 4, 1886..... 600

Federal st., N. s., 178 ft. E. Twenty-second, Wm J. McHenry to James Maxwell, Feb. 29, 1886, 32 ft. by 100 ft..... 6,500

Fifteenth st., 1153 S., Harriett B. Castle et al., executors, to William H. Castle, Feb. 8, 1886, 17 ft. by 100 ft..... 1,500

Fisher ave., W. s., 184 ft. S. Arch, Margaret Keough to Mary Toner, Dec. 1, 1885, 25 ft. by 110 ft..... nom.

Franklin st., W. s., 142 ft. 2 in. S. Noble, William P. Bancroft et al. to Edward G. McCollin, March 1, 1886, irreg. shape; also, lots on St. John and Wood sts. and Vermont place..... nom.

Front st., 2134 N., John G. Sonneborn to William Haines, Feb. 27, 1886, irreg 6,000

Geary st., W. s., 235 ft. S. Wylie, Edward H. Ottey to William M. Wilson, March, 1, 1886, 15 ft. by 57 ft ... 2,600

Hancock st., 2505, 2507, 2511, Henry Haines to George B. Pugh, Feb. 27, 1886, 14 ft. by 51 ft. each..... 4,200

Hazzard st., N. s., 191 E. Emeral, Adam Specht to Philip Hensel, March 4, 1886, 12 ft. by 66 ft..... 1,400

Hope st., E. s., 64 ft. S. Diamond, T. K. Batt to Kate A. Ash, Feb. 11, 1886, irreg. shape..... 2,500

Hubbs st., 2045, George L. Parker to Anna Rinke, Feb. 19, 1886, 14 ft. by 40 ft.; g. r. $62.40..... 535

Ingersoll st., 2517, David Baum to Anton Leister, March 2, 1886, 14 ft. by 44 ft 2⅞..... .....

Long Lane, W. s., 20 ft. 3½ in. South Oakford, Lucius S. Landreth to Thomas Marshall, Jan. 9, 1886, irreg. shape; W. s. Long Lane, 39 ft. 6⅜ in. So. Oakford, irreg. shape..... nom.

Manton st, N. s., 303 ft. 1 in. W. Twenty-first, L. S. Landreth to John McConaghy, Oct. 8, 1885, 14 ft. by 48 ft..... nom.

Marshall st., W. s, 80 ft. S. Cumberland, D. D. Wendel to Hy. G. Schultz, March 1, 1886, 340 ft. by 74 ft. 4½ in.; g. r. $10.80..... 200

Mill st., cor. Cambridge, Twenty-third Ward, Richard J. Dobbins to George T. Mills, Feb. 17, 1886, irreg. shape..... 6,000

Mt. Holly st, W. s., 160 ft. S. Reed, Sarah Chapman to Fannie Glenn, August 10, 1885, 14 ft. by 48 ft.; g. r. $52.50..... 200

Mt. Pleasant st., S. E. s., 245 ft. N. E. Jefferson, Ashton S. Tourison to Edward R. Tourison, March 1, 1886, 60 ft. by 117 ft..... 750

Mt. Pleasant st., Edward R. Tourison to Ashton S. Tourison, March 4, 1886, irreg. shape..... 750

Mutter st., 2508 and 2514, Henry Haines to George B. Pugh, Feb. 27, 1886, each 14 ft. by 41 ft..... 1,000

Ninth st., W. s., 32 ft. S. McClellan, John T. Sinnott to Thomas J. Carroll, March 6, 1886, 16 ft. by 67 ft.... 1,666

Passyunk road, N. W. s, William S. Grant et al. to Philadelphia Cemetery Company, Feb. 23, 1886, 22 a. 24 p..... 14,000

Rockland st., S. s., 125 ft. E. Thirty-ninth, John H. Goldbeck to David M. Hess, March 1, 1886; mtge. $7,000; S. s. Rockland, 175 ft. E. Thirty-ninth, 25 ft. by 50 ft.; mtge. $6,000..... 1,068

Royal st., 200 ft. S. Seymour, Edwin S. Armstrong to Geo. Armstrong, March 1, 1886, 64 ft. 4½ in. by 140 ft..... 8,500

Seventh st., W. s., 44 ft S. Watkins, Ann Hoban to Harriett A. Jackson et al., exrs., Feb. 27, 1886, 14 ft. by 45 ft. 4 in..... 1,300

Seymour st., N. W. s., 118 ft. S. W. Germantown ave., E. B. Seymour et al., exrs., to Thomas MacKellar, March 3, 1886, 40 ft. 5½ in. by 117 ft. 1,625

Siegel st., 219, Edwin Ford to Annie S. Berry, March 1, 1883, 14 ft. by 53 ft.... 890

Summer st., 3200-3202, E. J. Wendell to Herman Wendell and Walter B. Smith, March 6, 1886, irreg. shape..... 21,000

Susquehanna ave., 264, John Meighan to John C. Scharff, March 3, 1886, 14 ft. by 57 ft..... 2,500

Third st., W. s., 194 ft., 208 ft. and 236 ft., S. York, John F. Norton to Milton H. Hendel, Feb. 17, 1886, each 14 ft. by 60 ft..... 7,500

Thirteenth st., 1611 N., Elizabeth P. Freese to Clifford Yeager, Feb. 20, 1886, 20 ft. by 78 ft 7,000

Thirteenth st., W. s., 168 ft. S. Cambria, R. J. Dobbins to Mary Ann Stoffiet, March 1, 1886, 32 ft. by 100 ft..... 1,000

Thompson st., N W. s. and N. E. s. Geissler, William N. Hart to Wilber F. Short,, Feb. 26, 1886, 44 ft. by 140 ft.; g. r. $92..... 4,500

Jasper st., 2537-2541, Barbara Trost to Leonhart Friedenwald, Feb. 24, 1886, 28 ft. by 50 ft. 6 in..... 2,700

Twenty-first st., E. s., 242 ft. 9 in. N. Norris, John Duross to Frederick Fagley, Feb. 26, 1886, 15 ft. 9 in. by 89 ft..... 2,120

Twenty-fourth st., E. s., 237 ft. 6 in. W. Berks, Harry Roat to James E. Cullen, Feb. 18, 1886, 14 ft. 3 in. by 87 ft. 6 in.; g. r. $90 1,000

Wood st., 1230, James F. Bradfield to Travis Hudson, Jan. 1, 1886, irreg. shape..... 2,800

SUBURBAN SALES.

CHESTER COUNTY.

Robert Maris et al., admrs., tract of 132 acres 52 perches in the township of Willistown, to Maria G. Holland..... $ 8,391.29

Wm. P. Buchanan et al., ¼ of an acre in Waynesburg to John G. Evans..... 199.00

David H. Davis ex., messuage and 7 acres in the township of Elk to Hannah E. Davis..... 1,000.00

Daniel Plank exr., lot in the township of Honeybrook, to John G. Evans..... 47.50

Jacob Bush, tract in the township of Schuylkill, of 76 acres and 9 perches, to George Lock.... 3,000.00

Abner Pyle, messuage and 130 acres 1 rood and 37 perches in the township of Elk, to Lydia A. Burns..... 6,000.00

Joel Elbert, a lot in the township of North Coventry, to Wm. E. Harley..... 275.00

Edward H. Hall, small house and lot on Matlack st, West Chester, to Jas. B. Bailey..... 1,450.00

Henry A. Hogertogen, lot of 3 acres in the township of Tredyffrin, to Benj. F. Streetor..... 2,000.00

Jos. C. Green, adm., messuage and lot in the township of South Coventry, to Emma Shick..... 670.00

Thomas C. Eidredge, messuage and lot in the township of Schuylkill, to Mary Shunk..... 2,000.00

Maggie E. Plummer, messuage and 15 acres in the township of East Nottingham, to Martin Conlin... 350.00

Clement Cooper, house and lot on South High Street West Chester, to Anna B. Jacobs..... 3,400.00

Emma A. Shick, house and lot in the township of South Coventry, to Emma C. Shick..... 675.00

Chas. M. Griffith, a lot 140 perches in the township of North Coventry, to David Titlow..... 72.62

Geo. A. Pinkerton, a lot 13,400 sq. ft., in borough of Atglen, to J. W. Irwin..... 130.00

Taylor B. Mercer, ex., messuage and lot in the borough of Atglen, to Nathan Maul..... 2,050.00

Nathan C. Schofield, several lots in Pomeroy, to Penna. R. R. Co. 4,000.00

Lucien Hoguet, tract 3 acres and 100 perches in the township of West Brandywine, to David M. Hess..... 2,000.00

Nathan Maule, messuage and 103 perches in the borough of Atglen, to Josiah Cope..... 4,000.00

James D. Swartz, messuage and 2 tracts in the township of East Vincent to Chas T. Lear..... .....

Geo. R. Hoopes, sheriff, messuage and land in the borough of Atglen, to David T. Clark..... 3,000.00

Joseph Pyle, a lot, 8,000 sq. ft., in West Grove, to Nora Sheehan.... 200.00

Thomas Eachus, messuage and tract, 8 acres and 7 perches, in the township of West Caln, to Wm. Eachus..... 4,000.00

Rosanna C. Lagen, tract 3 42-100 acres in the township of Tredyffrin, to Eleanor M. Newhall..... 3,500.00

DELAWARE COUNTY.

James Callahan, Radnor, a house and 43 square perches of land in that township, to John P. Donnelly, same place, for..... 1,500.00

Benjamin F. Elkins, deceased, a store house and a tract of 10½ acres of land in Darby township, to Geo. W. Thorn, Philadelphia, for..... 2,850.00

George Drayton, Aston, a tract of 77 acres 149 perches, with improvements in Haverford to Samuel Williams, Philadelphia, subject to a lien of $15,000, for..... 23,731.00

James Miller, Media, a lot 32 ft. by 140 ft., in that borough, to Wm. H. Miller, same place, for..... 265.00

A tract, 910 acres, in the same township, to Frederick L. Paddock, Clifton Heights, subject to a lien of $1,500, for..... 3,000.00

Wm. Maris, Upland, a lot, 45 by 120 ft., on Woodside ave., that borough, to Jno. Atkins, same place, for..... 200.00

Chas. M. Breish, Media, a lot, 40 by 140 ft., on Fourth street, that borough, to James S. Cummins, same place, for..... 400.00

Oliver P. Hooper, Upland, a lot, 20 by 50 ft. on Kerlin st., Upland, to Ebenezer Taney, same place, for..... 100.00

West Hill Land Association, a lot, 100 by 150 ft., on Elm ave., West Hill, to Ella M. Hoopes, Philadelphia, for..... 1,000.00

A lot, 100 by 150 ft., same place, to A. E. Cadwallader, Philadelphia, for..... 1,000.00

Shaw Esny & Co., limited, Chester, a brick house and lot, 22 by 100 ft., Madison st., Chester, to Emmor L. Lukens, same place, for..... 2,900.00

Walter L. Leech, South Vineland, N. J., a brick house and lot, 20 by 140 ft., in Third street, South Chester, to Wm. Watson, of the latter place, for..... 2,300.00

Jacob Tome, Port Deposit, Md., a lot, 124 by 198 ft., at Ridley Park, to Thomas H. Quinn, Darby, for..... 1,250.00

Samuel McIlvain, Chester, a brick house and lot, 62 by 140 ft., on Broad st., Chester, to Ella E. Battin, for..... 6,000.00

James C. Beach, South Chester, a lot, 60 by 140 ft., on Booth street, that borough, to Abel Howard, of same place, for..... 1,200.00

Nathan Moore, Radnor, a lot, of 18 square perches, in that township, to Catharine Lynch, Philadelphia, for..... 320.00

Fredk. Boldt, Chester, a brick hotel and lot, 20 by 120 ft., on Howell st., that city, to John F. Betz, Philadelphia, for..... 13,000.00

James F. Campbell, Ridley, a frame house and lot, 50 by 119 ft., Leiperville, Ridley township, to John A. Ladomus, Chester, consideration nominal.

John A. Ladomus, Chester, a frame house and lot, 50 by 119 ft., Leiperville, to Mary L. Campbell, Ridley..... nom.

H. F. Kenney, Philadelphia, a lot 50 by 200 ft. at Norwood, to Lidie Ellicott, Philadelphia, for 300.00

Montgomery County.

George W. March to Mary A. McNichol, a house and lot on Noble street, Norristown, for..... 1,400.00

Nathan H. Jones to Robert Crawford, a house and over 1 acre of land in Valley Forge, for..... 4,000.00

George W. Murray to Jane Carter, ¼ of an acre of land in Moreland township, for..... 347.20

Albert G. Saylor to Henry D. Saylor a house and lot on High st., Pottstown, for nom. sum.

A. C. Godshall to Mary Ann Groff, a lot on Main street, Lansdale, for..... 315.00

The Mutual Saving Fund and Loan Association to Ellen Rogers, a house and lot in Whitemarsh township, for..... 700.00

Samuel L. Cowden et al., adm'rs, to Amanda Smith, a house and lot on Howe avenue, Norristown, for..... 4,550.00

Horace N. and Cyrus Q. Guldin to J. Frank Althouse, two lots in Mount Hope addition to Pottstown, for..... 200.00

Henry Krupp to Jacob M. Clemens, a house and lot in Lansdale, for..... 1,000.00

Horac N. and Cyrus Q. Guldin to Henry B. Mauger, two lots in Mount Hope addition to Pottstown, for..... 115.00

Theodore M. Morgan et al. to Alice Poultney Crothers, 10 2-10 acres of land in Springfield township, for..... 7,000.00

Hannah Cassell to George W. Hollingsworth, a house and two tracts of land, containing together 9 acres and 96 perches of land, in Hatfield township, for... 2,600.00

Laanna Markley to Henry Myers, a house and lot in Lower Salford township, for..... 750.00

Albert Bromer to Isaac B Kulp, a house and lot in Schwenksville, for..... 35.40

Iron Bridge Union Chapel Association to Trinity Christian Church of Freeland, Pa., a church and lot of ground in Perkiomen township, for..... 1,800.00

Thomas C. Jones et al. to Henry Weidman, a house and lot on Main street, near Barbadoes, Norristown, for..... 3,200.00

Edwin Arnold to Hannah E. White, 38 perches of land in Upper Dublin township, for..... 250.00

A. D Saylor to Richard W. O'Donnell, five town lots in Hector st., Conshohocken, for..... 1,000.00

Jeremiah G. Freas to Valentine Dick, ½ an acre of land in Whitemarsh township, for..... 800.00

Bucks County.

Patrick and Ann Maley to Michael Curran, lot in Lower Makefield, Aug. 12, 1885..... 350.00

Robert A. Shuner to Josiah K. Bougher, lot in Durham, Jan. 16, 1886..... 1,100.00

James Wright to Owen Ferry, lot in Bristol, Feb 13, 1886..... 800.00

Henry Lear to Lewis Fonash, lot in Doylestown, March 30, 1885... 450.00

Henry Stommel to same, lot in Doylestown, Dec. 23; 1885..... 250.00

C. Newlin Peirce to Chs. E. Banes, lot in Bristol, Feb. 13, 1886 ..... 2,250.00

Chs. E. Banes to C. Newlin Peirce, lot in Bristol, Feb. 18, 1886 ..... 2,250.00

Henry Long to Geo. E. Long, lots in Doylestown, Feb. 27, 1886..... 3,500.00

A. H. Heist, Sheriff, to R. R. Cressman, lot in Rockhill, December 8, 1886..... 50.00

David Harrison to Caleb N. Taylor, lot in Bristol, May 14, 1883... 500.00

Arthur White to Caleb N. Taylor, lot in Bristol, Sept. 19, 1885..... 1,600.00

Anna Myers to Francis F. Myers, 125 acres in Bedminster, April 12, 1869..... 5,250.00

George A. Shoemaker to William P. Pray, lots in Bristol, February 27, 1886..... 2,000.00

John Strawn to Amos H. Snyder, lot in Quakertown, April 10, 1858..... 200.00

Samuel S. Stohr to Tobias Shive, lot in Quakertown, April 11, 1859..... 200.00

Amos H. Snyder to Tobias Shive, lot in Quakertown, May 8, 1858.. 210.00

John Strawn to same, lot in Quakertown, April 16, 1860..... 250.00

Jacob Sorver to same, lot in Quakertown, Oct. 31, 1866..... 40.00

Ex'rs of John Strawn to same, lots in Quakertown, April 1, 1869..... 112.00

Heirs of Thos. Stradling to Chas. R. Smith, 28 acres in Plumstead, March 1, 1886..... 3,000.00

Adm'rs of John Gerhart to Daniel P. and Jno Steiner, lots in Rockhill, April 8, 1872..... 75.00

Daniel P. and John Steiner to Samuel Steiner, lots in Rockhil, April 27, 1874..... 150.00

Adm'rs of John Gerhart to Sam'l Steiner, lot in Rockhill, April 8, 1872..... 36.00

Peter S Roudenbust to Samuel Steiher, lot in Rockhill, Nov. 4, 1875..... 60.00

Christian Winters to same, lot in Rockhill, Sept. 25, 1879..... 1,275.00

Daniel P. Steiner to same, lot in Rockhill, Sept. 16. 1882..... 115.00

Catharine Hafler to Franklin Kile, three lots in Rockhill, January 25. 1886..... 475.00

Martha Michener to Jemima Michener, lot in Quakertown, March 29, 1878..... 850.00

Wm. H. Shiveley to Trustees of Mennonite Brethren in Christ of the United States and Canada, Springfield June 30, 1885..... 200.00

Harry F. Molloy to John E. Leedom, 10 acres 100 perches in Buckingham, April 8, 1885..... 2,072.00

Burlington County.

Thomas W. Davis to Albert Allen, farm of 73 acres in New Hanover township..... $4,700.00

Edward Evans to Theodore Wills et al., marl lot near Marlton..... 175.00

Robert Aaronson to Horace L. F. Aaronson, lot of land in Mansfield township..... 7,500.00

Caleb S. Aaronson to Horace L. F. Aaronson, three tracts of land in Mansfield township, nominal

Ellen Roberts to Mary H. Earp, lot of land at Riverton..... 800.00

Margaret Neal to Elvira W. McNeal, farm in two tracts of land on River road and Bordentown road, Burlington township..... 13,000.00

George W. Wolf, ex r, to Eliza Ellen Wolf, lot of land in Beverly township..... 35.00

Aaron Early to Esther Ann Braddock, 4-story brick building cor. of High and Pearl sts., Burlington..... 10,000.00

Elizabeth Howell et al., heirs-at-law of Stacy Howell, to Deborah F. Gale, undivided one half part of a tract of land in Randolph township..... 125.00

Morgan Naughton to Susanna Crockford, land at Prince at West streets, Bordentown..... 1,400.00

Meribah Stackhouse to Mary B. Stackhouse, house and lot of land in Juliustown..... 500.00

C. K. Vansciver to Abraham Master, Abraham Perkins, E. Budd Master, E. K. Master, Albert G. Shaw, Ellis R. Oliver, George M. Heisler, Isaac P. Fenimore, Timothy M. Bishop, Charles R. Fenimore, Charles M. Riley and Robert Vansciver, trustees, a lot of land adjoining the Coopertown meeting-house..... 200.00

Peter Lynch to Alfred K. Brittain, house and two lots of land in Mt. Holly..... 1,100.00

Doings of Common and Select Councils.

—Mayor Smith suggests that the city buy the Third Regiment armory.

—Quite an array of citizens protest against the opening of Glenwood avenue in the 25th Ward.

—John J. Kennedy has the contract for the construction of section 10 of the intercepting sewer.

—The Pennsylvania Railroad Company has been directed by ordinance of Select Council to erect a safety gate at Clinton ave. and Cumberland street.

—The bill to construct the intercepting sewer at $8.40 per lineal foot and $2.00 for twelve-inch pipe was laid over for a few days. The entire contract price is limited to $18,000.

—Appropriations have been made from the surplus of the year 1885, to the Department of Highways, Surveys, Law, City Property, Police, Electricity, Poor, Education and Fairmount Park.

—A certain space is to be set apart on the north side of the new City Hall, east of the Reynolds' Monument, on which to erect an equestrian statue to the memory of the late General Winfield Scott Hancock.

—Select Councils does not seemed to be worried over the possibility of the spread of contagious diseases, and when a resolution is presented, or an ordinance presented for approval, they are quietly laid aside.

—The American Surety Company, of New York, is to be the security of Michael O'Rourke, the contractor for section nine of the intercepting sewer, if Councils are willing to accept. Councils prefer securities within the jurisdiction of the courts.

—At last the unsightly market sheds on Girard avenue between Sixth street and Frankford avenue are to be removed. The Commissioner of Markets and City Property will take them down by December 31st. These are one of the remaining remnants of our early days.

—A quite influential minority on the finance committee are up with a report recommending the expenditure of $450,000 for a Walnut street bridge. If the city will authorize a private corporation to build a bridge and collect tolls from the street car companies and vehicles, the bridge can be built and made to pay from the start, but our prying lawyers might not be long in finding some constitutional obstacles.

—Real estate operators have been for some time past deeply interested in the efforts that have been made to secure the opening and grading of streets in new sections of the city as well as in some of the older sections. A great deal of influence has been brought to bear to have grading and paving done, in order that property might be increased in value and building operations undertaken. The building season is near at hand.

—Last week Select Council appropriated $175,731 from the surplus for the following purposes: For opening Fifteenth street, from Carpenter to Washington avenue, $4,821.11; paying one-half the cost of new county bridge, $7,050; repairing Girard avenue bridge, $10,000; sewer on Girard avenue, from Broad street to Aramingo Canal, $60,000; strengthening the abutments of Chestnut street bridge, $1,700; legal services in State tax cases, $3,000; music in the public squares, $1,000; lamps of the Malloney pattern, $4,800; additional electric lights, $10,000; putting wires under ground, $5,000; extra help in the Almshouse, $1,500; rebuilding the burned wing of the Philadelphia Hospital, $35,000; books for the Board of Education, $8,000; repairing damages to the East Park caused by building the intercepting sewer, $50,000; care and repair of Memorial Hall, $10,000.

The Union Passenger Railway Company have requested permission to lay their tracks over certain streets, for which franchises are held by the Lehigh Avenue Railroad Company, and they have been requested to state what particular streets they desire to use, in order that there will be no clashing of interests, and no midnight track laying or midnight tearing up of track by opposing interests.

—No small amount of log rolling has been indulged in among the members of Common Council. At the last meeting quite a batch of ordinances were passed authorizing the opening and paving of new streets and the transfer of some houses and some other work as follows: To authorize the grading of Lamb Tavern road, from Eighteenth street to Lehigh avenue, and to construct a bridge thereon; to permit the Knickerbocker Ice Company to erect a frame ice house on a lot, at the Connecting Railroad, between Twenty-ninth and Thirtieth streets; to authorize the grading of Tioga and Ontario streets, in the Twenty-fifth Ward; Eighteenth street, from Wingohocking street to Fisher's lane; Forty-second street, from Woodland avenue to the West Chester Railroad; Leithgow, Clearfield, Fourth and Taylor streets; Paschall avenue, Fiftieth and Eaglesfield streets; Free land and Ridge avenues, Roxborough, and Haines street, from Fifteenth street to Old York road; to authorize the opening of Meadow street, from Paul to Main street; McKean street, from Thirteenth to Juniper, and Snyder avenue, from Thirteenth street to Broad; to change the name of St. Mary street, between Hurst and Eighth streets, to Carver street; to authorize the paving of Clearfield street, from Fourth to Lawrence, Fourth street, from Indiana avenue to Clearfield street, and Perot and Meredith streets, from Twenty-fifth to Twenty-sixth street; to grant permission to the Church of the Nativity to transfer a frame building from C street to the northwest corner of Belgrade street and Allegheny avenue; resolution discharging the Committee on Highways from further consideration of the ordinances to open Hancock street and grade Coral street and Wheat Sheaf lane.

BOSTON people are very proud of their public schools and insist that they are better adapted for school purposes than any school-houses in the United States. They account for this excellence because the city has had for the past twelve years an official architect to design its buildings. A correspondent in boasting of this fact says:

"For example, the grammar school-houses of Boston recently erected, have a floor area of sixteen square feet and a cubic space of 216 feet to each scholar, with a supply of pure air of from fifteen to twenty-five cubic feet per minute, per scholar; figures which are obtained in but few school-houses in this country, and which are far in advance of the average school-houses in European countries, as given in Dr. De Chaumont's report to the International Congress of Education, held in Brussels in 1880. As to being bound down by the traditions of his office, it is seldom that a city architect can retain his office for a longer term than five years, and his successor, while he has his predecessor's plans to study, will naturally be ambitious to outdo him if possible."

It is not necessary to employ an architect for this purpose. Far better services can be secured by calling for plans.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.
When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.
They are sold by some good house near you.
Special terms to builders buying in quantities.
CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

GUARANTEE ROOFING PLATES.

From the "Ironmonger" of December 5th.

MESSRS. MERCHANT & CO., of Philadelphia, may justly claim to have revolutionized the roofing-plate trade in this country. When, a year ago, they became the representatives forthe United States of Gilbertson's Old Method and Camaret plates, they were enabled, with the aid of the manufacturers, to give a positive and definite guarantee of the quality of goods bearing their brand. This could only be done by taking the entire product of the works, the proprietors being under contract to maintain the standard of the production. This, they have not only done, but the quality has been improved.

The guarantee thus given by Merchant & Co., was the first of the kind ever issued, as to quality of material, coating and assorting. In fact, the understanding between them and the makers, placed the Philadelphia house in a position to do what had heretofore been impossible with most importers, who buy of London or Liverpool agents, and who are, therefore, not in direct communication with the manufacturers. Messrs. Merchant & Co., therefore, claim to stand alone among importers as the only direct representatives of works in Wales, whose owners are under contract to keep up the standard of a guarantee and to sell their brand to no other parties, either in England or the United States. Of course this policy of guaranteeing goods has been followed by others, but as they purchase of commission agents in London, the consumer naturally feels a doubt, as to whether the guarantees of such dealers can always be relied on as effective.

The course adopted by Merchant & Co., has resultd in largely increased sales, and many architects and builders have found it to their advantage to use the guaranteed plates. In some cases, however, contractors have, to enhance their profits, substituted inferior brands for those specified. Finally, at the request of numerous architects and rillable roofers, who have suffered through competition with these unreliable parties, Merchant & Co. have succeeded in making arrangements with the manufacturers to stamp each sheet, not only with the name of the brand, but with its thickness or guage. The effect of this, the firm feel satisfied will bring about a better class of roofing work than has heretofore been attainable, and result in great benefit to all owners of property as well as to responsible roofers, architects, and others engaged in the building trade.

525 Arch Street, Philadelphia. **Merchant & Co.,** 90 Beekman St., New York. 135 Lake St., Chicago, Ill.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

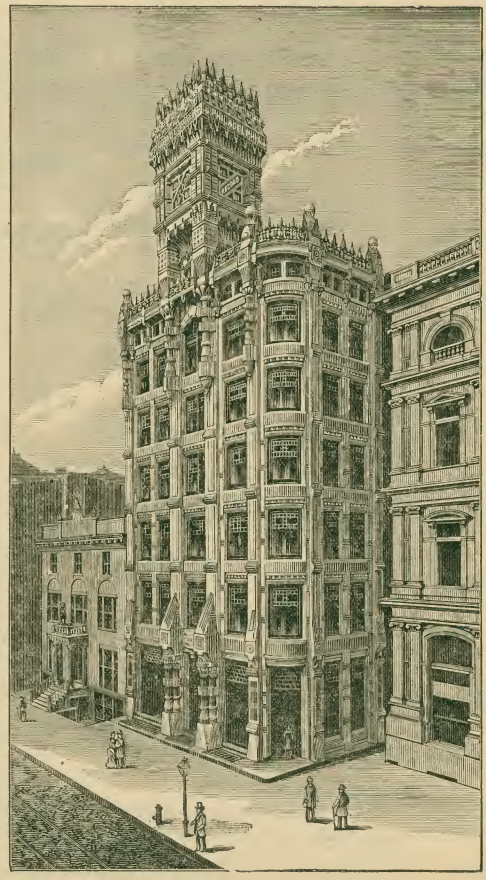
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 10. PHILADELPHIA, MONDAY, MARCH 15, 1886. PRICE 15 CENTS

THE "RECORD" BUILDING.

THE home of *The Record* is in a granite building of massive proportions, adjoining the new Post-office on Chestnut Street, above Ninth. Its design, as shown in the cut, is simple, presenting to the eye a monolithic effect and at the same time an impression of architectural grandeur. A series of piers and lintels rises tier after tier to a height of 96 feet. A very graceful effect was produced by curving the eastern corner of the front at the projection from the Post-office line, whereby the stiff appearance of an angular corner was avoided. In contrast with the severely classic effect of the Post-office, the general finish of the front of *The Record* building is marked by no rigid adherence to classic details. The structure is surmounted by an ornamental balustrade of original and artistic design, and a tower rises forty-one feet from the cornice, making an altitude from the foundation to the top of the building of 137 feet. The entrance is flanked on each side by a group of triple columns in two sections, each column being 16 inches in diameter, surmounted by massive projecting piers which batter to the pilasters above. These pillars are of polished dark-blue Quincy granite. The sashes of the windows are Queen Anne in general style, bordered with stained-glass squares. The interior of the building is a marvel of completeness in the details necessary to make a perfect publication office. Six stories and a basement comprise the floor space of the edifice, the major part of which is taken up with the different departments that go to form the working force of a great daily newspaper.



The publication office is unexcelled for beauty of appearance and fitting appointments. It opens on Chestnut Street, at the curve of the building front. The massive doors are richly carved with scroll-work decorations in bronze. At night, with the flood of electric lights in full blast, the sight is impressive. Cherry-finished hard woods, closely paneled, range seven feet high. Large panels of cherry and chestnut rise above, while beyond them is an elegant cornice, with ample frieze. The flooring is of black and white marble, with a border of Swanton chocolate and black marble tiles. The ceiling is decorated with Lincrusta Walton, that shows bright flowers and trailing vines in a wealth of color. The counter, running from end to end on the west side, is constructed of mahogany, with a cherry front. A commodious desk, with a screened elevation, is located at each extremity. A row of speaking tubes at the rear end of the counter gives communication with every part of the building, and telephones connect the office with all sections of the city for the convenience of *The Record's* patrons. Pneumatic tubes connect with the Western Union building, at Tenth and Chestnut Streets, for the quick transmission of Associated Press news, and also with the editorial and composing rooms.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt,
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited,
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS S. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1st, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,251 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BURD P. EVANS,
CARPENTER AND BUILDER,
KNOX ST., BELOW MANHEIM,
GERMANTOWN.
Care of Estates especially solicited and repairs thoroughly executed at short notice.
City Office, 619 Walnut St., Room 14.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 10. PHILADELPHIA, MONDAY, MARCH 15, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance. - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, MARCH 15, 1886.

WELL-INFORMED builders in this city have in some cases expressed the opinion that if workingmen continue to demand higher and higher wages, that next year the building trades will come to a standstill. If the successes the workmen have met with this year will turn their heads as success often has heretofore, the employers will naturally look for impracticable demands. If the workmen are wise, they will let their victories stand where they are, this year at least, and not overdo or crowd enterprise to the wall, or frighten away investors. The laborers, skilled and unskilled, are certainly entitled to share in all the progress of the age. The theory of our government justify them in doing the best they can for themselves, and the natural rights inherent in every individual and in society also justifies them in seeking to sell their labor at its highest price. For the best interest of all, however, it is necessary that those who control great operations should feel an assurance that their investments will not be jeopardized by fluctuating costs or material. The workmen have acted wisely this year in making known their demands at the outset. They overlook one of the secret causes of the existing prosperity, viz., the low prices of material during the past two years. If material had been 10 or 15 per cent. higher during 1884 and 1885, the building activity of 1885 and the promised activity of 1886 would not have come, or be in sight.

SO IT seems that the Gas Works are to go for $15,000,000, if buyers can be found to pay that price. There seems to be some Constitutional doubt as to the right of the city to dispose of the gas supply. This sale is dictated by political rather than commercial considerations. The question as to sale or no sale will be determined on March 17th. Public opinion, outside of political circles, puts the whole matter up as a political job, in which a few are to profit greatly, and the public are to be compelled "to pay the highest price the traffic will bear," to quote a railroad phrase.

WHILE builders and investors are watching with an eagle eye opportunities in suburban localities they are overlooking opportunities in the older portion of the city. A few men will be smart enough in a short time to profit by the opportunities presented there. There are opportunities of purchasing old properties, occupied by business rookeries that ought to be torn down and fine commercial structures erected in their place, with all modern improvements and attractions. It is rather surprising that the business men of to-day, or so many thousands of them, should be content to put up with the kitchens and dining-rooms and garrets, or even parlors, of those who have been occupying the dwellings of our business section. This is genuine provincialism. It is a wonder that the ghosts of the ancient cooks and chambermaids do not arise and drive them out, and tell them to make suitable business haunts for themselves. A little enterprise of this kind is needed. If there is any doubt on this point, let the earnings of some of our elevator buildings be compared to the earnings of adjoining properties, and the question is answered.

THE advancing tendency in real estate in this city has resulted recently in a few rather large transactions. Parties who have been offering real estate at reasonable prices, it is understood, have withdrawn some of their offers within thirty days. Two very large operators, it is understood, have purchased $300,000 worth of real estate within a short time, an unusually large transaction. The tendency of real estate, both city and suburban, is naturally to a higher range of values. Last year every operation was strictly legitimate. So are those of 1886, but in some of them there are symptoms of a speculative feeling, which, if it goes far, will counteract the healthful influences now at work, to some extent. Last year there was a great deal of real estate offered; this year there is less, although as much is available as last year. Holders of real estate are more confident than twelve months ago that their property will be wanted for building purposes, and they are naturally anxious to profit by 10 or 12 per cent. appreciation.

THIRTEEN per cent. is recognized as a very fair figure in investments in building properties. If higher wages and higher prices of material should threaten a reduction to 10 or 8 per cent., there would be naturally less inducement to builders and investors. In some cases profits have run as high as 16, 18, and even 20 per cent., where profitable purchases were made in real estate.

THE very influences that are now advancing prices, increasing demand and strengthening confidence in business and manufacturing circles, are laying the foundations for a reaction, which may not set in, perhaps, for a year or two to come, but which is bound to come if the history of the past is worth anything. There have been ups and downs as long as men can remember. We are now in an era of advancing prices. Considering the enormous amount of machinery, the wonderful manufacturing processes at our command, and the rapidity with which products of all kinds can be turned out, it may be surprising that there is any possibility for prices to advance. But they are advancing, nevertheless. As a rule, manufacturers look to the requirements of only twelve months ahead. During the past six months a great increase in capacity has been made. Two causes are at work to produce a reaction: first, the advancing tendency in prices, which will go to check enterprise and investment; second, the increasing supply of products of all kinds, which will in time crowd prices down. These two influences will meet together at a common point some time in the future, and then the reaction will set in.

A DECISION, it is understood, is to be made on March 25th by the General Manager of the Pennsylvania Railroad on the question of insurance. About 18,000 of the 43,000 employés of the company are enrolled. This action does not tally with the expression made at the delegate meeting. No doubt, a great many joined believing it to be to their interest to do so.

THE architects have scarcely any information ready for the public eye. All are, however, quite busy in preparatory work and estimating. They assure our representatives that prospects were never better for an active year. Competition is quite active for the work to be done, but better prices than last year are paid for the better classes of work.

THE "Tree Fool" has been at work in Franklin Square this winter in good earnest. Many of the trees bore no external signs of decay, yet they with the rest were cut down, and are things of joy no more. The lopping-off process is now going on almost daily.

THIS fine weather of the past week has started improvements all over the city; repairs, alterations and building operations have begun. Building material men are getting very busy, and prospects were never better

Why Don't They Organize?

Yes, why don't they? They seem to be waiting one for the other. We are rapidly growing impatient over the delay; and, although it is not in keeping with good manners, yet, if some of our Real Estate magnates do not take the initiative and call a preliminary meeting, the REAL ESTATE RECORD will do so. Hundreds of replies from Real Estate agents, brokers and conveyancers have been returned in answer to the circular sent out by this paper asking the recipient to state if he was in favor of a Real Estate Exchange in Philadelphia, or opposed to it. Not a single negative answer has been received; every answer has been in the affirmative, and many prominent men urge immediate action.

We protest against further delay; the preliminary meeting should be held at once. A few representative Real Estate men should meet and arrange for a convention to be held at an early day. At this meeting a committee on organization should be appointed. A charter could be obtained, location selected and the organization completed.

There are many cogent reasons for an Exchange, and we assure all who are opposed to such an organization that they are welcome to our columns if they desire to be heard against its being established.

Judge Gordon's Decision.

The decision of Judge Gordon in the Horace Binney case, if permitted to stand, must materially strengthen the business of the responsible Real Estate lawyers and conveyancers of this city and State; for, when it becomes a settled point of law that he who assumes the position of legal protector for a client becomes responsible for his mistakes, and must make good all losses that his negligence or ignorance entails upon the client, much of the lost confidence will be restored, and the clientage that has left them will be largely regained.

Persons seeking professional assistance in their Real Estate transactions desire safety and security over every other consideration; the high character or legal acumen of the gentleman whose mistake ruins a man, and wrests from him his life's earnings, carries very little consolation with it.

It is this very element of responsibility and security which has built up the Title Insurance companies, for no man, however economical, would be harassed with doubt and uncertainty if it could be avoided. The element of safety is paramount; it overrides every question of sentiment or preference, and if lawyers and conveyancers desire to recover their business they must meet the Title companies on their stringent points.

We believe Judge Gordon's decision to be good law, and we think it must hold, notwithstanding the dissent of such an able jurist as Judge Ludlow, whose exceptions seem to be based upon limitation alone. Judge Gordon is particularly clear and forcible in his very lucid discriminaton between a legal and a moral fraud. We cannot distinguish the difference between that criminal negligence which would hold a person responsible for another's death and that negligence, criminal or otherwise, which entails upon a man and family loss, misery and suffering, perhaps greater than death itself.

We give Judge Gordon's decision, in full:

"The Court finds that he (Binney) voluntarily did an unlawful and wrongful act, which he knew he had no right to do, and in the doing of which he was in the discharge of no other lawful and proper duty. By reason of Mr. Binney's wrongful entry of satisfaction Morris Brown was deceived into believing that he was purchasing an unincumbered property, and on the strength of that reasonable belief parted with his money. Subsequently he was evicted from his home, his title was destroyed, and his property was entirely lost to him. Surely, if there ever was a case in which a court of equity, to prevent a manifest injustice, should pronounce that act a fraud, this is the case. There is nothing in the evidence to give any other color to it than that of fraud. All that has been argued to show that Mr. Binney's act was an innocent mistake is merely an assumption, and is based upon the well-known character of that gentleman for probity. But that assumption is not a fact of which the Court, in this proceeding, can take judicial notice. The proceedings are therefore referred back to the master to state an account in accordance with this opinion."

The Western Nail Association met last week and re-resolved to fight it out. This means dear nails east, because of the heavy demand which will be made on eastern factories. Prices are $2.40, $2.50 and a steady increase of orders is probable. A good many steel nails will be thrown upon the market.

JUDGES THAYER AND ARNOLD on Friday last heard the argument of Deputy-Attorney General Snodgrass, on behalf of the Commonwealth, on the question of imposing an additional three mills tax on the capital stock of Insurance Companies as represented by the "mortgagees, money owing by solvent debtors, whether by promissory notes, penal or single bill, bond or judgment, and all public loans or stocks," in which the capital is invested. Decision was reserved.

THE industrial activity in and about this city is certainly very encouraging. Manufacturers are enlarging their plants, adding additional machinery, pulling out old things and putting in new, preparing for a greater production and counting upon a general improvement in trade. No doubt their judgments are correct. They know that the consumptive capacity of the country must increase; that markets will be opened both at home and abroad for our surplus products; that the cheapening process will continue in spite of an occasional upward tendency. Little industries are springing up all over the country. Silk mills in sight of blast furnaces, is a phenomenum; Gingham mills in hearing of rolling mills is a probability. These facts indicate the elasticity of our industrial system. They also show the extent to which diversification can go.

BUILDERS' hardware will not be advanced materially, according to the opinion of manufacturers and dealers. At the same time, it would be well to have requirements covered.

THE builders are arranging and preparing. No very large enterprises have been agreed upon during the week. The outlook is bright, however, for large operations.

REAL ESTATE.

A Fire-Escape for a Public School.

The Committee on Property of the Board of Education, in conjunction with Councils Committee on Schools, on Friday last, awarded a contract for the erection of a fire-escape and stairway in the school at Pine and Quince streets, to W. W. Crane, for $3,-159.20.

The Health of the City.

Last year there were 610 deaths from typhoid fever, 375 deaths from scarlet fever, 600 from diphtheria. Major Veale very correctly summarizes the situation by saying that "a better water supply, a better sewerage system, and a perfect food inspection might reduce the death rate on these diseases."

The New Bank.

The Southwestern National Bank, 527 S. Broad st., will commence business about 1st of May. The following Board has been elected: John Gardiner, John B. Parsons, H. B. Rosengarten, John Hunter, John A. Stevenson, John O'Donnell, Henry Whiteley, Jacob J. Hitschler, W. W. Alcorn, W. B. Mendenhall and W. S. Fox.

Jacob Reed's Sons.

Jacob Reed's Sons seem to be determined to outdo all competitors in the clothing business on the question of show windows. Their new store—918 Chestnut street—is to have in its show window a sheet of glass which is supposed to be the largest in the United States. It measures 9 feet 4 inches in height, and is 16 feet 6 inches long. Bets are even that it will be broken in setting it.

Cut Nail Production in 1835.

The total production of cut nails in 1885 was 6,696,815 kegs of 100 pounds each, against 7,581,379 kegs in 1884 and 7,762,737 kegs in 1883. The production of 1883 was the largest ever attained. As compared with 1884 there was a falling off in 1885 of 884,564 kegs or over 11 per cent., while as compared with 1883 there was a falling off in 1885 of 1,065,-922 kegs, or almost 14 per cent. The decreased production in 1885 is very largely due to the stoppage of many Western nail factories for the last seven months of the year.

Charters Granted.

McCarty Gas Company, of Philadelphia, with capital of $100,000.

J. L. Kent Company, of Philadelphia, capital $50,000, for the erection of wharves, shed, etc., for the receipt and storage of lumber. Mortgage Trust, of Philadelphia; capital, $500,000. Bernice Coal Company, of Philadelphia; capital, $25,000; George H. Sewers, treasurer. Henry Disston Manufacturing Company, of Philadelphia; capital, $10,000. Pennsylvania Natural Gas Company, the business of which will be carried on in Washington and Alleghany counties; capital, $500,000. The Electric Company, of Washington, Pa.; capital, $5,000.

Kensington Improvements.

Hughes & Paterson, iron manufacturers, are enlarging their works, at Richmond and Otis streets, by the erection of a puddle mill, 210 feet front on Richmond street by a width of 80 feet. This enlargement compels the removal of the workshop of Bradlee & Co., chain makers, on Richmond street and Gunners' Run, and that firm are now having erected a new workshop at the southwest corner of Beach and Otis streets, 166 feet by 61 feet in dimensions.

Registration of Plumbers.

The new rules for the registration of plumbers go into effect April 1st. All plumbers are to be registered at the office of the Board of Health. After a good deal of work on the part of the Board of Health and the Plumbers' Association, rules were agreed upon, which are to be enforced in reference to all sanitary work. They provide very minutely for the methods of plumbing and drainage, and all plans for such work must be approved by the Board under a penalty.

How to Avoid Fire Traps.

Where all spaces are left in vertical walls, that are either wholly or partly enclosed by wood, these spaces should either be filled completely with some porous, incombustible material, or else frequently cut off and divided in such a way as to have no more communication with one another than the cells of a honey comb. In no other way can a wooden wall be made anything else but a fire trap, and if fire is not caught in it, it will be because no fire ever happened to come that way.

Fire Engines.

An engine made by the La France Fire Engine Company, of Elmira, N. Y., was tested on the north end of the Chestnut street bridge, in the presence of several of our fire and insurance authorities, last Thursday. A stream of water was thrown through a 1⅜-inch nozzle, connected with the engine by two lines of hose, each about one hundred feet in length. A 1⅛-inch and a 1½-inch nozzle were afterwards used, and later two separate streams were thrown at the same time. During the time the engine was working its average steam pressure was 120 pounds. The weight of the La France engine is said to be 7,200 pounds.

The State Board of Health.

The State Board of Health have called a convention which is to meet in this city on the 12th of May next, and which is to be composed of the leading sanitarians of this country, for the purpose of discussing methods for the prevention of sickness and death, the improvement of the sanitary condition of Pennsylvania and the best way to promote longevity. All the different scientific subjects pertaining to sanitation are to be discussed at length. The convention will remain in session for three days.

Cape May's Water Works.

The City Council held a meeting on Friday night to open bids for the sale of the water works. The highest bidder was W. W. Taylor, who bid $22 000, the next bid being $20,-000. Councilman Denizat moved that Taylor's bid be accepted and President Dougherty, who was in the chair, seconded the motion. Councilman Williams claimed that the President had no right to do this and the bids were finally laid aside for further investigation. President Dougherty, in a huff, called Mr. Williams to the chair and then wrote out his resignation. The President pro tem. declined to receive it, on the ground th t it should first go to the Mayor, and Mr. Dougherty put on his hat and left the room. His action causes considerable comment.—*Times.*

—The bill drafted by Speaker Armstrong at the instance of the business men and City Council of Camden, and intended to encourage manufacturers in that and other cities of the State by permitting rebates in local taxation upon manufacturing plants, is still in the committee of the House, and is expected to be reported negatively.

Buildings for the Fire Commission.

—The Fire Commission held a meeting on Wednesday afternoon, at Broad and Race streets; President Loudenslager in the chair. The contract for the new engine house at Bridesburg was awarded to Jacob Zimmerman, who agreed to sell it to the city for $6,400, or rent it for $750 per annum. The committee was instructed to readvertise for bids.

The J. & P. Baltz Brewing Company made three proposals for the erection and leasing of a house on 28th street, above Girard avenue, and in consequence of the proposals not having been considered, the matter was referred back to the committee. The brewing company has agreed to lease the property at from $900 to $1,200 a year. The committee recommended that William H. Vankirk be awarded the construction of the house, at a rental of $1,400 per year, hence the reference back to committee. Charles J. Gallagher proposed to build a new house for Engine Company No. 20, at Tenth and Hunter streets, to rent for $2,500 a year or sell for $30,000; also to build a house at 918 Filbert street, to rent for $2,000 a year or sell for $20,-000. As there was some doubt as to whether the company would be obliged to vacate its present quarters at 911 Filbert street the proposals were referred back to Committee on Real Estate and Leases, with instructions to ascertain whether the owner of the present engine house desired possession of the house.

The Committee on Real Estate and Leases was also instructed to readvertise for bids, for the construction of a house, between Sixth and Tenth and Poplar and Master streets. The only proposition made was one from James Batt, to build a house for a truck company, and lease it for $2,200 per year.

Chief Engineer Cantlin reported that a hose company had been placed in service at Chestnut Hill. He submitted a copy of a letter from President Parsons, of the People's Passenger Railway Company, commending the department for the promptness and efficiency of its service at the fire at the car stables on Wednesday night of last week.

The Committee on Supplies and Repairs presented a resolution recommending the location of a chemical fire engine at Chestnut Hill, which was adopted.

The Board of Fire Escapes met and granted several certificates to owners of property, who had erected proper escapes.

New York News.

—The New York Real Estate Exchange is steadily increasing in membership.

—The officials of New York and Brooklyn are contemplating assessing property at its full value and the Real Estate Exchange has the subject under sub-committee investigation.

—The Legislature at Albany is having a good deal of work given to it by the New York Real Estate Exchange and the watchful eyes of that organization do not permit any bad work to be done.

—The real estate operations in New York city for January and February foot up $305,-429. It is said that there has been nothing like this in the previous history of the city. The plans for February 1885 called for 211 buildings, while this year, the number reaches 359. The expenditures for February last year were $3,469,350; this year, for the same month, $5,236,600, and for the two months the figures are $9,060,788. This shows a doubling of the amount of money invested in buildings in two years. New York is now calling for rapid transit between the Battery and Harlem River, so that business men can travel the distance in three quarters of an hour.

—In some of the larger cities there is a reaction in favor of lower rents, due to the decrease in the average incomes. In New York the result is, first, to decrease the cost of living, and secondly, to decrease the average of incomes. Thus there are fewer people able to pay large rents. In illustration we find large expensive apartments a drug in the market. A real estate broker says that he has 115 keys of large suites to rent and few inquiries. For the smaller apartments and houses there is an active demand, showing that the depression is not general, but confined to the more expensive and extravagant scale of outlay. Nor is this by any means an unhealthy sign. It indicates a return to more conservative habits of expenditure, of greater thrift, and accordingly of greater accumulation of wealth. When it is considered that New York is ahead of any other capital in the price paid for land, does it not show that we are on the threshold of a reaction which shall bring about a more equal ratio between land values in this city, London, Paris and Vienna?

—A new Broadway Arcade railroad bill has been introduced in the New York Legislature, which calls only for an excavation of the street, from curb to curb, a distance of 44 feet. This will allow the company to construct four tracks of the ordinary gauge or two for accommodation and through trains. The through trains are expected to make the distance from the Battery to Harlem River in twenty minutes, and the accommodation trains will make much faster time than the present elevated roads, or any other means of transit that will ever be practicable above ground. The first section of the road from the Battery to Fifty-ninth street is required to be completed in five years and the remaining distance to Harlem River within three years thereafter. Subways for the accommodation of water, gas, steam and other pipes are to be built under the railway track on both sides of the street, with openings every quarter of a mile affording convenient access to the pipes. The capital stock of the company is fixed at $25,000,000, divided in 250,000 shares. A number of prominent citizens and capitalists in the city are reported to have recently enlisted in the enterprise, and there is a fair prospect that another summer will witness active work on this long-delayed and much-needed improvement. Like all great enterprises that have come to be an acknowledged necessity and are on the eve of fulfilment, the Arcade has suddenly encountered a rival in the shape of the "District Railway Company," so-called, which, judging from the pictures of it that have been scattered about the legislative halls, is a sort of burlesque abortion of the Arcade. It is a scheme that was examined and rejected by the engineers of the Arcade a long time ago as inadequate to the needs of rapid transit and utterly impracticable. It proposes to run under Broadway; but how it expects to get there is a mystery, for the sole right of way under that street was secured to the Arcade company years ago by legislative charter that has not yet been repealed and is not likely to be.

—Merchantville and Pensauken, New Jersey, are to have a hundred new houses this spring.

—The preservation of scaffold ropes is a matter of great practical importance when scaffolding remains erected for any considerable time, especially in localities where the atmosphere is destructive of hemp fibre. It is suggested that in these cases the ropes should be dipped, when dry, into a bath containing twenty grammes of sulphate of copper per litre of water, and kept in soak in this solution for four days, afterward being dried. The ropes will thus have absorbed a certain quantity of sulphate of copper, which will preserve them from the attacks of animal parasites and from rot.—*Manufacturers' Gazette.*

BUILDERS' ITEMS.

Building Notes.

PLANS and drawings for a new chapel annex are being considered by the vestry of the St. Mark's Protestant Episcopal Church, Frankford.

THE foundations for a new station are being laid on the Pennsylvania Railroad at Holmesburg. The building is to be similar in construction to that at Chelten avenue, Germantown.

A NUMBER of builders have sent in estimates for the erection of a cottage dormitory on the Bryn Mawr College property. The bids were opened on Saturday, March 6th, but no decision has yet been arrived at.

GEORGE F. PAYNE & Co., 1211 Sansom street, are making extensive alterations on the residence of Lewis C. Gratz, Esq., at Roslyn Heights, Chestnut Hill. The architect is Arnold H. Moses, 226 Walnut street.

THE Southern portion of the new depot and stables of the Union Line, on the square bounded by Huntingdon street and Lehigh avenue and Hancock and Mutter streets, is under roof, and of the northern portion the walls are just going up.

HAZELHURST & HUCKEL, architects, 508 Walnut street, are preparing plans for a large hotel at Point Lookout, in the Chesapeake Bay, for Mr. Anthony M. Zane, of Philadelphia, and for a residence at Benizet Station, P. R. R., for Mr. S. M. Gilbert. The house will be stone to the eaves, and the architecture in the Queen Anne style. They have also in progress plans for a residence and stable at Longport, N. J., for Mr. Long. The house will be in the Queen Anne style, with hardwood finish.

Building Materials.

THE Bristow Brown Stone Company, of Virginia, chartered by the Legislature of Virginia, has its Philadelphia office at 19 S. Ninth street. The officers are, Hon. James Pollock, Philadelphia, president; Hon. Henry A. Atkinson, Jr., Richmond, vice-president; Michael B. Portiaux, Richmond, secretary; Robert C. Rothe, Philadelphia, treasurer; Benjamin F. Ashwood, Philadelphia, asst. secretary and general manager. The quarries of the company are located at Brentsville, Prince William County, Va., about 40 miles from Washington, D. C., 33 miles from tide water at Alexandria, and three miles from Bristow Station on the Virginia Midland Railroad. Experts have pronounced the stone to be of the best quality. The quarries are well located for working, and the stone can be taken out at comparatively small expense.

THE Warren Ehret Roofing Company (Limited), 107 South Second Street, are engaged in the manufacture of roofing adapted to buildings of all descriptions, and to all climates, and which can be applied to steep or flat roofs at a trifling cost. It combines the best known water-proof composition, with the best quality of roofing felt. It is pliable, clean, light, cheap and durable. It is put up in rolls of 100 square feet; each roll covering 100 square feet of roof, or a space 10 ft. by 10 ft., and is 32 inches wide. The materials used in the construction of this roofing have been used in various ways for roofing purposes for more than thirty years. An order for 100 square feet is sent out in the following manner: 1 roll of roofing, 8 gallons of "slag cement," 1 pound of tin caps, 1 pound of roofing nails. The Company also manufactures the "Slag-Stone Composition Roofing," which is both fire and water-proof, and is remarkable for its durability and cheapness.

—Higher rents and higher priced products will be the inevitable outcome of the present upward tendency in all directions.

Recent Building Patents.

EMBOSSNIG WOOD.—The wood is embossed by means of a roller upon the periphery of which projecting figures and designs are arranged. The outline of the design is formed into a cutting edge, to cut the fibres of the wood.

BUILDING WALL.—The side stretches of brick or other material are placed lengthwise with and on both sides of the walls, and have their inner corners beveled. Interior rectangular ties are arranged in the recesses between the beveled part of the stretchers.

LATHING.—The lathing consists of thick boards, having one edge beveled in one direction and the other edge beveled in the other direction, and thin boards interposed and filling the spaces between the thick portions.

FASTENING WIRE LATHING TO IRON FRAMES OF BUILDINGS.—A T-shaped fastener is employed, the shank of which is passed through the lathing on one side of a perforated furring strip, and through the holes in said furring strip. The ends of the shank are then bent down.

METAL ROOFING.—The edges of the sheets are bent up, and one edge is cut out at intervals to form notches. These notches are engaged by hook-shaped cleats, which are nailed to the roof. The standing edge of the adjoining sheet is perfectly straight, and is of such a height that it may be folded over the recessed edge of the first sheet.

VENTILATOR.—The upper part of the flue is surrounded by a petticoat, upon the upper portion of which there is an annular gauge, that is provided with four holes that register with holes in the petticoat. A jacket surrounds the entire structure. This jacket is also perforated and contains inner upright partitions that separate the several perforations.

HEAT REGULATING DEVICE.—The object of this device is to maintain a uniform degree of heat in a room. It is constructed of an upper and lower rubber or metal plate secured together at their ends by clamps and a bolt. It is placed in a room near a door, and when the heat becomes too intense, the upper plate will be bulged out and a lever attached thereto will be made to press the door and open it, thereby allowing the heated air to escape.

ENAMELING SHEET METAL ROOFING PLATES.—The process consists in dipping the plates in the enamel, removing the surplus by centrifugal action, baking the plates in muffles, and finally cooling them. The enamel is composed of 57 parts of silica acid, 24 parts of carbonate of soda, 10 parts of calcium, 1½ parts of nitrate of soda, 6½ parts of chlorate of soda and 1½ parts of stannate of soda. These ingredients, after being melted and ground, are mixed with 10 per cent. of silicate of alumina, 10 per cent. of calcined borax, and with water so as to form a thin paste.

Building Permits.

Second-story addition, 10 ft. by 14 ft., Orthodox, between Lackawanna and Jefferson streets, to Cox & Strickler, 235 Orthodox street.

One bulk window, 13 ft. by 39 ft. Martingale, between Tenth and Eleventh streets, to P. Scherer, 115 N. Seventh st.

Addition to building, 10 ft. by 6 ft., 2455 N. Sixth street, to David Shull, 2555 Orkney street.

One two-story brick house, 48 ft. by 45 ft., Norris and America streets, to M. K. Snyder, 1939 Hancock st.

Two two-story brick houses, 14 ft. by 34 ft., Fernon street, between Eighth and Ninth streets, to W. N. Rowan, 929 South Eleventh street.

One two-story wood bath-house, 10 ft. by 10 ft., 1708 S. Ninth st., to Margaret Watson, 1700 S. Ninth st.

One-story brick outhouse, 19 ft. by 30 ft., Water, between Callowhill and Willow sts., to Wm. Orem, 981 Marshall st.

Nineteen two-story brick houses, 12 ft. by 26 ft., Orkney, between Somerset and Cambria streets, to Charles Rossert, 2114 Marshall street.

One iron chain factory, 50 ft. by 106 ft., Beech and Otis sts., to Bradlee & Co., Richmond and Ash sts.

Addition to building, 20 ft. by 30 ft., Wyoming and Market sts., to John Dickinson, 2308 St. Alban's place.

One-story brick kitchen, 17 ft. by 18 ft., Eighth, above Walnut st., to McFetridge & McConnell, 1608 Spruce st.

One brick house, 10 ft. by 32 ft., Chelten avenue and Chew st., to Albert Hamilton, Branchtown.

Five two-story houses, 16 ft. by 45 ft. Fifteenth, between Federal and Ellsworth sts., to John White, 1840 Federal st.

One stone church, 96 ft. by 180 ft., Robeson and Cresson streets, to P. Loughrey, 4247 Main st.

Fourteen brick dwellings, 15 ft. by 50 ft., Ninth, between Huntingdon st. and Lehigh ave., to N. L. Heist, 712 West Cumberland street.

Two-story brick shop, 16 ft. by 29 ft., 518 Redwood street, to John A. Antonio, 439 Redwood street.

Two-story back building, 15 ft. by 23 ft., 1520 Frankford road, to George Shegog, 1713 Leib street.

One three-story brick and stone dwelling and two-story stable, house 21 ft. by 86 ft., stable 25 ft. by 56 ft., Broad, between Oxford street and Columbia avenue, to Jacob R. Garber, 1211 and 1213 Spring Garden street.

One brick bakeoven, 6 ft. by 8 ft., 816 Preston street, to Gustav Nolde, 816 Preston street.

Four two-story brick houses, 15 ft. by 42 ft., Union, above Ogden street, to Steinmetz & Thompson, 844 Union street.

Three houses, Southwest corner Thirty-seventh and Filbert streets, and four West side of Thirty-seventh, below Filbert, 15 ft. by 39 ft. and 15 ft. by 48 ft., to John Shedwick & Son, 3408 Race street.

One three-story brick house, 20 ft. by 35 ft., Richmond, above Somerset street, to John Janda, 2823 Edgemont street.

Twenty-six three-story dwellings, 14 ft. by 32 ft., East and West side of Hicks, between Dickinson and Tasker streets, to Friel & Simpson, Nineteenth and Wharton streets.

Thirty two-story and two three-story brick houses, 15 ft. 8 in. by 51 ft., East side of Twenty-Seventh street, between Montgomery avenue and Berks street, to Jacob E. Ridgway, 1812 Spring Garden street.

One two-story brick building, 14 ft. by 28 ft., 620 McClellan street, to John Escaredel, 432 McIlvaine street.

One two-story brick store and dwelling, 14 ft. by 28 ft., Fifty-seventh street, above Chelsea street, to John A. Daley, Fifty-seventh and Chelsea streets.

One two story store and dwelling, 17 ft. by 47 ft., Twentieth street, above Fernon street, to same party.

One two-story brick store and dwelling, 14 ft. by 35 ft, Woodstock, above Dickinson street, to same party.

Two two story brick dwellings, Thirteenth street, below Roxborough street, to William Cody, Park avenue and Roxborough street.

One two-story back building, 12 ft. by 26 ft., 810 North Fifteenth street, to Samuel J. Rea, 1741 Fairmount avenue.

A two-story brick kitchen, 10 ft. by 14 ft., 81 Wister street, to Charles S. Bringhurst, Germantown.

One-story back building, 20 ft. by 18 ft., 150 Front street, to Carson and Spare, 914 Walnut street.

Twenty-five two-story brick dwellings, 14 ft. by 28 ft., Fernon street, between Twentieth and Twenty-first streets, to Simpson & McVickar, 2008 Garret Street.

One three-story store and dwelling, 19 ft. 9 in. by 75 ft., Ridge avenue, between Wylie and Francis streets, to Arthur Hindle, 1522 North Twenty-first street.

Fourth floor alteration, Ridge avenue and Seventeenth street, to John Magreuer, 2128 Sharswood street.

One-story brick office, 12 ft. by 12 ft., Broad, above Fitzwater street, to Giles & McMichael, 750 South Nineteenth street.

Three-story brick dwelling, 18 ft by 28 ft., Franklin and Poplar streets, to William Teklenburg, 1614 Cadwalader street.

Twelve two-story brick houses, 13 ft. by 27 ft., Watkins, between Eighth and Ninth streets, to Hugh McNeil, Buck road and Nineteenth street.

Front alteration, 16 ft. front, Front, above Callowhill street, to Thos. Shafer, 320 North Fifth street.

Alteration, 16 ft. front, 1204 Mifflin street, to Thomas McFarline, 922 South Twenty-first street.

One brick livery stable, 36 ft. by 65 ft., Germantown road, between Somerville and Somerset streets, to D. C. Schuler, 2263 Fairhill st.

Alterations to front of 2121 and 2129 South street, to Solomon Chuley, 2803 Mervine street.

One two-story brick house, 18 ft. by 50 ft., Thirteenth and Snyder avenue, to John O'Neil, 1330 Jackson street.

One two-story brick building and alteration, 14 ft. by 10 ft., 335 Bridge street, to Samuel P. Echert, 4812 Cherry street.

Six three-story brick buildings, 18 ft. by 51 ft., Thirty-fourth, between Chestnut and Walnut streets, to Charles W. Budd, 1642 Green street.

Eight three-story brick houses, 19 ft. by 59 ft., Chestnut, between Thirty-fourth and Thirty-fifth streets, to same party.

One two-story brick building, 15 ft. by 18 ft., Frere street, above Moore, to Wm. Hallwell, 205 Williamson street.

One two-story brick house, 15 ft. by 28 ft., Meehan avenue, above Musgrove street, to Martin Hetzel, 45 Church street, Germantown.

One-story brick stable, 14 ft. by 24 ft., Amber street and Hunt lane, to Dickson Bros., 2817 Frankford avenue.

Three-story brick building, 14 ft. by 52 ft., Fifteenth, between Oxford street and Columbia avenue, to James Beatty & Son, 2114 Green street.

Two story brick building, 14 ft. by 12 ft., 3734 Melon street, to John Dempsey, 3734 Melon street.

One three-story brick house, 14 ft. by 16 ft., 857 Darien street, to Charles A. Ascinvoth, 441 North Fourth street.

Alteration to house, Eighteenth and Pine streets, to Samuel R. Stewart, 2358 North Sixth street.

Seven two-story brick houses, 14 ft. by 30 ft., Mechlin street, between Wisteria avenue and Wistar street, to Charles Ruth, 56 Bringhurst street.

Eighteen two-story brick houses, 14 ft. by 28 ft., Latona street, above Twenty-second, to William Shelley, 1530 Wharton street.

One three-story brick house, 20 ft. by 16 ft., Richmond, above Clearfield street, to George Wiler, 3106 Richmond street.

One two-story brick stable, 16 ft. by 27 ft., 2140 Fox st., to Wm. B. Brown, 2145 Dickinson st.

Seven two-story brick dwellings, 16 ft. by 45 ft., Ringgold and Berks sts., to Henry C. Altemus, 117 S. Thirteenth st.

Addition to warehouse, 20 ft. by 84 ft., 1742 Market street, to W. Haigen, 1507 Fairmount avenue.

Eight two-story houses, 14 ft. by 42 ft., Reese, above Cambria sts., to same party.

Three-story brick building 14 ft. by 24 ft., 1239 N. Seventeenth st., to Conrad Bachle, 1711 Fawn st.

One two-story brick house, 10 ft. by 42 ft., Oxford, above Main sts., to Thos. B. Taylor, 4439 Paul st.

Four three-story brick houses, 16 ft. by 57 ft., Sixth, above Berks sts., to T. W. Smatiz, 1545 Hutchinson st.

Five brick houses, 13 ft. by 44 ft., Marshall, above Venango sts., to N. J. Spane, 120 East Cumberland st.

One two story brick house, 16 ft. by 43 ft., Jackson st., above Long lane, to W. J. Wilkin, 2025 Fitzwater st.

One two-story stable, 32 ft. by 18 ft., Anthony, above Dickinson st., to Robt. Hamilton, 1540 S. Seventh st.

One two-story brick stable, 16 ft. by 24 ft., Philip and York sts., to A. Heinke, 2250 Fairhill st.

Five three-story brick houses, 16 ft. by 58 ft., Belmont ave., below Wyalusing ave., to Jacob Reshtley, 2519 Franklin st.

Two-story brick stable, 13 ft. by 50 ft., 1839 N. Tenth st., to Chas. Okringlonicz, 423 Brown st

Five two-story brick houses, 15 ft. by 42 ft., Emerald, above Huntingdon st., to Henry Toulds, 3428 Frankford rd.

One two-story factory, 38 ft. by 72 ft., Hemlock, above Righter st., to Jas. A. Lewis, Sumac st.

Two-story stable, 30 ft. by 170 ft., Columbia st., above Thirtieth st., to Knickerbocker Co., Sixth and Arch sts.

Two two-story brick houses, 13 ft by 44 ft., Tacony, above Paul st., to Taylor & Roberts, 238 E. Orthodox st.

Three three-story dwellings, 17 ft. by 38 ft., Bainbridge, above Seventeenth st., to James Howard, 1336 Pine st

One two-story office, 17 ft. by 16 ft., Leary st., above Kensington ave., to Jos. Lutz, 2604 Kensington ave.

One two-story brick building, 12 ft. by 16 ft., 2021 Montgomery ave., to Michael Pfau, same address.

One two-story brick house, 14 ft. by 30 ft., Clarence, above Twentieth st., to Jas. Hager, 2002 Clarence st.

One six-story brick building, 69 ft. by 134 ft., N. E. cor. Seventh and Arch sts., to T. H. Doan, 3827 Baring st.

A one-story dyehouse, 40 ft. by 76 ft., Orchard, above Mill st., to Bromley & Burns, 4015 Paul st.

Three two-story brick houses, 15 ft. by 30 ft., Haines, above Chew st., to John O. Broadbent, Germantown.

One two-story brick house, 16 ft. by 28 ft., Tenth and Tioga sts., to Matthias Smith, 217 Columbia ave.

Henry Green, No. 3913 Baring street, nine two-story houses, Warren st., near Thirty-ninth.

N. H. O'Donnell, Moore st., near Otsego, one-story kiln-house, 45 ft. by 50 ft., and one-story boiler-house, S. W. cor. Swanson and Moore sts., 15 ft. by 50 ft.

A. M. Green, No. 1315 S. Sixth st., one-story office, Callowhill st., near Twenty-fifth, 9 ft. by 16 ft.

Wm. Kutz, No. 1637 N. Eleventh st., new bulk and store front, Thirteenth street, near Poplar, 16 ft.

S. Gourley, No. 1511, N. Nineteenth street. fourteen two-story dwellings, Hazzard street, near Jasper, 14 ft. by 30 ft.

Joseph N. Pattison, No. 2430 N. Broad st., two-story back building, 12 ft. by 12 ft., and rebuild front, Venango st., near Eighth, 12 ft. by 12 ft.

Theodore Abbett, No. 443 Maria st., addition to back building, No. 621 Green st., 9 ft. by 9 ft.

Owen & Raney, No. 6 Duval st., Germantown, two-story house, French roof, and stable and wagon-house, Queen st., near Morris, 25 ft. by 50 ft. and 22 ft. by 18 ft.

David Lupton, No. 2622 Frankford ave., front and back wall, second story room, Coral st., near Huntington, 17 ft. by 30 ft.

D. K. Wendle, No. 2452 Frankford ave., four three-story dwellings, Sixth st., near York, 18 ft. by 56 ft.

Halbach & Auchter, Twenty-sixth and Thompson sts., two-story stable, Master st., near Nineteenth, 25x23.

George Gilbert, Mitchell st., Roxborough, two dwellings, Conarroe st., Roxborough, 15x18 and 15x36.

John Brudling, No. 23 Rittenhouse street, Germantown, one-story shop, No. 22 Lafayette st., 15x30.

John Dawson, No. 1855 Frankford avenue, addition to dwelling, Clearfield street, near Jasper, 14 ft. by 18 ft. Also addition to factory, Allegheny avenue, near Trenton ave., 40 ft. by 75 ft.

Wolstencroft & Sons, Mulberry and Bridge sts., Bridesburg, engine-room, Mulberry and Bridge sts., 16 ft. by 28 ft.

J. E. Sickles, No. 5418 Haverford avenue, two-story stable, Downing st., near Fifty-fifth, 15 ft. by 23 ft.

Two three-story houses and six two-story houses, two 16 ft. by 40 ft. and six 15 ft. by 40 ft., Montgomery ave. above Twentieth street, to J. A. Beaver, 2116 Columbia ave.

Two two-story brick houses, 14 ft. by 39 ft, Forty-ninth street, above Paschal ave., to Isaac Wood, Sixty-seventh and Woodland ave.

Five three-story brick houses, 15 ft. by 46 ft., Thirty-seventh, above Garden street, to Wm. J. Shedrick, 676 North Thirty-fourth street.

One brick washhouse, 35 ft. by 81 ft., Jefferson, above Thirtieth street, to estate of Henry Muller, deceased, Thirty-first and Jefferson streets.

One three-story brick house, 18 ft. by 27 ft., 1727 North Twentieth street, to William Laverell, 1727 North Twentieth street.

Four two-story brick houses, 17 ft. by 44 ft., Queen street, above Wayne street, to Howard Buzby, 4555 Wakefield street.

One two-story brick stable, 45 ft. by 22 ft., Armat, above Hancock street, to E. Macavoy, same place.

Two two-story brick houses, 14 ft. by 57 ft., Walnut Lane, above Hancock street, to H. S. Hoffman, 1317 Broad street.

Three-story dwelling and bakery, 20 ft. by 50 ft., Flemming and Cotton streets, to Jas. O. Holgate, Roxborough.

INSURANCE NOTES.

Fire Record.

At New York, the steamship Saw Marcos. Damage to steamer, $5,000, and to cargo, $6,000.

At Philadelphia, the paper and rag warehouse of W. T. Tilden & Co., 152 and 154 N. Front street. Stock partly insured. Loss, $5,000; loss to building, $2,500.

At Utica, New York, McDonald's livery stable. Insurance, $5,000; loss, $10,000.

At Indianapolis, Ind., the wholesale grocery store of Kreithlein & Schroder. Insured, $36,000; loss, $50,000. Building owned by J. A. Moore. Insured; loss, $5,000.

At Wheeling, W. Va., the distillery of Stump Bros. & Co. Partly insured; loss, $7,000.

At San Antonio, Texas, Sim Hart, segar dealer; insured, $2,000; loss, $3,000. The Elite restaurant; insured, $2,950; loss, $6,000. C. H. Nash, Wood buyer; insurance, $600; loss, $4,000. Critzer Bros., jewelers; insured, $1,200; loss, $1,000. B. J. Bowsky, barber; insured, $1,000; loss, $500. Mrs. Sam Smith's building; insured, $8,000; loss, $8,000.

At Westfield, Mass., the whip factory of C. W. Spencer, and upper floor occupied by Chas. Doughass & Co. Insured; loss, $3,500.

At East Aurora, Erie county, N. Y., James Schneider's barns. Loss, $3,000.

At Chesley, Ont., Stevens Bros.' sash and door factory. Insurance, $2,000; loss, $3,360.

At Lockhaven, Pa., Rosser Bros. ax and auger factory. Insurance, $2,500; loss, $4,000.

At Jersey City, the shed of the Monarch Line Steamship Company and steamship Lydian Monarch; latter insured. Loss, $20,000. Loss on freight in shed, $300,000.

At Durham, Ont., J. Woodland's store and dwelling. Insured, $5,000; loss, $8,000.

At Pulaski, New York, M. L. Hollis's grocery; G. A. Wood's dry goods store; M. D. Cornwell's dry goods store; C. R. Jones' dry goods and grocery, and G. D. Ingersoll's meat market. Insurance, $35,000; loss, $45,000.

At Lancaster, Pa., the feed store of Henry Fisher, and A. C. Kepler's hardware store. Insured; loss, between $80,000 and $100,000.

At Easton, Ills., the grain elevator of D. Furrers. Insurance, $2,500; loss $46,000.

At Chicago, the organ factory, corner Ann and Randolph streets. Insured, $42,000; loss, $75,000. The building was owned by Mrs. Hettie Green, of New York. Insured; loss, $25,000.

At Montreal, three buildings, owned by ex-Alderman Generaux, insured. Mongenias, Boivin & Co., insured; loss, $50,000. Park Brothers, loss, $10,000. Bacon Brothers, loss, $10,000. Racine & Co., insured; loss, $20,000. Lichtenheim & Co., insured; loss, $10,000. Mr. Thibaudean's stock is insured; loss, $40,000. The new Rockland Slate Company, losses, $5,000. W. Galarneau & Co.'s stock is fully insured; loss, $50,000.

At Kamouraska, Que., the Roman Catholic Church. Insurance, $8,000; loss, $20,000.

At Bradford, Pa., the Central School, on Congress street. Insurance, $9,000; loss, $15,000.

At Jefferson, N. Y., the farm buildings of Selden C. Howe. No insurance; loss, $3,500.

At Peoria, Ills., the Ninth District School. Insurance, $5,500; loss, $15,000.

At West Point, Ga., the Female College. Insurance, $6,000; loss, $13,000.

At Wickliffe, Ky, Tim Hughes' store, a restaurant and two dwellings. No insurance; loss on store, $5,000.

JUDGMENTS.

PHILADELPHIA.

Adams Jacob—B P Foy O C P M 71 241 ..... S F

*App Chas W, Gross Andreas, Lambert Wm—Peter Gleb et al 4 M 86 217 100

Beitney A & Aug—Shackamaxon Bk 2 J 86 618 435

Bing Jos M et al—Ann Martin 4 M 85 218 ..... Partition

Battersby Sarah E, Battersby Emanuel & Edwd J—Jas Keisel (Bond of Indemnity) 4 M 86 222 2,000

Bickley John S—Geo Fenner D C D 74 1553 ..... S F

*Cunningham Ralph R—A G Cunningham (Execution issued) 4 M 86 233 340

Corr Jas—Shackamaxon Bank 4 S 85 201 21

Dryfoss Henry—Shackamaxon Bank 2 J 85 743 ....

*Dillin Maurice R—Samuel Sager 4 M 86 238 250

*Dauterich Henry—T M Perot et al 4 M 86 226 4,200

Edenhorn Edward, Gill John—Jas M Smith & Co D C M 72 575 ..... S F

*Graver S E—Charles Steeper 4 M 86 227 250

*Hansel Philip—Germantown Av B Asso (Bond and Warrant) 4 M 86 224 600

*Loren Ulrick—Eble & Herter 4 M 86 236 200

*Leahey Thos—Mary Gallen 4 M 86 225 100

Moore David - Shackamaxon Bank 2 J 85 654 370

*McCaffrey Jas—Jos Bloomer (Execution issued) 4 M 86 228 1,411

*Macrae Michael—Thos Mecouch 4 M 86 231 169

*McIlvaine Thos—Andrew Mayer 4 M 86 223 625

Nolan John J—J McCartney 2 S 85 2 704

Nolan Wm—Shackamaxon Bank 2 J 85 631 165

Stagner Jacob, Daly John—St Johns Castle (Treasurers Bond) 4 M 86 221 400

Schnitzel Henry—Wm F Diener 4 M 86 235 91

Slook Adam—James Glading 4 M 86 242 ..... E Suit

Shackamaxon Bank—John G Neuber 2 J 85 641 ....

Shackamaxon Bank—Wm Martin 2 J 85 644 740

Shackamaxon Bank—M Dryfoos 2 J 85 646 ....

Shackamaxon Bank—N Wetzel 2 J 85 653 ....

Shackamaxon Bank—D B Wendle 2 J 85 659 ....

Shackamaxon Bank—D Bachman 2 J 85 662 ....

Shackamaxon Bank—Wm Kiefer 2 J 85 744 ....

Shackamaxon Bank—Thos Baker 2 J 85 629 ....

Zuschnitt Jacob—Conrad Wolf 4 M 81 87 500

*Aurand Daniel F—M G Pile 4 M 86 285 200

*Brinkman Chas—Lloyd, Supplee Hardware Co (Execution issued) 4 M 86 272 275

*Bradshaw Jas T—Martha H Taws (Bond and Warrant, Execution issued) 4 M 86 252 23,450

Daly Mary E and John J—Daniel J McNichol 2 J 85 436 212

Dunlap Jos et al—City (Bond) 4 M 86 273 ....

Detre Cyrus S et al—City (Bond) 4 M 86 274 ....

Faust David—D S Winebrenner 2 M 79 433 3,498

*Faulkner Cath—Chas A Frank 4 M 86 248 400

*Forbes Chas—Annie Raushenberger 4 M 86 251 200

Hamill John P—Continental Brew Co 4 M 86 286 22

*Hagenbucher Jno—Geo C Thompson, 4 M 86 277 600

Hicks Jos P—I R Landis et al 2 D 85 339 255

*Hellig N P, Sallade S—Chas A Frank 4 M 86 249 300

Huhn Henry—Samuel Huhn 3 M 86 136 4,524

Johnson Thos—Jas S Bryan 3 D 85 145 ....

Lauber Geo G et al—City (Bond) 4 M 86 257 ....

Lancaster L M—City (Bond) 4 M 86 275 ....

*Mann Wm Horace—Wm Boothby 4 M 86 282 174

*Macfaden John—A James Jr 4 M 86 283 300

Mealy Michael—Wm Kiefer 1 D 85 233 ....

*Monk Thos F—Light Star Lodge 4 M 86 253 76

Morales Marcus—Samuel J Kean 2 D 85 595 ....

*Miller Wm A—Wm Miller 4 M 86 244 150

Moore Wm and Wm H, Moore Geo and Geo T—Shackamaxon Bank 2 J 85 665 370

McNichol Wm J—Jos P McNichol 2 J 85 436 162

McNichol Wm J—Daniel J McNichol 2 J 85 436 174

McNichol Wm J—Theo P Matthews 2 J 85 436 476

Pioneer Tobacco Co—Jacob Cohn et al 3 M 86 168 634

*Robinson Fredk—Scott Paper Co (Execution issued) 4 M 86 271 1,000

*Smith Horace W—Wm P Landsdown (Execution issued) 4 M 86 284 75

Simon Alex W—Shackamaxon Bank 2 J 85 650 75

Tillyer Wm—George De B Keim 1 D 85 375 103

Tittermary Kate C—R C Tittermary 4 M 86 256 ..... Part

*Twaddell Mary E—Susan Pugh 4 M 86 261 300

Arny P M and Elizth T—E M Smith D C M 73 1059 ....

Alberger A D and Miriam—F A Wills 4 M 86 301 9

*Cannon Michael J—L D Schelinger 4 M 86 296 100

Coyle Patrick, Hannah and Edward —Patrick Kane 2 D 84 10 3,632

*Ferber Albert—John F Betz & Son 4 M 86 292 100

*Hagerty Thos—J H Keely 4 M 86 306 30

*Jackson Mary—M Thomas 4 M 86 313 50

*Landenberger Cath—S G Williams 4 M 86 303 100

*Myers Chas F—Andrew Mayer 4 M 86 295 625

Moran Peter—M J Dunn 4 M 86 300 ..... E Judgment

*Martin Agnes and Wm—Decatur B & L (Bond and Warrant) 4 M 86 307 360

Richards Isaac—Samuel Beatty 3 J 80 880 487

*Riorden Patrick—John F Betz & Son 4 M 86 291 200

*Sinex Jos H—H B Bunting 4 M 86 297 200

Schuylkill River East Side R R—City to use 2 S 85 601 400

*Smith Jas E, Ramsden Thos—Wm Thornton 4 M 86 299 600

*Sullivan Wm H—Margt Sullivan 4 M 86 309 1,000

*Schnyder Louis—John K McCurdy 4 M 86 312 100

*Uberoth Preston H and E R J—John Connor 4 M 86 308 400

*Webb Jas B—H A Rennert 4 M 86 298 110

*Williams Stephen G—W H Greenfield 4 M 86 304 200

*Anacker John—Chas Knittell 4 M 86 321 500

Dunlap Jos et al—City (Bond) 4 M 86 329 ....

Franks Henry L et al—City (Bond) 4 M 86 326 ....

*Farnan Thos J—John Nagle 4 M 86 319 350

Geisenberger Jos et al—City (Bond) 4 M 86 327 ....

*Hartzel D K—Mary J Burke 4 M 86 332 545

Harlan Jos D dec, Heller Henry Sr admr—Mary A Harland 4 M 81 160 ..... S F

Hunter John, Laughlin Wm, Fairman Geo W, Gratz Simon, Barry Jos B—Franklin Fire Ins Co (Injunction) 2 M 85 315 ....

*Haefelin Jac and Bertha—John Lamp (Execution issued) 4 M 86 314 350

*Lynch Chas, Miller Robert—Annual Series B and L (Bond and Warrant) 4 M 86 369 400

McMenamin Thos—E H Stroud 4 D 85 252 64

Ryan Thos J, Clark John H—Geo T Carter (Execution issued) 4 M 86 324 82

Scott C B et al—City (Bond) 4 M 86 328 .....
*Schilling Philip & Elizth—Philip Uhl 4 M 86 330 100
Wilhere M F et al—Wm F Harrity (Bond) 4 M 86 331 .....
*White Annie—Wm Emsley et al (Execution issued) 4 M 86 316 17,375
*Archer Le Roy G—Wm H March (Execution issued) 4 M 86 354 276
Bradley Jas—M B Shaffer 3 J 81 518 111
*Didinger Jacob P—Ida Silberman (Bond and Warrant) 4 M 86 362 2,000
Gilliams J F, Hazard O P, Ingram J P, Richards J H—Nat Bank of the Republic 3 M 81 417 ..... S F
*Golden M A and Ellen—P O Golden 4 M 86 348 200
Gartland Simon and Elizth—N J Coast Pub Co 4 M 86 350 61
*Gunsberg Simon, Smith and Abraham—D Bernstein (Attachment Execution issued) 4 M 86 358 236
*Irons Andrew—John W Brannell 4 M 86 363 36
*Jaeger August—Wm Friedgen (Execution issued) 4 M 86 361 972
*Lienhardt Emil R and Helen—A F Burke 4 M 86 345 125
Morrow Geo M dec—Wm Morrow et al 4 M 86 342 ..... Part
Murphy Patrick J—F Cooper B Asso (Treasurers Bond) 4 M 86 349 10,000
*Pictorial Pub Co—D Meyers 4 M 86 367 1,565
Ryan Thomas J—William Brice 3 S 84 136 .....
Randall Edmund T M Knight 1 J 77 1,027 ..... S F
*Smith A—I Rabenovieth 4 M 86 341 600
Schwenk Franklin—Lewis Schectz 4 M 86 343 226
Smith A Eugene—E C Warren et al D C M 66 274 ..... S F
*Taylor Alfred V—Mary E Taylor 4 M 86 359 109
Westphal Richard et al—City (Bond) 4 M 86 364 .....
Bradley E and Emma—A Schimmel 2 J 85 811 185
Clement Sam'l M—Geo H Barber et al 1 J 79 382 ..... S F
*Davis Ellen T—Patk Green 4 M 86 387 53
Ellwanger Jacob F, Forsythe Wm J —St Michaels T A B (Treasurers Bond) 4 M 86 389 1,000
Easby Wm—W Weightman 3 S 84 87 105,954
Fell Wm Jenks—Jas R Watts et al 2 D 77 1,336 ..... S F
Finley Moses—C N McIntosh 4 D 85 128 30
Gimmis, Barritt & Co—A Colburn & Co 2 M 84 799 1,050
Guilbert Thos M—Dennison Mfg Co 2 D 85 371 81
Higgins Ja—X Joerger 3 M 85 404 (2) 914
Higgins Jas—X Joerger 3 M 85 406 ... 975
Hancock Jos B—Geo C Hannings et al 1 J 79 108 ..... S F
Joly Chas—D Gilbert et al 4 J 84 398 396
*Kerper Josiah—Ann Dobell 4 M 86 384 2,900
Levy David—S Fennenberg et al 2 D 85 417 .....
Morrow Wm C et al—Fidelity Ins etc 4 M 86 369 ..... Part
McGugan Jas—C F Ludwig (Bond of Indmnity) 4 M 86 370 4,000
*McClintock Jas—Geo Craig (Bond and Warrant) 4 M 86 380 1,000
*McKee Robt—Assistance B and L (Bond and Warrant) 4 M 86 386 2,800
Ralston John—Chas Mullikin 4 M 86 371 ..... E J
*Steffen Caroline—Michael Fritz 4 M 86 383 200
Steelman Jeremiah, Wood W W—Ann L Emery 3 M 86 139 504

Judgments Marked to Use.

Jos R Lentz—John R Peirce 3 S 85 411 .....
Marked to use of Israel Hecht. 445
Jos Ryan—Michael Cleary 4 J 83 606. 630
Marked to use of Chas Anderson.
Reed Crane & Co—C W Kremer & Co 1 J 80 607 .....
Marked to use of John B Watson. 7,704
Goodman & Reinheimer—Ryan Bros 4 D 85 274 .....
Marked to use of Marks Bros. 642
V A Sartori dec—H G Clay et al trustees 2 D 84 162 47,415
Marked to use of D C Wharton Smith.
Rand Mfg Co—Chas H Biles 3 D 82 168 .....
Marked to use of Estate of Eliza A White. 175
E T Dillon—Robert G Lelar 3 S 80 236 .....
Marked to use of M L Dillon. 409
Edward R Gerlach—John Spaeth 4 D 82 473 .....
Marked to use of Chas Kasper. 122
Benj Shourds—W H Shourds 3 D 85 776 .....
Marked to use of Emma F Shourds 3,000
The Schuylkill Nav Co—Thos J Diehl 2 D 85 662 .....
Marked to use of Fredk Fraley trustee. 184
Edward Welch—Chas Phillips 2 S 82 552 .....
Marked to use of the Columbian Bank. 1,200
Edward Welch—Chas Phillips 2 J 82 133 .....
Marked to use of the Columbian Bank. 1,000
Wilhelmina Bohn—Chas W Miller 3 D 85 751 .....
Marked to use of Louis J Bauer. 200

Satisfied Judgments.

Edmund J and Jas D Karcher—City Bank [ent Oct 6 83 1,005
Ottoman Cahvey Co—City [ent Jan 10 85 ....
Fredk Geiger—John Stehr Sr [ent Sept 25 84 .....
Phila, Wil and Balt R R—D Brannan [ent Oct 20 84 ..... ver
Jas Farmer—John M Doyle [ent June 23 84 600
Wm C and S J Bessellievre—Coöperative B and L [ent Nov 19 85 5,000
Wm Chard Sr—C A Kauffman [ent Jan 5 86 .....
Harry H Weis—Enterprise Brew Co [ent Feb 8 86 50
Lorenz Renner—Cath Kraut [ent Oct 20 84 2,400
H C Dunlap—W L Young [ent Dec 26 85 6,000
Chas Cox—D S Fuller [ent Jan 13 86 72
Wm H Watts, J D Hevener—Ann Compton [ent Dec 12 84 .....
Daniel McGettigan — Consumers Marble Co [ent Dec 24 85 2,000
Daniel McGettigan—F A Poth [ent Dec 24 85 .....
Daniel McGettigan—F A Poth [ent July 24 85 39

Mechanics' Liens.

Francis N Prevost owner and cont—Peerless Brick Co claimant, 3 bldgs N W s Haines st 195 ft to 111 ft E of Cedar lane 10
Emerson E Sprague owner and cont—Patrick Sullivan est claimant, N s Brown st 18 ft W Forty-second st 600
Robert R Phillips and wife owners, Chas W Rufe cont—Mansfield & Linn claimants, S E cor Wisteria ave and Wakefield st 220
Jas E Burns owner, Jas E Burns & Co conts—Thompson & Campbell claimants, S W s Tacony rd 45
Chas Hoey owner and cont—Andrew M Conneen claimant, N E corner Fairmount avenue and Eighteenth st 400
Alexr Adaire owner and cont—Robt McGregor claimant, E s Kensington avenue 210 ft N of Ontario st 361
Teresa R Higgs owner and cont—John G Ruff claimant, E s Andress st 81 ft S of Wallace st 94
Geo Simpson owner and cont—Jas P Wood & Co claimant, E s Chestnut Hill and E s Spring House Turnpike and Middle of County Line Road 10
Estate of Fenton Bowe dec owner and cont—Jas Chadwick & Son claimants, N E s Pine st 22 ft S E of Penn st 10
Jas P McGonigal owner and cont—Louis Wanner claimant, W s 4th st and S s Eustis st 10
Same—Same, 10 bldgs S s Snyder ave 18 ft to 165 ft E of 7th st 10
Same—Same, 12 bldgs N s Cantrell st E of 7th st 10
Same—Same, 3 bldgs W s 4th st 15 ft to 46 ft S of Eustis st 10
John Maxwell owner and cont—Newlin & Yardley claimants, 6 bldgs W s Broad st 121 ft to 206 ft N of Susquehanna ave 10
C J Newman owner and cont—Howard R Deacon claimant, W s 19th st 18 ft S of Wilder st 10
Mary B T Jennings owner and cont—John A Palmer claimant, N s Walnut st 95 ft E of 42d st 10
Bernard Cassidy and wife owners, Geo Frank cont—P Fleming claimant, W s Carlisle st 173 ft N of Girard ave 10
John Maxwell owner and cont—Matthew Hall & Co claimants, 6 bldgs W s Broad st 120 ft to 205 ft N s Susquehanna ave 10
Thos Badman owner, Wm G Bedford cont—N Z Graves & Co claimants, E s Charles st N of Centre st E of Thirty-eighth st 10

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B B—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate Sold at Auction.

James A. Freeman & Co., auctioneers, sold on Wednesday, at the Philadelphia Exchange the following:

Ground rent, $60, two-story brick messuage, 2102 Kimball st., lot 18 ft. by 30 ft.....$ 1,000
Frame buildings and lot, 1029 and 31 Canal st., lot 35 ft. by 83 ft. 2 in..... 3,000
Lot S. W. cor. Twenty sixth and Ellsworth sts., 16 ft. by 46 ft..... 475
Two-and-one-half story frame house, 222 Allen st., lot 16 ft. by 57 ft. 3 in. 1,655
Two-and-one-half story brick house, 1006 Sarah st., lot 15 ft. 4 in. by 42 ft. 4 in..... 1,300
Lot, Twenty-sixth, below Ellsworth st., 15 ft. by 46 ft..... 300
Four-story brick warehouse, 118 Chestnut st., lot 16 ft. by 142 ft. 7½ in. 19,750
Three-story brick saloon and dwelling 508 North Ninth st., 17 ft. 1 in. by 64 ft..... 4,100
Lot, Twenty-sixth, below Ellsworth st., 15 ft. by 46 ft..... 300
Three and-a-half-story brick saloon and dwelling, 531 North Front st., lot 20 ft. by 85 ft..... 3,100
Three-and-a-half story brick store and dwelling, 526 Beach st., lot 19 ft. by 78 ft. 7 in..... 2,030
Three-and-a-half-story brick dwelling, 533 North Front st., subject to one-half part of unapportioned irredeemable yearly ground rent of $25.60, lot 16 ft. by 94 ft..... 2,350
Two-story brick house, 1238 Peters st., lot 13 ft. by 40 ft..... 1,160
Three-story brick store, 528 Beach st., subject to one-half part of unapportioned irredeemable yearly ground rent of $25.60, lot 15 ft. 11½ in. by 70 ft. 10 in..... 2,000
Two and-one-half-story frame house, 319 Wildey st., lot 14 ft. 2 in. x 60 ft. 1,200
Three-story brick dwelling, 444 Brown st., lot 20 ft. by 100 ft..... 3,425
Two-story brick house, 810 Firth st., lot 13 ft. 6 in. by 42 ft..... 1,725
Two-story Mastic house, 4646 Wakefield st., lot 11 ft. 6 in. by 86 ft. 11 in. 1,375
Two-story brick house, Tibben, above Fleeson st., Roxborough, lot 28 x 95 ft. 620
Three-story brick dwelling, 1014 N. Fifth st., lot 17 ft. 7 in. by 108 ft..... 6,700
Two-and-one-half-story frame house, barn and outbuildings, Old Lancaster and Gulf Roads, Haverford Station, Pa., containing 3¼ acres.... 4,900

CONVEYANCES.

PHILADELPHIA.

MONDAY, March 8, 1886.

Aramingo st., S. E. s., 240 ft. S. W. St. Vincent's ave., John J. Byrnes et al. to Jerome Criqui, March 6, 1886, 20 ft. by 150 ft.....$30
Berks st., 2111 and 2113, Chs. T. Collinday to Joseph Oat, Feb. 25, 1886, 16 ft. by 63 ft. 4½ in..... 6,000
Buttonwood st., N. W. cor. Tenth, Josephine Atmore to William F. Sanders, February 26, 1885, irreg. shape..... 8,000
Cherry st., 2110, William R. Kean to Elizabeth Kean, Mar. 6, 1886, irreg. shape..... nom.
Dickinson st., 2016, James McVickar to Virginia Laporte, March 4, 1886. 15 ft. by 64 ft. 5½ in.; g. r. $60 1,000
Eighth st., 240 S., F. M. Lewis to Raphael S. Green, March 1, 1886, irreg. shape..... 9,750
Front st., 33 N., Collin C. Coo,er, ex'r, to John S. Doughty, Feb. 27, 1886, irreg. shape..... 9,900
Franklin st., 1443, Jacob Walter to Jerome B. Craven et al, March 6, 1886, 16 ft. by 60 ft. 6 in..... 2,800
Dyson st., E. s., 43 ft. N. Oregon, Albertine E. Thornton to Charles W. Leer et ux., Feb. 24, 1886, 28 ft. 4 in. by 45 ft..... 2,950
Fairmount ave., N. W. cor. Tenth, John Cadwallader, trustee, to William McDaid, February 26, 1886, irreg..... 10,000
Fitzwater st., N. s., 127 ft. 3 in. E. Eighth. C. A. Wildman to John B. Malatesta, March 2, 1886, 17 ft. 2½ in. by 100 ft..... 4,550
Germantown ave., W. s., 31 ft. 4½ in. N. Somerset, Sam'l Sager to Maurice R. Dillin, Mar. 1, 1886, 2 lots, irreg. shape..... 7,000
Howard st., W. s., 136 ft. N. Norris, C. N. Taylor to Jno. Paterson, Feb. 25, 1886. 18 ft. by 108 ft..... 3,750
Kensington avenue, 2776, Anthony Lare to Harry Dauterich, March 3, 1886, irreg..... 6,200
Kingsessing ave., N. W. s., 22 ft. 6 in. N. E. Sixty-ninth, Chas. F. D. Herman to Kate Garrett, January 16 1886, 22 ft. 6 in. by 205 ft..... 250
Lawrence street, W. s. and N. W. s. Calvert, Charles C. Hess to Henrietta M. Menns, Mar. 2, 1886, irreg. shape..... 4,125
Lyceum ave., S. E. s., 171 ft. 6 in. S. W. Ridge ave., Chas. J. Walton to Emily E. Andrews, March 5, 1886, irreg. shape..... nom.
Manton street, N. s., 317 ft. 1 in. W. Twenty-first, Lucius S. Landreth to John McConaghy, Oct. 8. 1885, irreg. shape..... nom.
Philip st., W. s., 56 ft. S. Norris, Jas. Donahue to Jeremiah Keneley, Feb. 10 1886, 14 ft. by 50 ft..... 1,050
Reed st., S. s., 17 ft. W. Flora, Eliza Jane Barrett to Mary E. Magee, Feb. 18, 1886, 34 ft. by 77 ft..... 2,600
Reed street, S. W. corner Percy (late Flora), Mary E. Magee to Elizabeth Barnett, Nov. 25, 1885, 17 ft. by 77 ft.; g. r. $70..... nom.
Reed st., S. s., 17 ft. W. Percy, M. E. Magee to Elizabeth Barnett, February 18 1886, 34 ft. by 77 ft.; g. r. 2 of $65..... nom.
Siegel St., S. s., 166 ft. W. Eleventh, Wm. McKee to Michael Connelly, March 1, 1886, irreg. shape..... 275
Mulberry st., S. E s., 60 ft. N. E. fr. 20 ft. wide st., erroneously called Meadow street, William Henry Lane to William Smith, February 24 1879, 20 ft. by 100 ft.; mtge. $625..... 200
Spruce st., 1503, Caroline T. Emory to Isabel T. Emory, Oct. 1, 1885, 22 ft. by 137 ft..... nom.
Spruce street, N. s., 204 ft. W. Eighteenth, Harry C. Grome to George W. Burton, Feb. 25, 1886, 18 ft. by 104 ft.; interest..... 900
Summer st., 3200, Herman Wendell et al. to Evert J. Wendell, Mar. 5, 1886, 53 ft. 5½ in. by 75 ft. 5½ in.; 3202 Summer, 31 ft. by 72 ft.. 21,000
Christian st , 2020, Joseph Kelly to Charles H. Lafferty et al., Dec. 26, 1885, 16 ft. by 76 ft..... 4,750
Twelfth st., E. s., 48 ft. N. Green, Wm. H. Zorns to Jesse L. Supplee, Feb. 20, 1886, 16 ft. by 68 ft..... 5,600
Twenty-first st., E. s., 258 ft. 6 in. N. Norris, Charles M. Baker to Harry B. Wood, March 3, 1886, 15 ft. 9 in. by 80 ft.; g. r. $120..... 2,000
Twenty-first st., E. s., 337 ft. N. Norris, Charles M. Baker to George S. Tustin, Feb. 22, 1886, 15 ft. 8 in. by 80 ft.; g. r. $120..... 2,000
Twenty-fourth street, E. s., 90 ft. N. South, Thomas Conner to John Conner, Jan. 30, 1886, 16 ft. by 86 ft.; interest..... nom.
Emerald st., N. W. s. and N. E. s. Ann, Henry H. Shoch to Theoph. W. Smaltz, March 8, 1886, irreg..... 27,500
Snyder av., N. s., 128 ft W. Twelfth, Michael Whelan to John Kilpatrick, March 2, 1886, 16 ft. 8½ in. by 62 ft..... 2,600
Ringgold and Berks, S. E. corner, Charles Kern to Henry C. Altemus, March 6, 1886, 7 lots..... nom.

TUESDAY, March 9, 1886.

Bambrey st., 848-850, Walter Graham to Charles R. Haig, Feb. 24, 1886, 14 ft. by 48 ft..... $4,000
Front st., E. s., between Tasker and Dickinson, George H. Kyd to Jas. Harding, March 6, 1886, 56 ft. by 217 ft..... 8,600
Fourth st., N. W. cor. Snyder, Geo. A. Twibill to Lucius S. Landreth, Feb. 15, 1886, 49 ft. 6½ in. by 30 ft. 7 in..... 600
Fifth st., 2834 N., William H. Greenfield to Stephen G. Williams et ux., March 1, 1886, 14 ft. 6 in. by 69 ft. 6 in.; mtge. $1,500..... 1,000
Fortieth st., S. E. cor. Pine, William R Matchett to Patterson Du Bois, March 3, 1886, 18 ft. by 97 ft. by 90 ft..... 8,500
Green st., N. s., 83 ft. 1 in. W. Front, Phœbe Mainwaring to John T. Johnson to Phœbe Mainwaring, March 4, 1886, 66 ft. by 60 ft..... nom.
Herman st, N. W. s., 586 ft. N. E. Germantown ave., Kate P. Barnes to George Barnes, March 3, 1886, 30 ft. by 105 ft..... 3,500
Kater st., 2044, interest of Rebecca Campbell et al. to Jas. Danaghy, March 4, 1885. 15 ft. by 47 ft..... 600
Lambert st., 1526, John Simpson et al. to Ellen McCloskey, March 9, 1886, 14 ft. by 44 ft.; g r. $36..... 700
Lambert st., S. E. s., and S. W. s. Kettlewell, Thomas J. Martin et al. to Wm. R. Cotter, in trust to Thos. G. Martin et al., Jan. 23, 1886, 60 ft. by 53 ft ; E. s. Lambert, 143 ft. N. Ontario, 100 ft by 130 ft. S. W. s. Kettlewell, and S. E. s. Bath, 60 ft. by 100 ft..... nom.
Manton st., N. s., 64 ft. E. Twenty-first, John McConaghy et al. to Sarah W. Gilliland, March 1, 1886, 28 ft. by 48 ft.; g. r. $12..... 2,000
N. s. Manton. 92 ft. E. Twenty-first, 14 ft. by 48 ft.; g. r. $42..... 1,000
Miller st , N. W. s., 579 ft. 4 in. N. E. Westmoreland, Joshu P. Ash to John M. Fleming, Feb. 1, 1886, 60 ft. by 50 ft..... 140
Norris st., 2237, Edward H Flood to Olive A. Roberts, March 6, 1886, 16 ft. by 77 ft. 6 in..... 4,500
Norris st., S. W. cor. Twentieth, William Howell to John C. Fodell, March 6, 1886, to George Wiegand, March 8, 1886, 14 lots to Woodstock st..... nom.
Ontario st., E. s., 89 ft. S. Poplar, Andrew Kammerer to Joseph J Williams, trustee, March 2, 1886, 15 ft. by 57 ft..... 3,300
Pine st., S. s., 93 ft. 4 in. W. Nineteenth, Phila. T. S. D. and Ins. Co., exrs., to Robert C. Matlack, March 1, 1886. 18 ft. 4 in. by 98 ft.; mtge. $3,500..... 4,000
Richmond st , N. W. s., 88 ft. S. W. Kirkbride, Mozart B. Assn. to G. Jacob Sinn, March 1, 1886, 32 ft. by 100 ft..... 2,000
Snyder ave , N. s., 161 ft. 5½ in. W. Twelfth, Joseph W. F. Ritter to Michael Whelan, March 9, 1886. 16 ft. 9 in. by 62 ft.; g. r. $66..... .....
N. s. Snyder ave., 194 ft 11½ in. W. Twelfth, 16 ft. 9 in. by 62 ft.; g. r. $33..... nom.

Somerset st, N. s., 104 ft. 9 in. W. D., Charles Ruppel to John Anacker, March 8, 1886, 15 ft. 3 in. by 96 ft... 600

South st., S. s., 192 ft. E. Twentieth, John B. McCorkell to Morris Kauffman, March 3, 1886, 16 ft. by 72 ft.; g. r. $60..... 4,500

Tioga st., N. E. s., 56 ft. S. E. Amber, C. A. Max Wichle to Benjamin Hallas Gledhill, March 4, 1886, 14 ft. by 68 ft. 6 in..... 1,700

Titan st., S. s., 75 ft. W. Sixteenth, Thomas L. Grinnan to Louis M. Genay, March 6, 1886, 14 ft. by 52. ft..... 1,800

Tree st., S. s., 264 ft. W. Seventh, David France to John Waller, Feb. 23, 1886, 28 ft. by 50 ft. 6 in.; g. r. $36.. 1,000

Twenty-third st., 1532 N., Walter Graham to William Michel, Feb. 24, 1886, 14 ft by 57 ft..... 1,025

Wallace st., 1813, Job W. Lewis to Caroline L. Borleau, March 6, 1886, 18 ft. by 120 ft 8,500

Walnut st., N. s., 255 ft. W. Forty-third, James C. Moore to Henry W. Andrews, March 4, 1886, 25 ft. by 125 ft..... 10,000

WEDNESDAY, March 10, 1886.

Broad st., W. s., 155 ft. N. Susquehanna ave., John Maxwell to Edwin S. Dingie, March 9, 1886, 17 ft. by 100 ft..... $ 2,400

Broad st., W. s., 121 ft., 138 ft., 172 ft. and 189 ft. N. Susquehanna ave., John Maxwell to Alexander Wolfington, March 9, 1886, each 17 ft. by 100 ft..... 9,600

Broad st., W. s., 206 ft. N. Susquehanna ave., John Maxwell to Jas. P. C Stokes, March 9, 1886, 17 ft. by 100 ft..... 2,400

Cedar st., N. W. s., 125 ft. S. W. Manayunk ave., James H. Bone to Mary Jane Bone, March 5, 1886, 18 ft. by 94 ft 2,200

Chadwick st., 1422, Charles L. Bourguignon to Joshua James, Feb. 19, 1886, 14 ft. by 52 ft.; g. r. $1.50..... 341

Christian st., S. s., 288 ft. E. Twenty-first, Joseph Kelly to Charles H. Lafferty et al., executors, Dec. 26, 1885, 16 ft. by 76 ft..... 4,750

Citron st., S. W. cor. Andress, J. Emar Bierek to Henry T. Freyer, Feb 4, 18 6, irreg..... 5,425

Clarion st., 1532, Wm. R. Matchett to Bernard Ester, Feb. 24, 1886, 13 ft. by 48 ft..... 1,350

Eighth st., 2653 N., M. L. Heist to Pauline R. Smaltz, March 3, 1886, 15 ft. by 72 ft..... 3,200

Fernon st., S. s., 72 ft. and 86 ft. W. Nineteenth, James W. Hare to Samuel McMurtie, Dec. 31, 1885, each 14 ft. by 47 ft.; two g. r. $39 each..... 1,200

Forty-sixth st., E. s., 198 ft. N. Huron, Thomas Myers to Margaret Myers, March 8, 1886, 18 ft. by 100 ft.; W. s. Thirty-sixth-and-one-half st., 180 ft. W. Oregon, 20 ft. by 75 ft..... 250

Frankford and Bristol Pike, N. E. Welsh Rd., Sarah B. Chapman to B. Franklin Rowland, March 6, 1886, irreg. shape..... 1,400

Friedlander st., E. s., 144 ft N. Cherry, John B McCorkill to John C. Grady, March 6, 1886, 18 ft. by 68 ft..... 5,000

Girard ave., N. W. s., 272 ft. 3 in. S. W. Palmer, Robert W. Fagan to David J. Matlack, Feb. 23, 18 6, 20 ft. by 60 ft..... 2,500

Huntingdon st., 715, Charles H. Wisler to George J. Zeisel, March 2, 1886, 16 ft. by 68 ft..... 3,000

Judson st., 1907, G. W. Thomas to Nicholas C. Clelland, March 6, 1886, 16 ft. 5 in. by 487 ft. 6 in..... 4,550

Kensington ave., N. W. s., 80 ft. S. W. Harrowgate Lane, John Hentz to Jacob Hentz, March 19, 1886, 20 ft. front..... 1,000

Mifflin st., 754, William L. Taylor to Henry S. Bateman, Dec. 23, 1886, 15 ft. by 56 ft..... 600

Montgomery st., S. E. cor. Twenty-fifth, Charles E. Smith to Henry Haines, March 1, 1886, 122 ft. by 64 ft..... 6,400

Same, from Henry Haines to George T. Beale to Jerome A. Beaver, March 8, 1886, divided into eight lots..... nom.

Ninth st., 803 S., Giacomo A. Frantandnono to Frangesco Schiavo et ux., Jan. 22, 1886, 17 ft. by 65 ft. 6 in..... 3,600

Otis st., S. W. s. and N. W. s. Amber, Mary W. Macmunn et al. to Henrietta Braun, March 10, 1886, 12 ft. by 58 ft. 6 in..... 1,200

Park ave., 2105, 2107, 2109, 2113, 2115, 2119, 2121, 2125, 2131, 2133, Samuel Meredith Carr to Robt. M. Jones, March 1, 1886, each 16 ft. by 65 ft., subject $35,000..... 15,000

Pierce st., 824, Upton S. Tilburn to John Marsh, Feb. 11, 1886, 15 ft. by 54 ft.; g. r. $42..... 600

Powelton ave., N. s., between Preston and Budd sts., five lots, Jas. D. Arthur to Wm. Oscar Robb, March 4, 1886, one 18 ft. 7 in. in front and the other four 17 ft. 10 in. by 88 ft. 4½ in.; g. r. $180 each..... 13,000

Prospect st., S. E. s., and N. E. s. Pechin, Joshua Hinslift to Ernest Ragnow, Jan. 30, 1886, 29 ft. 2⅝ in. by 93 ft..... 180

Queen st., E. cor. Cresson, Hy. J. Becker to Michael Welsh, Nov. 28, 1886, irreg. shape..... 2,500

Strahle st., S. W. s., N. E st., Albert F. Burke to Wm. J. Shettsline, March 9, 1886..... 3,500

Tenth st., N. E. cor. Cross, Southwark Building Association to Frederick Gaskemann, March 3, 1886, 16 ft. by 68 ft.; g. r. $180..... 1,575

Thirteenth st., 2136, 2140, 2142 N., Samuel M. Carr to Charlotte K. Jones, March 9, 1886, each 15 ft. by 60 ft.; subject $10,000..... 5,000

Thirteenth st, 2146, 2148, 2152 N., Samuel M. Carr to Lotie H. M. Jones, March 9, 1886, 15 ft. by 60 ft.; subj. $10,000..... 5,000

Twentieth st., N. W. cor. Mountain, John Simpson to Alex. Coyle, March 9, 1886, 17 ft. by 67 ft., g. r. $72; W. s. Twentieth, 17 ft. N. Mountain, 16 ft. by 67 ft., g. r. $50; same to James McVickar, March 9, 1886,; subj. as above..... nom.

Twenty-fourth st., E. s., 217 ft. N. Brown, John W. Sharp to Ida W. Bryan, March 4, 1886, 20 ft. by 76 ft..... 6,500

Twenty-ninth and Stiles sts., N. W. cor. Samuel M Carr to William L. Elkins et al., March 1, 1886, irreg. shape; also N. E. cor. Thirtieth and Thompson, irreg..... 80,000

John H. Scott to William Liming, March 9, 1886, lots 2531 and 2532 in sec. 73, and 2750 and 2751 in sec. 80 as shown on the map of the town of Clearview, Twenty-seventh Ward..... 520

THURSDAY, March 11, 1886.

Ash st., S. W. s., 60 ft. N. W. Wildey, Samuel Conaway et al. to Henry Kessler, Feb. 10, 1886, 18 ft. by 80 ft. $1,375

Anthracite st., S. W. s., 75 ft. N. W. Thompson, Phoebe P. Willits to Joseph Willits, Feb. 18, 1886, 80 ft. by 80 ft.; S. s., Liberty, 79 ft. 5 in. E. Tenth, 40 ft. 7 in. by 17 ft.; N. s. New, 100 ft. 7 in. N. W. Tackawanna, 25 ft. 1¾ in. by 166 ft. 7 in.; also lot W. s. Seventh, 182 ft. N. Brown, 18 ft. by 80 ft..... nom.

Bridge st., N. E. s., 290 ft. 2 in. N. W. Meadow, Walter Moorehouse to Robert O. Moorehouse, March 3, 1885, irreg. shape; also lots on Orchard st. and Frankford Creek; moiety..... 5,250

Brown st., 1320, Herman Schoenstadt to Jacob Krieger, March 3, 1886, 16 ft. by 79 ft..... 3,300

Camac st., 1635-1641, John Manuel to Theresa M. Barry, Feb. 29, 1886, 12 ft. by 50 ft.; g. r. 4 of $57 each 2,500

Cambridge st., 2713-2715, Herman C. Horn to Albert Robson, March 1, 1886, 28 ft. by 41 ft. 8⅝ in..... 4,000

Eighth st., E. s., 74 ft. S. Lehigh, M. L. Heist to Joseph Edgar, March 8, 1886, 15 ft. by 72 ft 3,200

Eighth st., 318 N., Horace S. Woodbury to Emanuel G. Reyenthaler, March 5, 1886, 20 ft. by 71 ft. 5 in... 14 000

328 N. Eighth st., 20 ft. by 69 ft. 5 in ; mtge. $8,000..... 5,000

330 N. Eighth st., 20 ft. by 69 ft. 5 in.; mtge. $9,000 5,000

629 N. Eighth st., 17 ft. by 100 ft.; mtge. $5,000 2,000

649 N. Eighth st., 17 ft. by 100 ft.; mtge $5,000..... 2,500

Eighth st., 1836 N., Wm. L. Hoover to Harvey A. Althouse, March 5, 1886, 14 ft. by 79 ft..... 1,500

Emerald st., N. W. s., 365 ft. N. E. Ontario, Edward J. Devlin to Elwood Becker, March 9, 1886; irreg. shape..... 1,800

Emerald st., S. E. s., 86 ft. 6 in. N. E. Ontario, E J. Devlin to Robert McCurdy, March 4, 1886, irreg. shape; mtges. $1,600.. 2,000

Farlina st., S. W. s., 100 ft. 6 in. N. W. Franklin, Charles C. Barker to Caroline Haman, Jan. 31, 1886, 19 ft 8 in. by 61 ft..... 750

Fifteenth st., E. s., 222 ft. S. Dauphin, Albert Kern to Charles C Moore, Dec. 15, 1885, 34 ft, by 177 ft. 10 in... 12,000

Fifteenth st., E. s., 239 ft. S. Dauphin, Charles C. Moore to Anna M. Kopp, March 4, 1886, irreg. shape..... 5,000

Forty ft. wide st., S. E. s., bet. Fiftieth and Fifty-first sts. and Willows and Florence aves., Daniel M. Jones to Mary E. Harberger, Sept. 10, 1870, irreg shape..... 525

Frankford rd, S. E. s., 1057 ft. 1 in. S. W. Green, Chas. C. Baker to Caroline Haman, Jan. 31, 1886, 30 ft. by 133 ft. 8 in.; also, S. E. s. Frankford rd., 1039 ft. 9½ in. S. W. Green, 17 ft. 3½ in. by 136 ft. 8 in..... 8,500

Garden st., 323 329, H. S. Woodbury to Emanuel G. Reyenthaler, March 5, 1886, irreg. shape; g. r. $327..... 5,500

Island rd., S. s., near Penrose Ferry Bridge, Daniel Trites et al. to Rebecca B Trites, March 10, 1886, 55 ft. by 155 ft..... nom.

Judson st., 1901, E. H. Flood to Samuel J. Moulton, Sept. 3, 1885, 17 ft. by 87 ft; mtges. $5,000..... 1,500

Leitngow st., E. s., 64 ft. S. Huntingdon, Wm. H. Bookstool to Emma A. Piper, Feb. 25, 1885, 12 ft. by 40 ft.; g. r. $48..... 625

Lombard st., S. s., 244 ft. W. Sixty-first, David H Henry to Joseph Turner, Nov. 27, 1885, 12 ft. 2 in. by 108 ft. 6 in 975

Lombard st., S. s., 232 ft. W. Sixty-first, D. L. Henry to Harry Webb, Nov. 27, 1885, 12 ft. by 108 ft. 6 in... 975

MacPherson's rd., S. W. s., G. Hall, Jr., to Mary Williamson et al., March 8, 1886, 9 acres 78 perches; mtge. $9,000… 202

Marshall st., W. s., 61 ft. S. Huntingdon, Joseph Johnson to Fannie C. Wood, Feb. 25, 1886, 14 ft. by 81 ft. 4½ in… 2,150

Mountain st., S. s., 70 ft. E. Twentieth, Bernard McNicholl et al. to Bernard McCloskey, March 8, 1886, 30 ft. by 45 ft… nom.

Mountain st., S. s., 85 ft. E. Twentieth, Bernard McCloskey to Bernard McNicholl, March 9, 1886, 15 ft by 45 ft. 3 in.; g. r. $42… nom.

Nineteenth st., W. s., 32 ft. N. Kimball, Chew Snebley to Annie Dougherty, Feb. 15, 1886, 16 ft by 60 ft. 2,600

Nineteenth and Pennsylvania ave., S. W. cor., Charles M. Taylor et ux. to Henry P. Brown to Charles M. Taylor, March 8, 1886, irreg. shape.. nom.

Oxford st., S. E. cor. Eighteenth, James N. Miller to Julius J. Smullins et al., Feb. 23, 1886, 20 ft. by 87 ft… 10,500

Pierce st., S. s., 118 ft. E. Twelfth, Thos. J. Dunn et al. to Matilda L. Lare, March 8, 1886, 16 ft. by 50 ft.. nom.

Plum st., N. E. s., 220 ft. S. E. Jefferson, Charles C. Baker to Caroline Haman, Jan. 31, 1886, 20 ft., by 140 ft… 750

Ridge ave., N. E. cor. Woodford st., Henry A. Duhring et al. to Walter F. Fancourt, March 9, 1885, irreg. shape… 4,000

St. Albans st., S. s., 111 ft. 6 in. W. Twenty-third st., John Craig to Louisa W. Newell, June 19, 1883, 16 ft. by 62 ft… 3,000

Sansom st., N. s., 65 ft. 6 in. W. Fifteenth, Home Building Association to James Kerr, March 1, 1886, 14 ft. ft. by 36 ft… 2,200

Sepviva st., 2548, Joseph Crouse to Sarah J. Fisher, March 2, 1886, 16 ft. 4 in. by 50 ft… 1,600

Sepviva st., 2550-2552, Joseph Crouse to Hugh Fitzpatrick, to Sarah A. Crouse, March 2, 1886, 32 ft. 9⅛ in. by 50 ft… 3,000

Hamilton st., S. s., 170 ft. W. Thirty-eighth, George R. Magee to Marshall Huston, April 26, 1884, to Eliza M. Stuart, Dec. 24, 1885, 17 ft. by 91 ft. 3¼ in… 1,300

Seventh st., E. s., 15 ft. 6 in. N. Mary, Martha A. Stout to Edwin Warrington, March 9, 1886, 15 ft. 6 in. by 53 ft… 2,000

Susquehanna ave., N.W. cor. Philip, Joseph Crouse to Frank P. Beal, March 2 1886, 15 ft. 9 in. by 52 ft… 2,500

Swanson st., 810-812, Robt. L. Brownfield to Daniel L. Devine to Robert L. Brownfield, March 11, 1886, irreg. shape, three lots… 20,000

Thomas st., N. W. s., Chas. C. Baker to Caroline Hamner, Jan. 31, 1886, 38 ft. 8 in. by 100 ft… 3,000

Twenty-fourth st., 827, John M. Sharp to Dorothea W. Burkart et al., March 5, 1886, 17 ft. by 76 ft… 5,500

Twenty-fifth st., E. s., 52 ft. N. Parrish, John M. Sharp to John J. S. Rodgers, March 5, 1886, 16 ft. 6 in. by 54 ft… 3,100

Twenty-fifth st., 1825 N., H. R. Shoch to William Lutz et ux, March 1, 1886, 14 ft. by 65 ft… 3,000

Warnock st., E. s, 15 ft. N. Somerville, Levi K. Slifer to Hannah F. Fernley, March 8, 1886, 14 ft. by 51 ft… 1,800

Wharton st., S. s, 165 ft. 10 in. W. Fourth, David M. Chambers, ex'r, to Ellwood Becker, March 5, 1886, 33 ft. 2 in. by 102 ft… 8,000

Woodland ave., N. W. s., 50 ft. S. W. Fifty-sixth, Emma Albertson to Robert H. Parker, March 11, 1886, 50 ft. by 125 ft… nom.

Woodstock st., 1521 S., John Friel to Hannah R. Longstreth, March 3, 1886, 14 ft. by 50 ft.; g. r. $39… 700

FRIDAY, March 12, 1886.

Conshohocken ave., N. W. cor. Forty-eighth, Robert Craig to Robert Denison, February 26, 1885, irreg. shape… $3,000

Carlisle st., E. s., 95 ft. S. Park ave., John M. Sharp to James P. Van Hook, May 10, 1886, 15 ft. by 85 ft.; g. r. $96… 1,650

Delaware ave., cor. Willin st., Wm. A. M. Fuller to Wm. Lentz et al., June 18, 1885, irreg. shape… 500

Eleventh st., 519 N., And. M. Frantz to Horatio F. Chamberlin, Sept. 30, 1885, irreg. shape… 5,700

Eighteenth st., S. W. cor. Stiles, R. R. Robb to Wm. F. Kelly, March 6, 1886, 18 ft. by 100 ft… 7,250

Eighteenth st., 1935 N., Charles Matthews to Peter Fritz Wetherill et al., March 9, 1886, 16 ft. 6 in. by 80 ft. 4 in… 6,800

Emily st., S. s., 134 ft. E. Twelfth, Thos. A. Barlow to John D. Baltz, March 5, 1886, irreg. shape… 225

Fourth st., N. E. cor. Redwood, Hy. L. Hornberger to Maria F. and Ann T. Hornberger, March 11, 1886, 17 ft. by 73 ft… nom.

Frankford rd., E. s., 196 ft. N. Cumberland, Jas. Thompson to John Thompson, March 9, 1886, irreg. shape; W. s. Collins, 230 ft. 2½ in. N. Cumberland, 12 ft. by 50 ft… 3,500

Franklin street, W. s., 76 ft. 4 in. S. Norris, John S. Kuen to Chas. G. Henderson, March 6, 1886, 33 ft. 4⅛ in. by 145 ft… 5,000

Haverford st, N. E. cor. Sixty-seventh, Haddington M. E. Church to Sarah Crosland, March 8, 1886, irreg… 800

Hicks st., E. s., 75 ft. S. Dickinson, Wm. R. Matchett to Stephen A. Buckman, March 9, 1886, 14 ft. by 49 ft.; mtge $900… 875

Howard street, W. s., 170 ft. 6 in. S. Brown, Sam'l Daniels et al., ex rs, to Joseph Richard, March 9, 1886, 14 ft. 6 in. by 50 ft… 1,600

Lancaster ave., N. E. s., 15 ft. 1¾ in. S. E. Thirty-eighth, Laura J. Wylie to Amanda Storek, Mar. 4, 1886, irreg. shape… 3,500

Cumberland st, N. s., 49 ft. E. Fox, Chas. A. and Wm. A. Yeakle to Emma E. Kirk, March 1, 1886, 15 ft. by 76 ft… 2,600

Little Belt place, N. s., 110 ft. E. Second, James McGugan to Chas. F. Ludwig, March 6, 1886, to Jacob Wagner et ux., March 6, 1886, irreg… 4,000

Meredith street, S. s., 119 ft. 3 in. W. Twenty-third, Wm. Barry to Jno. McGirr, March 8, 1886, 15 ft. by 35 ft. 2 in… 1,300

Manton st., S. s., 78 ft. E. Twenty-second, Hy. R. Coulomb to Elizabeth Martin, March 6, 1886, 15 ft. by 55 ft.; g. r. $48… 1,050

Nineteenth st., N. E. cor. Lawrence ave., Mary T. Murry to William T. Murry, March 10, 1886, irreg. shape… 6,000

Norris st., 1429, Alice E. Engel to Jas. L. Carhart, March 12, 1886, 15 ft. 6 in. by 76 ft. 3 in… 700

Passyunk road, E. s., S. of Bainbridge, George W. Gamphor, Jr., to Sophia Gamphor, Mar. 11, 1886, 18 ft. by 55 ft. 2 in… ……

Sixth st., W. s., 18 ft. S. Cambria, Henry Wolbrath to Jos. H. Slifer, March 3, 1886, 18 ft. by 92 ft. 4⅝ in… 1,000

Sixth st., S. W. cor. Cambria, Sepviva Building Association to Jos. H. Slifer, March 2, 1886, 18 ft. by 92 ft. 4 in… 1,200

Third st., W. s., 108 ft. N. Catharine, A. J. Gillespie to E. Otto Pohl, guardian, Jan. 4, 1886, 18 ft. by 96 ft.; mtge. $3,400… nom.

Thirteenth st., S. E. cor. Snyder av., L. H Redner to John O'Neill, March 5, 1886, 87 ft. 6 in. by 185 ft… nom.

Twenty-third street, E. s., 29 ft. S. Hare, interest of Elizabeth Northerin to Charles Droughman, Jr., March 14, 1886, 14 ft. by 45 ft… 250

Twenty-ninth st., N. W. cor. Stiles, Matthew Newkirk to Samuel M. Carr, Jan. 30, 1886, irreg. shape; N. E. cor. Thirtieth and Thompson, irreg. shape… 55,000

Thirty-third street, E. s., 133 ft. N. Powelton ave., James Garrett to Mary J. Potts, March 9, 1886, 25 ft. by 100 ft.; mtge. $1,500… 2,950

SATURDAY, March 13, 1886.

Adams st., S. E. s., 96 ft. S. E. Duval, Alfred C. Watson to Benjamin F. Kirk, March 11, 1886, irreg. shape.. $1,416

Alder st., W. s., 323 N. Cumberland, E. C. Parker to Gustave G Stortz, March 16, 1886, 15 ft. by 45 ft… 4,900

Avenue F (Clearview), John H. Scott to Robert Janisch, March 8, 1886; lot, 1698, sec. 48… 75

Brown st., 1221, George W. Jenkins et al., exrs., to Caroline Keichline, March 3, 1886, 15 ft. by 55 ft… 3,000

Cadwalader st., N. E. s., 178 ft. 7¾ in. N Oxford, Allen Delp to John Kalberer, March 1, 1886, 15 ft. by 56 ft. 2,200

Christian st., 1016, Alice Boyle to Mary Dougherty, Feb. 19, 1886, 15 ft. by 45 ft… 2,610

Clarion st., W. s., 257 ft. S. Dickinson, W. R. Matchett to Annie M. Burton, Feb. 26, 1886, 13 ft. by 48 ft… 1,150

Currant alley, 226; 206-210 Federal; Marion st, 207-209; 537-543 Marriott; 704-706 Minster; 710 Minster; 244 Raspberry; 736, 738, 919, 925 S. Sixth, interest of Laura M. Sloan to Jane Mecaskey March 1, 1885… 2,300

Darien st., 2615, Amos D. Kennedy to Robert Weightman, March 12, 1886, 14 ft. by 40 ft… 1,800

Emerald st., S. E. s., 226 ft. 6¾ in. N. E. Ontario, David Murtha to Alexander Mitchell et al., March 10, 1886, 28 ft. by 78 ft. 4 in… 3,200

Florence ave., N. W. s. and N. s. W. C. and P. R. R., James A. L. Wilson, admr., to John W. Wilson, March 9, 1886, 36 ft. 7 in. by 100 ft.. 1,070

Fourth st., 2541 N., A. E. Eldridge et al. to Charles F. Linde, March 8, 1886, 16 ft. 6 in. by 62 ft… ……

Fifteenth st., W. s., 51 ft. N. Summer, William E. Fleming to Jeremiah S. Fraim, March 6, 1886, 17 ft. by 54 ft. 10½ in… 2,000

Fortieth st., 745 N., George W. Kendrick, Jr., to Edward Heyl, March 3, 1886, 25 ft. by 105 ft… 7,000

Forty-ninth st., N. E. s. and S. E. Say, Thomas M. Barnett to Wm. S. P. Shields, March 9, 1886, 139 ft. 10¾ in. by 46 ft.; mtge. $11,300… nom.

Girard ave., S. E. cor. Forty-first, Joseph C. Powell to James H. Ritter, March 9, 1886, 20 ft. by 115 ft... 4,500

Greenough st., S. E. s., 51 ft. N. Greenough, John Fritz to John Brissell, March 12, 1886, 38 ft. by 85 ft..... nom.

Jefferson st., S. s., 154 ft. W. Twenty-third, John Manuel to Caroline B. McCully, March 5, 1886, 15 ft. 5 in. by 54 ft. 8½ in..... 1,700

Lambert st., 1520 S., John Simpson, et al., to Everline V. McElwee, Feb. 19, 1886, 14 ft. by 44 ft.; g. r. $36 700

Marshall st., W. s., 89 ft. N. Cumberland, H. R. Hacker to Mary E. Larkins, Feb. 18, 1886, 14 ft. by 81 ft. 4½ in..... 2,029

Montgomery st., N. s., 174 ft. W. Fifteenth, Wm. G. Serrill to Walter A. Ruhe et al., March 11, 1886, 16 ft. by 69 ft.; g. r. $210..... 2,500

Montgomery st., N. s., 254 ft. W. Fifteenth, Wm. G. Serrill to Franklin Hoyt et ux., March 11, 1886, 16 ft. by 69 ft.; g. r. $210..... 2,500

Montgomery st., N. s., 53 ft. 6 in. E. Eighteenth, Charles M. Baker to Henry P. Hister, March 5, 1886, 14 ft. 9 in. by 88 ft..... 8,500

Mountain st., N. s., 72 ft E. Twentieth, James Ramey to John Johnston, March 1, 1886; eight lots, 14 ft. by 47 ft..... nom.

Mt. Pleasant st., N. cor. Boyer, Henry G. Landis to Jas. E. Hood, irreg. shape..... 4,050

Mulberry st, N. W. s., 16 ft. and 44 ft. N. E. Margaret Jas. Baumeister to Andrew Mitchell, March 5, 1886, each 14 ft. by 85 ft. 11 in..... 2,000

Myer's Ct., S. s., 182 ft E. Fifteenth, J. Carroll McCaffrey to Isabella Lockrey, March 9, 1886..... .....

Nineteenth st., E. s., 50 ft. S. Tasker, John C. Lynch to William Mowbray, Feb. 1, 1886, 16 ft. by 68 ft. 6 in.; g. r. $72..... 1,200

Passyunk Rd., 1124, Elizabeth Henderson et al., to Louis Bergdoll, Feb. 26, 1886, irreg..... 6,000

Passyunk Rd., N. W. s., 96 ft. N. E. Moore, J. Granville Leach to Josiah Shisler, trustee, March 10, 1886, irreg. shape; mtge. $2,800..... 1,600

School st., S. E. s., 193 ft. 4½ in. N. E. School, John B. Wood to John H. Campbell, March 1, 1886, 90 ft. by 472 ft.; g. r. $375..... 4,500

Sedgwick st., S. E. s., 300 ft. N. E. Germantown ave., Charlotte Bostick et al. to Ashton S. Tourison, Feb. 27, 1886, 150 ft. by 271 ft..... 3,125

Stewart st., N. s., 127 ft. 3 in. W. Twenty-third, William Walker to Wm. H. H. Ogden, Feb. 27, 1886, 14 ft. by 40 ft..... 1,800

Taylor st., E. s., 86 ft. S. Berks, Henry R. Shoch to Frederick Albert Wildmann, March 8, 1886, 14 ft. by 46 ft. 9½ in.; mtge. $1,000... 1,000

Taylor st., E. s., 226 ft. 6 in. S. Berks, Henry R. Shoch to Solomon Widmann, March 8, 1886, 14 ft. by 46 ft. 9½ in.; mtge. $1,000..... 1,000

Taylor st., E. s., 240 ft. 6 in. S. Berks, Henry R. Shoch to Henry M. Richards, March 8, 1886, 14 ft. by 46 ft. 9½ in..... 2,000

Taylor st., E. s., 238 ft., 252 ft. and 266 ft. N. Parrish, John M. Sharp to John Mayer, Feb. 20, 1886, 42 ft. by 47 ft. 3½ in..... 6,000

Summer st., 3212-3214, Herman Wendell et al. to William H. Brown, March 5, 1886, each 20 ft. by 72 ft.. 11,600

Twenty-fifth st., E. s., 31 ft. 6 in S. Bolton, John L. Carrie to Warren L. Rawson, March 10, 1886, 15 ft. by 57 ft..... 3,300

Twenty-eighth and Master sts., S. W. cor., Robert W. Titzell to Fras. S. Steimbacher, March 9, 1886..... 5,000

Walnut street, N. s., 95 ft. E. Eighteenth, John A. McDowell to Jas. Fitzpatrick to Eliza McDowell, March 11, 1886, 22 ft. by 125 ft..... nom.

Walnut st., 2019, E. B. Hutchins to Emil M. Price, March 8, 1886, 18 ft. 1½ in. by 120 ft.; mtge. $10,500..... 7,605

Warnock st., 2508, James O'Neill to Ernest E. Ebenbach, March 11, 1886, 14 ft. by 48 ft..... 1,550

SUBURBAN SALES.

Montgomery County.

Mahlon H. Moyer to John H. Moyer, a farm of 21 acres and 54 perches of land, in Lower Salford township, for..... $6,000.00

Andrew R. Snyder to Margaret Richardson, a house and lot, on Swede street, Norristown, for..... 4,500.00

Joseph H. Frederick to Samuel Y. Musselman, a farm, of 42 acres in Lower Salford, for..... 4,545.00

Harriet C. Kinzer et al., executors, to Emma E. Roberts, a house and lot on Walnut st., Pottstown, for 3,650.00

Same to J. Howard Roberts, a lot of ground on the north side of Walnut st., Pottstown, for..... 650.00

Same to C. C. VanBuskirk, two lots in Pottsgrove township, for.. 600.00

Elmer P. Rile to Charles B. Souder, a tract of land in Montgomery township, for..... 6,500.00

John Frederick to Samuel B. Bechtel, a store stand and 68 perches of land in Douglass township, for..... 2,550.00

Mary H. Davis and Belle P. Davis, Fillmore E. Aeker, a lot in Pottsgrove township, for..... 325 00

Jacob M. Cowden to Catharine Gowring, a house and lot on Green st., Norristown, for..... 1,600.00

Charles B. Souder to W. H. Wade, a tract of land in Montgomery township, near Lansdale, for..... 6,500.00

Annie C. Richards to Mary H. Richards, a house and lot on High and Penn sts., Pottstown, for..... 15,000.00

Daniel Fisher to Sarah E. Unruh, a dwelling and 13 acres and 15 perches of land, in Horsham, for. nom.

Mark H. Richards to John S. Weand, a lot on cor. of High and Penn sts., Pottstown, for..... 7,000.00

Philip Caffrey to Charles Streeper, three lots on Third ave., Conshohocken, for..... 5,000 00

Joseph M. E. Ambler to Rev. Henry Stommel, a lot in Ambler village, for..... 950.00

Theodore C. Kneale to Levi A. Wentz, a house and lot in Pennsburg, for..... 1,460.00

Elizabeth Moore to Jas. Newton, a house and lot on Lafayette ave., Norristown, for..... 760.00

Henry C. Bevan et al. to John McBrearty, a lot in Lower Merion, for..... 1,000.00

The Fox Chase Land Association to John G. Laurence, lot No. 59, for..... 177.00

Same to same, lot No. 104, for..... 151.00

Thomas H. Bailiff to John S. Bord, a house and lot on Holstein st., Bridgeport, for..... 1,700.00

Edwin Arnold to Hannah E. White, a lot in Upper Dublin, for..... 250.00

Thomas C. Jones et al. to Henry Weidman, a house and lot on Main st., Norristown, for..... 3,200.00

Edwin Arnold to Howard S. Jones, a house and 119 perches of land in Fort Washington, for..... 4,000.00

Jos. Watkins to Wilmer T. Nields, a house and four lots in Lansdale, for..... 4,000.00

George N. Malsburger to Jas. Derr, a house on Plum Alley, Pottstown, for..... 500.00

Bernard Kelley to William L. Leepard, a lot in Pottsgrove township, for..... 125.00

James Sugan to Wm. L. Leepard, a lot in Pottsgrove township, for 130.00

M. A. Withers and E. S. Daires to Wm. L. Leepard, lot No. 30 in Pottsgrove township, for..... 100.00

Same to same, six lots in same place, for..... 427.50

Samuel Smith, Jr., to Jas. White, 9 acres of land in Upper Merion, for..... 1,500.00

Franklin A. Courly et al. to Chas. C. Leef, a house and 69 perches of land in Upper Dublin, for..... 2,900.00

Frederick J. Geiger to Henry H. Houston, 81 acres of land in Springfield, for..... 24,476.89

Same to same, 15 acres of land in same place, for..... 7,000.00

Same to same, 46 acres of land in Whitemarsh township, for..... 13,986.97

Simon Bortz to David Ware, a farm of 81 acres and 97 perches of land in Marlboro township, for... 7,950.00

Alfred S. Miller to Artemus A. Wirebach, a house and lot in North Wales, for..... 2,750.00

Lindley Staley to Jonas A. Reiff, 24 acres of land in Whitemarsh township, for..... 5,000.00

Heirs of Dennis Conard to Upper Merion School District, property in Upper Merion, for..... 1.00

Chester County.

John C. Yeatman, tract, 49 acres 147 perches, in the township of London Britain, to Oliver Russell..... $3,300.00

Oliver Russell, 7 acres 4 perches in the township of Franklin, to Jane Russell..... 1.085.00

Franklin Crossly, 3 acres of woodland in the township of South Coventry, to Jos. Amole..... 143.00

Howard Kimble, mess. and lot, 3 acres 13 perches, in the township of Londonderry, to Mary A. Stott..... 500.00

R. Bruce Ramsay, 12 acres 6 per. in the township of Highland, to Sam'l G. Wilson..... 376.00

Vincent A. Quaill, a lot, 9,362 sq. ft., in the township of Londongrove, to Jos. W. Baker..... 75.00

Jesse M. Boyle, small brick mess. on Magnolia st., West Chester, to Susan Lawrence..... 1,675.00

Wilmer T. Nields, mess. and 9,240 sq. ft. in the township of Londongrove, to Jos. Watkin..... 2,800.00

Lewis W. Shields, mess. and lot cor. of Gay and Wayne streets, West Chester, to John F. Ryan.. 1,900.00

Robert Lee, 20 acres in the township of Elk, to Howard Dawson..... 250.00

Jesse Tyson, trustee, 20 acres in the township of East Nottingham, to Mary P. Lee..... 240.00

Schuylkill Creamery Association, for mess. and 1 acre of land in the township of Schuylkill, to Mifflin Righter..... 2,750.00

John G. Wilson, tract, 84½ acres, in the township of London Britain, to Ezra Pierce..... 4,175.00

Charles Shalkop, stove works, 1 acre and 79 perches, in Spring City, to Allen Rogers..... 7,200.00

Lemuel Coffin, lots Nos. 112 and 113 on Devon Plot, in township of Tredyffrin, to Henry Wickham..... 3,403.25

Henry F. Caswell, lot 16,133 sq. ft., in Spring City (1868), to Ed. L. Caswell..... 332.00

Alex. Brown, lot 15.040 sq. ft., in Spring City (1868), to Benj. B. Hendricks..... 157.00

Mary McClure, tract, 56½ acres, in the township of Wallace, to Mary M. Lyon..... nom.

Delaware County.

John T. Whipp, Darby township, a lot 50x100 ft., in that township, to Elizabeth E. Kirkpatrick of the same place..... $500.00

George M. Booth, Chester, a brick house and lot, 16x100 ft., on Broad street, that city, to James Dolphin of same place, for..... 1,600.00

Fred. Bower, Chester, a lot 130x130 ft., on Third, near Lloyd street, that city, to John Farraday, same place..... 3,350.00

John M. Kennedy, Jr., Philadelphia, a house and 6-10 of an acre, at Wayne, to Amy L. Fallon, the latter place, for..... 6,250.00

Clement M. Biddle, Philadelphia, a tract, 93 acres, in Darby township, to James S. Austin, of the former place..... 5,000.00

John Shee, Upper Darby, two brick houses and lots, 100x190 ft., in that township, to Lewis L. Smith, of Media..... 3,300.00

Lewis L. Smith, Media, transferred the above premises to Eleanor B Shee, of Upper Darby, for..... 3,300.00

Clement M. Biddle, Philadelphia, a tract of 1 acre and 3¾ roods in Darby township, to Horton H. Cooke, of the former place.. 2,500.00

Clement M. Biddle, Philadelphia, a tract, 73 acres and 20 perches, in Darby township, to John M. Shireley, Lansdowne..... 5,000.00

Aubrey A Smith, Philadelphia, a lot 75x126 ft., in Darby township, to John A. Damon, of Darby, for 500.00

Henry Wireman, Philadelphia, a house and tract of 8 acres 1 rood and 4 perches in Darby township to Jacob L. Harent, of the former place, for..... 5,000.00

John T. Shee, Upper Darby, a tract of 39 acres 1 rood and 24 perches, in Springfield, to Ira B. Rhodes, of the latter place, for..... 11,700.00

John M. Kennedy, Jr., Philadelphia, a brick house and lot at Wayne, to George M. Amon of the former place..... 6,000.00

Catharine E. Rennels, Philadelphia, four lots in Morton, to Wm. H. and Emmos E. Eachus, of Springfield, for..... 600.00

George G. Hipple, Birmingham, a house and lot, 71 acres and 60 perches in that township to Josiah Cope, of Lower Oxford, Chester County, for..... 4,250.00

Edmund Y. Seiders, Chester, a brick hotel and lot, 29 ft. by 124 ft., in Concord ave., in that city, to E. E. Lilley, same place, for.. 12,000.00

Ira B. Rhoades, Springfield, a tract of 49 acres and 18 perches in that township, to the Real Estate Title Insurance and Trust Company, Philadelphia, for..... 19,646.70

Robert F. Culbert, North Chester, a lot 25 ft. by 148 ft., on Edgmont ave., Chester, to James E. Cardwell, the latter place..... 4,300.00

Townsend E. Levis, Media, a lot 30 ft. by 140 ft. on Monroe ave., Media, to Emeline E. Levis, same place, for..... 600.00

Horace C. Stewart, Upper Darby, a half acre in that township, to James Garrett, Philadelphia, for 750.00

Michael Schall, York, Pa., a tract of 971 acres 1 rood and 47 perches with buildings in Upper Providence, to Jonathan Chace of Valley Falls, R. I., for..... 16,250.00

Isaac L. Miller, Nether Providence, a tract of 5 acres in that township, to August H. Wirz, of same place, for..... 5,000.00

O. B. Dickinson, Chester, a lot 100 ft. by 120 ft. at Seventh and Lincoln streets, that city, to Lewis Ladomus, same place, for 325.00

Burlington County, N. J.

Executors of Benjamin Jones to Samuel Croxton, house and three lots of land in West Moorestown $1,675.00

Ellis King to Benjamin Jones, 23-100 of an acre of land in Moorestown..... 90.00

Robert N. Fort to Oscar H Wittmayer, farm of 29 65-100 acres in Burlington township..... 6,300.00

Caleb Darnell to George Brock, house and 2 72-100 acres of ground in Chester township..... 1,400.00

Franklin B. Levis to Charles F. Hulme, 5 47-100 acres of land in Westhampton..... 1.00

Caroline E. Hulme to Charles F. Hulme, 5 47-100 acres of land in Westhampton..... nom.

Samuel W. Taylor to Eli Lawrence, lot of land on Federal street, Burlington..... 750.00

Charles Platt to Mary E. Bergen, house and lot in Pemberton township..... 450.00

Aaron Early to Frank Earl, 15 45-100 acres of pine land in Pemberton township..... 3,075.00

Charles L. Shinn to Robert F. Rutter, 15 51-100 acres of land in Little Egg Harbor township..... 10.00

Charles Shreve to the Citizens' Hook and Ladder Company, of Bordentown, lot of land on Walnut street, Bordentown..... 500.00

Susan Brown to Albert Vansciver, 5 72 100 acres of land in Cinnaminson township..... 2,000.00

Garrit S. Cannon et als. Commissioners, to Israel E. Jarrett, lot of land in Fieldsborough..... 12.35

John W. Brown to Charles E. Brown, house and lot of land in Lumberton..... 500.00

Elizabeth R. Brown to Peter T. Burtis, 25 acres of land in Pemberton township..... 2,000.00

Jackson L. Keely to Chas. Throckmorton, lot of land on Shreve street, Mount Holly..... 112.00

Executors of Mary Hays, dec'd, to N. W. C. Hays, house and lot in High street, Burlington..... 750.00

N. W. C. Hays to Fredk. Peter, two houses and lots, west side of High street, Burlington..... 2,400.00

Henry C. Patterson to Alexander M. Mecray, 140 2-100 acres of land in Chester township..... 28,000.00

Bucks County.

Thos. Reese to Thomas W. Patton, half a lot in Bristol, Feb. 27, 1886 225.00

Cornelia Donnell to Charles R. Apple, lot in Bristol, March 1, 1886..... 1,500.00

Geo. W. Moser to Frank Bruner, lot in Milford, Feb 26, 1886..... 240.00

Jonas H. Leidy to Sarah E. Stackhouse, 14 acres 138 perches in Hilltown, Feb. 24, 1886..... 2,500.00

Elias Eastburn, sheriff, to Isaac Salliday, 4 acres in Milford, Feb. 3, 1886..... 411.00

Ezekiel Tomlinson to Joshua H. Tomlinson, 111 acres 128 perches in Middletown, May 23, 1877..... 15,285.00

Simon Gillam to J. J. Fitzpatrick, lot in Middletown, April 29, 1878 300.00

Widow and heirs of Saml. Cabeen and Samuel S. Rue, Jan. 15, 1886, agreement..... .....

Sarah Pierce et al. and Merchants' and Mechanics' Building Association, March 3, 1886, agreement .....

Sarah H. Pierce et al. to John Geo. Zimmermann, lot in Bristol, March 3, 1886..... 2,400.00

Geo. M. Dallas Erwin to Samuel W. Black, lot in Bristol Borough, March 4, 1886..... 1,250.00

Ross M. Knight to Samuel P. Knight, lot in Southampton, June, 18, 1885..... 200.00

Cephas Ross to Hugh Kelly, 63 a. 147 p. in Warrington, March 8, 1886..... 4,655.41

Admrs. of Geo. Springer to Fras. Koffle, 7 a. 110 p. in Rockhill, March 10, 1856..... 886.67

Assign. of Enos Dreisbach to same, two tracts in Rockhill, July 30, 1880..... 150 00

Felix Walp to Chas. H. Frankenfield, lot in Richland, Oct. 2, 1885 2,500.00

Isaac Groover to Peter Flagler, April 13, 1885, release..... .....

Solomon Bigley to Elizabeth C. Louder, lot in Nockamixon, Jan. 12, 1884..... 500.00

Enas Crouthamel to Elizabeth Miller, 9 a 135 p. in Bedminster, April 7, 1883..... 400.00

Wm. B. Crouthamel to same, 13 a. 60 p. in Bedminster, April 7, 1883 2,100.00

Admrs. of Nathan Haldeman to Benj. Larzelere, 50 a. 41 p. in Warrington, March 31, 1870..... 5,283.90

Joshua Bennett to Jos. M. Carr, lots in Warminster, Oct. 24, 1885 300.00

Exrs. of Jno. Swartzlander to J. Howard Gerhart, lot in Rockhill, Feb. 27, 1886..... 100.00

Assgn. of Levi Hauge to William Aker, two tracts in Hilltown, March 1, 1886..... 1,983.79

Sarah Loudubough to Alice Gallagher, lot in Bristol, March 1, 1886..... 800.00

Rebecca Brown to Irwin Hetherington, lot in Bristol, March 9, 1886..... 1,000.00

Benj. Larzelere to Nicholas H. Larzelere, two tracts in Warrington, March 8, 1886..... 26,200.00

Heirs of Lewis Hagamann to Ezekiel E. Krusen, March 1, 1886, release..... .....

Cooper Updyke to Samuel Wyker, 152 a. 80 p. in Tinicum, March 10, 1886..... 3,700.00

Cooper Updyke to Samuel Wyker et al. 42 a. 102 p. in Tinicum, March 10, 1886..... 1,200.00

Jacob R. Landis to Franklin Riale, 51 a. 125 p. in Doylestown, March 11, 1886..... 8,000.00

Exrs. of William Banes to Anna Eliza Wilson, lot in Southampton, March 8, 1886..... 1,000.00

Items of News

—The office of Drake & Stratton, railroad contractors, at Gray's Ferry, was burned early Wednesday morning, causing a loss of $300.

—Capitalists of Paterson, N. J., are working, through the Board of Trade of Reading, Pa., to interest the citizens in a silk mill to be located in Reading.

—The Williamsport *Gazette and Bulletin* states that the amount of lumber stocked at that place this season will be at least 40,000,000 feet less than last year.

—The New York carpenters and joiners have been successful in their strike for increased wages. Nearly all of the employers have agreed to the $3.50 rate for a day of nine hours, and eight hours on Saturday.

—Mr. Frank L. Bodine, of this city, who is President of the Window Glass Association, appeared before the Congressional Ways and Means Committee, on Tuesday last, and made a forcible argument against the reduction of the duty on window glass.

—The school buildings in Frankford come under the censure of the Board of Health. At Main and Foulkrod streets the school suffers from an insufficient water supply. A wet and unhealthy cellar is the evil at Meadow and Cherry streets, while defective flues and foul outhouses cause complaints at Bridesburg.

—Mr. Oates' bill prohibiting aliens from acquiring titles to lands in this country has been reported against by the House Judiciary Committee. During the discussion Mr. Oates stated that upwards of 21,000,000 acres of land in the United States were under the control of foreign corporations or individuals, lords, dukes and other noblemen being well represented.

—Mr. Hewitt has introduced a bill authorizing the President to appoint a commission of seven experts, skilled in the investigation, production and use of metallic substances and other structure materials, to execute tests and experiments on iron, steel and other materials used in the construction of bridges, buildings and mechanical structures, and deduce useful rules therefrom.

—There is a movement on foot to abolish the present system of selling under foreclosure through a referee. It is claimed that considerable loss accrues to the parties through the default of referees to account for the ten per cent. paid into their hands. One important firm is stated to have lost $20,000 in this way. The proposed bill seeks to transfer these sales to the Sheriff, who gives bonds for all moneys in his hands.

—A bill has been introduced in the House to regulate the planning, construction and superintendence of public buildings, the main feature of which is the abolishment of the office of Supervising Architect of the Treasury Department, and the substitution in its stead of a Board of Public Buildings and a Commissioner of Architecture. The duties of the latter are limited to the erection of new buildings, or repairs of old ones, where the total cost of the work is estimated not to exceed the sum of $50,000.

—The project of bridging the Hudson river at Poughkeepsie has been revived. A meeting of the stockholders of the Poughkeepsie Bridge Company—the first since 1878—was held recently. The company was chartered in 1870 and authorized to issue $5,000,000 each of stock and bonds. Some $575,000 of the share capital was paid in and expended on the work. One pier stands about twenty feet above the water and the foundation for another is partly laid. Lack of funds prevented the prosecution of the work, but it is said by friends of the project that after the long delay money has been secured to complete the bridge. It is estimated by the company's engineer that it can be finished for from $2,250,000 to $2,500,000. The money is to be raised by the sale of first mortgage bonds.

On Free Lumber.

The Canadian *Journal of Commerce* contains some correspondence upon the question of free lumber, which states that the general impression is that pine and spruce lumber are to be put on the free list along with hemlock, whitewood, sycamore and basswood, because the bill provides for putting on the free list sawed boards, planks, deals and other lumber of hemlock, whitewood, sycamore and basswood, and all other articles (not kind) of sawed lumber. Should the bill pass in its present shape, the only kinds of lumber to be made free are those specially mentioned—hemlock, whitewood, sycamore and basswood, which now pay a duty of one dollar per M, or half the duty levied on pine or spruce.

The present tariff places the duty on boards, planks, deals, and other sawed lumber of hemlock, whitewood, sycamore and basswood, not planed or finished, $1 per M feet. Boards, planks, deals and other lumber sawed from other varieties of wood, not elsewhere specified, not planed or finished, $2 per M feet. As the proposed bill does not repeal any clauses in the existing tariff, unless specially mentioned, and puts on the free list all sawn lumber mentioned in the first clause, viz, hemlock, whitewood, sycamore and basswood, it leaves unaffected, and still subject to duty by the second clause, all sawn lumber of other varieties of wood, including pine and spruce, so that, as regards Canadian lumber, the bill will have no effect but to give free admission to the limited amount of hemlock now going to the United States, the other woods, whitewood, sycamore and basswood, not being produced in Canada in excess of home requirements. The value of all these woods, including hemlock, imported by the United States in 1873 was $309,607, returning a duty of $35,394, while the pine and spruce lumber imported the same year amounted to $6,649,642, paying duties $972,821. The clause "Wood manufactured not specially enumerated or provided for (proviso inoperative when imported from a country laying an export duty)" is misleading, as it leaves the impression that by such might be intended boards, planks, deals and other sawed lumber of all kinds of wood to be admitted free; but such is not the case, as all other than those made of hemlock, whitewood, sycamore or basswood are specially enumerated as "all other varieties of wood," and are fully provided for in the existing tariff by a duty of $2 per M feet when not planed or finished, $2.50 when planed on one side and $3 per M feet when planed two sides. The proviso inserted in this clause leaves the false impression that such a duty exists, whereas this no doubt refers to the Canadian export duty on pine and spruce saw-logs and not on manufactured wood, and this duty is only $1 per M feet or one-half that of the United States on pine or spruce lumber, but, which, will no doubt be raised to at least the same rate as that imposed by the United States on the sawn lumber.

—Lime mortar, with a little admixture of Rosendale cement, is generally used on wire-lath, and stands very well, particularly where a little sheltered, as by an overhanging gable or eaves. There is no need of painting it, but a certain amount of protection against washing is obtained by the "pebble-dash" of thin lime and pebbles, which is often thrown over it.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Board of City Trusts.

The Board of City Trusts held a meeting last Wednesday, W. Hayward Drayton, presiding. The report showed that there were 1,130 boys in Girard College, that 11 had been received during the month and 22 were sent out on trial. It was agreed to admit 22 more.

Mr. Caven, from the Committee on Real Estate in the City, reported the receipts for the month as $640.08; payments, $74,511.24; excess of payments, $68,463 14; net income for the year 1886 to date, $383.64; last year, $60,927.34, an apparent decrease of $61,311. The expenditures for 1886 include city taxes, which, in 1885, were not paid until a month later, and amounted to $72,640 50. The actual increase of net income was $11,329 50.

The Committee on Minor Trusts recommended that the contract for the new kitchen at the Almshouse be awarded to W. R. Frazier, at $2,935; for the extension to Wills Hospital to George F. Payne, for $16,500; and for the heating apparatus for the same to Orlando Kelsey, at $3,987. Agreed to.

—David R. Walker, Chief of the Electrical Department, in his report for 1885, refers to his visits to other cities to see what advantage had been made in disposing of overhead wires, and probable cost of placing the wires underground. He found different systems in use, and no uniformity in construction. The returns made to the department for poles, wires, etc., and mileage of wire amounted to $25,472.50, of which sum $8,987.50 has been paid into the City Treasury, leaving unpaid $16,485. There were on December 31, 1885, on the city highways 4,822 poles, exclusive of those along railroad tracks and city poles, being an increase of 191 over 1884; 4,388 miles of telegraph and telephone wires, a decrease of 131 miles; 157 miles of electric light wires, an increase of 42 miles, making a total of city and all other overhead wires of 5,063 miles, being an increase of 38 miles over the previous years; 5,808 poles, being an increase of 418; 11,039 attachments to city poles, a decrease of 1,233; to support 3.33 miles of wire, a decrease of 131 miles. There were issued 386 permits for erection of wires and repairs, a decrease of 351, this decrease being mainly caused by the position taken by Councils against the overhead service.

There were 198 electric lights maintained during the year at a cost of 53⅓ cents per lamp, per night. As a result, 425 gas lamps were extinguished. He recommends fire signal instruments in every building where helpless persons are confined, and in every school, theatre, etc. Chief Walker asks an appropriation for a repair shop, with necessary machinery.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 MARKET ST., Philad'a.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 11. PHILADELPHIA, MONDAY, MARCH 22, 1886. PRICE 15 CENTS

SCHENCK'S BUILDING,

N. E. COR. SIXTH AND ARCH STS., PHILAD'A.

ERECTED 1870.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St , Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,331,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO ,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BURD P. EVANS,
CARPENTER AND BUILDER,
KNOX ST., BELOW MANHEIM,
GERMANTOWN.
Care of Estates especially solicited and repairs thoroughly executed at short notice.
City Office, 619 Walnut St., Room 14.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 11. PHILADELPHIA, MONDAY, MARCH 22, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, MARCH 22, 1886.

EVERY man has his weak points, so it is said; every newspaper has its weak points that weak point is a hobby; if there are no hobbies to be found, they must be made. THE REAL ESTATE RECORD has no desire to ride a hobby, but it does desire to call attention to the necessities of Philadelphia, such as they are likely to be three or five years hence. The greatest want of our city at this time, is more rapid transportation facilities. Our cable system is doing much to meet the requirements; it is certainly satisfactory to the West Philadelphian to be able to travel from Front Street to the terminus of the Market Street road in thirty-two or thirty-three minutes; it is not possible even for an elevated road to enable its patrons to travel that distance in very much less, counting in stops; it may be true, as the cable interest says, that that system can be extended throughout the city as completely as the horse-car system now is. It may also be said that an elevated road cannot do this, that it cannot extend up one street and down another all over the city, and that therefore the cable system is the only practicable one. There are two sides to this question. It may be asked that even if an elevated system would reduce the Market Street schedule, from 33 or 32 minutes to 20 minutes, that this advantage to a comparatively small portion of the people in Philadelphia would not off-set the disadvantages of locomotives over-head, and a heavy elevated road destroying the beauty of the streets it might use, and destroying the value of property immediately adjoining. This is a short and narrow view of the case. Philadelphia has nearly one million population, and at its rate of progress during the past five or ten years, it will be in five or ten years more a mighty city. It is unnecessary to go into arguments to show that our progress would be greatly assisted by an elevated road East and West, North and South, which would enable wage workers and persons in more comfortable circumstances to reach points three to six miles away, in from 15 to 30 minutes. Philadelphia needs an elevated road. New York certainly needed her system, but for special reasons. The shape of the city demanded that system; the population had but one way to extend. Here we have several directions for its expansion. A cable road would benefit relatively fewer here than in New York. There everybody down town must go up town; here everybody down town can scatter to the four points of the compass. Nevertheless more rapid facilities are imperatively needed. We are, however, practically under the control of a syndicate, fortunately not of the Jake Sharp pattern, but of a pattern equally determined to hold whatever advantages they possess.

CHIEF Commissioner of Highways, McDonald, proposes to establish a very severe, but just rule with contractors. He has informed Francis Kilpatrick and Michael O'Rourke, that they cannot receive any money on account, until they have deposited the necessary security for the proper performance of the work. If the security is not forthcoming, the chief will take action. The public will endorse Mr. McDonald in this course, and if he shows a determination to hold all contractors to the terms of their contracts, he will have very little trouble with them hereafter. City contractors are in the habit of being a little lax because they could. When they find they cannot, they will make the best of their bad or good bargain, and do what they agreed to do and are paid to do.

WEST PHILADELPHIA will run a close race this year in building operations with the north-western section of the city. It is a most desirable section, with its P. R. R. facilities, its cable lines and Chestnut and Walnut and Arch Street lines and connections. The B. & O. Company intend to extend all possible facilities to the people in the south-western section of the 27th Ward, and will no doubt stimulate investments in that direction. Several real estate operators have been quietly looking around through the 24th and 27th Wards, with the supposed purpose of purchasing. Land is held quite firmly in all desirable localities, but there are withal, enough ready and anxious holders of real estate to enable buyers to obtain ground space for brick and mortar.

OUR list of transfers this week shows that business is rapidly improving. The bulk of the transactions are of and in small properties, it is true, but they aggregate well. The transfer of real estate is a fair indication of industrial and commercial health. The volume of business will increase steadily.

WE are assured that a preliminary meeting of a few prominent gentlemen who represent the real estate interests of this city, and who are in favor of a Real Estate Exchange, is to take place at an early day. The question will be thoroughly ventilated at this meeting, and, if it is considered advisable, arrangements will then be made to obtain a charter and perfect such other details in order that the organization may be completed as expeditiously as possible.

IT is very strange that purchasers of real estate are frequently so careless as to their title deeds. It is announced by M. Thomas & Sons, auctioneers, that they have in their possession about 450 deeds, briefs of title, satisfied mortgages, etc., of properties offered by them at public sale, which should be in the possession of the parties now owning the properties to make the chain of title complete. Such carelessness as this ought to be made to cost those who are guilty of it a little trouble and annoyance at least. They need a lesson, which some of them some day will receive.

REAL ESTATE AGENTS report liberal renting and selling. The better times are inducing each family to live in a house of its own. When depression comes, people "double up," go into boarding houses, or wander off, and thus throw a surplus of house room on the market, with a resulting loss in idle houses or reduced rents. The present tendency is to buy, and the tendency is being stimulated by builders and agents.

THE facts are that, while the architect's responsibility is as real and as serious as the contractor's responsibility, the two do not cover the same field at all. The contractor alone is responsible for the honest and workmanlike execution of his contract. He makes his bid, signs the agreement, purchases his material, selects his employés, and they work by his orders. They have no direct dealings with the architect, receive no orders from him, and do not recognize any direct authority but their employer, who, in turn, is solely responsible for their work, and cannot relieve himself by shifting any part of it on the architect. The latter has a similar responsibility in regard to the drawings and specifications which he supplies, and any mistakes in them which may be made by the draughtsmen whom he employs.

WE will feel greatly indebted to our readers for any information as to contemplated building operations, whether city or suburban. Our architectural friends will receive due credit in our architectural notes for building news they may send us for publication.

REAL ESTATE.

Real Estate Matters.

Real Estate is generally held at from 10 to 25 per cent. higher than a year ago. The notable exception to this statement is to be found in the immovable character of Real Estate values in the older section of the city. The list of transfers shows healthy condition in the Real Estate market; according to the statements of Real Estate authorities, considerable land is now in negotiation for actual building requirements, as well as for speculative purposes.

There is a great deal of confidence among buyers and sellers as to the upward tendency, nearly all believing that there are good reasons for the strong upward tendency manifesting itself, and hence the somewhat speculative inquiry that many operators report. This tendency, however, is being held in check by higher prices than last year. There is no doubt but that if last year's prices were taken, this speculative tendency would be stimulated and that a great deal of land would change hands.

Some real estate operators mentioned this week that they had instructions from investors to watch for what they considered bargains, but bargains are not going begging. Something like negotiations are pending for blocks of houses which were built last year, and which builders would be glad to dispose of, but the progress made is not very encouraging; prices have been asked and named. The prices named show that the builders and owners are not anxious to throw their properties out of their hands. This is natural, because the properties are in good demand, and sell readily and at good prices to individual buyers.

There will be no anxiety on the part of builders to sell in blocks, large or small, as long as they find individual buyers anxious and able to purchase, even though payments are small and scattered over long periods; at the same time, it may be mentioned that there is considerable capital hanging around the Real Estate market waiting for a chance. For the next few months it is not at all likely that large operations of this character will be announced; the builders are financially able to hold their properties, and will not dispose of them without fair margins.

It is quite probable that there will be a good deal of business in some of the older and finer properties between Broad street and the Schuylkill; the newly made rich, to use a phrase, are seeking more desirable locations, to the extent of their means, and some of the old-timers are quite willing to vacate and give way to the upstart, not speaking disrespectfully, who are anxious to be located in desirable neighborhoods. A few Real Estate operators have had quite a number of inquiries of this character, and think they will be able to accommodate their customers.

Suburban Properties.

During the past week or two, negotiations have progressed satisfactorily for the purchase of several large properties in the Twenty-seventh, Twenty-fourth and Twenty-eighth Wards. The growth of building operations in these Wards have given quite a start to Real Estate, and some holders are asking one-half more than they were willing to take two years ago.

Some of these will be left in the cold; there is entirly too much land available to make it possible for an individual to realize more for his property than it is worth. It is right here that a Real Estate Exchange will be of service to both buyers and sellers. As well might a merchant attempt to sell cloth without a yard stick, or a grocer to sell sugar without scales, as for Real Estate men to get along without an Exchange. True, they have done so, but their dealings have had a more or less haphazard character; there has been no way by which the legitimate values could be ascertained or established. It has been merely a question, "What will you take?" "What will you give?' It is certainly high time that Philadelphia Real Estate interests, representing as they do hundreds of millions of values, directly and indirectly, should establish system in place of guess work, and introduce the yard stick instead of the rule of thumb. It does not answer to say, "Yes, we are getting ready; what we say is all true, but it takes time." That is no business-like answer; an Exchange cannot be any more satisfactorily established next September than next month.

A New Bridge Over the Mississippi.

At Eagle Point, one mile north of Dubuque, Iowa, a new steel railing bridge is to be built, and is to cost $1,000,000. All railroads that desire to do so, are to use this bridge as a means of access to Dubuque.

Charters Granted.

Charters were issued at the State Department, last week, as follows: Keystone Coal Company, of Wilkesbarre, capital, $80,000; Eastern Market Company, of York, capital, $20,000; Guarantee Land and Improvement Company, of Philadelphia, capital, $5,000.

Another Bank.

Messrs. Jacob Schandein, John J. Alter, Theodore C. Ingel, Jas. B. Doyle, Harry P. Cronell, J. Catherwood Robinson and Henry Mosebach are the promoters of a scheme for organizing the Northwestern National Bank with a capital of $200,000. The new bank is to be located in the neighborhood of Ridge and Girard Avenues.

Sales of Real Estate.

$4,300 dwelling, 3902 Brown street; $2,100 dwelling, 3606 Walnut street; both properties sold by Nicholson, Erickson & Michaelsen.

$9,000 lot and dwelling, 1823 Spruce st.

$10,000 lot and dwelling, 22x150, Eighteenth st., S. of Vine.

$7,925 dwelling, 505 Franklin st.

$52,000 lot on Eleventh, from Diamond to Susquehanna.

Park Regulations.

Superintendent Thayer was instructed, on Friday, by the Park Commission Committee on Superintendence and Police to put a stop to contractors removing sand in large quantities from the bed of Wissahickon Creek. Hereafter any one person will be allowed to take away only two loads at a time. An application from the Fairmount Steamboat Company for permission to erect a landing at Peter's Island was refused.

John Hunter's Report.

The Receiver of Taxes submitted his report on 12th inst. The city tax assessment amounted to $10,718,102.83; additions by order of the Board of Revision, $3,819 56; allowances, $33,553 11; net assessment, $10,688,369.28; amount of city tax received, $10,051,949.23; discount allowed, $47,021 21; penalty added, $54,175.70; net penalty, $7,154.49; net amount of city tax received, $10,059,103.72; cash received from poll tax for February and November elections, $11,392; fees, $4,274.10; "conscience" money, $960; State tax, $327,116.01; delinquent tax, $743,154.76; lien costs collected, $572.47; total amount paid into the city Treasury, $11,146,609.68; amount of tax remaining unpaid for 1885, and on which penalties are to be added, $635,420.05. Amount of taxes carried to the delinquent register: City, $876,513.81; State, $100,204.73—total, $776,718.54.

Proceeds of a Foreclosure Sale.

James Penn Maccain filed a report in Court, last week, as Auditor for the distribution of a fund arising from a sale of the Fairmount Woolen Mill, on Linn street, east of Twenty-fourth, under foreclosure of a mortgage. The mill was sold as the property of John B. Nelson. The fund was claimed by the latter's widow, and by Nelson Bros. & Co. as creditors. It amounted to $1,108.35. Court costs swallowed $539.90 and the remaining $568.45 is awarded to the widow.

A New Hotel for Germantown.

Messrs. William H. Scott, John C. Jones, Henry T. Mason, Joseph S. Potter, George T. Preison and Samuel F. Freeman are the principal stockholders in a company which has been organized for the purpose of erecting and maintaining a new hotel which is to be erected at the corner of Pulaski and Chelten Avenues, Germantown, near the Chelten Avenue Station of the Pennsylvania Railroad. The capital stock is to be $200,000, $125,000 of which is to be expended in the erection of the house.

New Jersey Matters.

Some fifty houses are in course of erection at Woodbury.

A matting factory is about to be established at Mt. Holly by Thos. H. Flynn.

A steeple and town clock, to cost $2,000, are to be placed on the First M. E. Church, of Millville.

Articles of incorporation have been filed with the Camden authorities for the Electric Gaslight and Salvage Sewing Machine Companies. The incorporators of both are Pennsylvanians. The capital stock of the latter is $500,000, but it is proposed to begin business with $2,000.

Mr. Rudolph Hering.

The friends of Mr. Hering will be pleased to learn of his good fortune in securing the position of Chief Engineer of the Drainage and Water Supply Commission of the city of Chicago, at an annual salary of $10,000.

Mr. Hering is in the prime of life, and in the zenith of his usefulness. He has an excellent record in this city as an engineer connected with the Park, and as First Assistant Engineer of the Survey Department. He has had considerable experience on the question of drainage, and no one is better qualified to fill the position. The citizens of Chicago have every reason to congratulate themselves in securing the services of so competent a man.

Smart's Block.

The property known as Smart's Block, situated at the northwest corner of Eighth and Race streets, and which belongs to the estate of John Smart, whose will declares that it shall be used for an industrial home for women, is to become the subject of serious litigation. The will which the heirs are going to contest was made in 1878, and was drawn by Horatio Gates Jones, Esq., and is in the custody of the Pennsylvania Company for Insurances on Lives and Granting Annuities. Mr. Smart was engaged in the jewelry business, on Market street, before the war. He retired from business about the year 1865, and left an estate of about $125,000. It is claimed that he was of unsound mind when he made the will.

Mr. Allen B. Rorke denies that he has had any trouble with the mechanics or workmen engaged on Hood, Bonbright & Co.'s new building, at Eleventh and Market streets, neither does he anticipate any.

Secretary Whitney at League Island.

The question of reopening the League Island Navy Yard is to be determined by Secretary Whitney, who, with David B. Harmony, Chief of the Bureau of Yards and Docks, of the Navy Department, visited the Island, on Friday last, in order that he might give the question intelligent consideration. Commandant Law and Civil Engineer Endicott accompanied the gentlemen in the tour around the yard, and pointed out the advantages to be derived by making League Island a naval depot. Secretary Whitney thought the island unhealthy, and stated that before anything in the way of naval construction can be done there the place will have to be filled in and made habitable. He was surprised at the magnitude of the plant, but stated that he would not be prepared to give an opinion as to the merits of League Island until he had seen the yards at Nofolk, Mare Island and Pensacola.

An Important Verdict.

The suit of Henry S. Camblos, of New York, in right of his wife Mary, against Jos. F. Tobias, of Philadelphia, to recover a half interest in a tract of land near Bryn Mawr, resulted, on Thursday, March 18th, after a three-days' trial in the courts at Media, in a verdict for the plaintiff. The land, it was testified, is valued at from $150,000 to $200,000. Several years ago it was bought by Joseph Seneff, a well-known merchant of Philadelphia, and father of Mrs. Camblos and Mrs Tobias. But Mr. Seneff got into financial difficulties, and Mr. Tobias, buying up some judgments against him, had the property sold at sheriff's sale, and he bought it in. The purchase, it was contended, was coupled with a trust in favor of Mr. Seneff's daughters, Mr. Tobias' own wife and Mrs. Camblos. Mr. Camblos had placed $7,000, he swore, in Mr. Tobias' hands, that he designed to be paid towards the purchase. Mr. Seneff died and Mr. Tobias denied the trust. A reconciliation failing, the question was submitted to a jury, with the result as stated above. The action being an equitable ejectment, one verdict is conclusive unless it should be reversed by the Supreme Court. Daniel Dougherty was senior counsl for the plaintiff and Thomas J. Diehl for the defendant.

The American Investors' Security Company.

This is the name of a company which has been formed in New York and which is to have representatives of financial institutions in America and Europe connected with it.

Its purpose is to examine and report upon all kinds of securities offered to the public for investment; it is to have a bureau of information and subscribers are to be furnished with written expert information. All new enterprises meeting with the approval of the company are to be assisted in obtaining the required capital.

The directors include: Logan C. Murray, president of the United States National Bank; J. Edward Simmons, president of the New York Stock Exchange; J. Hobart Herrick, ex-president of the New York Produce Exchange; N. T. Sprague, president of the Sprague National Bank; Levi M. Bates, of Bates, Reed & Cooley; Charles Spear, vice-preside t of the Shoe and Leather Bank; N. C. Miller, president of the Board of Underwriters; Rastus S. Ransom, law partner of Ex-president Arthur, and Chas. B. Wright, Dell Noblitt, Winthrop R. Cunningham and W. B. Murdock, of this city.

The presidency of the company has been tendered to General Charles H. T. Collis, formerly of this city. General Collis has accepted the position.

A Liberal Offer.

St. Louis Dispatch to the Cincinnati Enquirer.

The N. O. Nelson Manufacturing Company, of this city, have made an offer to their employés which proposes to make each one of them personally, directly interested in the success of the company's business—a proposition to divide the profits of the business with the employés. After allowing 7 per cent. interest on actual capital invested, the remainder of the profits will be divided equally upon the total amount of wages paid and capital employed. Each employé will receive his proportion of the profits according to the wages paid him. All employés who have served the company six months or over within the year and who have not been discharged for good cause will share in the distribution. In addition, the company offers the employés the privilege of conducting a coöperative store. Each employé contributes $5, in installments of $1 a week, which is to be invested in groceries and provisions. These goods are to be sold at the usual profits, which are to be invested in other goods as required, and the surplus divided among the members. The employés elect their own managers and operate the store, while the company offers to allow the regular buyer of the establishment to do the buying, and they also furnish the store-room. The store will be open at the noon hour and on Saturday from 5.30 to 6.30 P. M.

The City and the Rascals.

The Committee of Councils in postponing its intended meeting to consider the sale of the gas works, was no doubt influenced in part by the action of the citizens meeting, or rather by a knowledge of the preferences of the business men. Among those present were: Wm. G. Huey, David H. Lane, Geo. G. Pierie, Thomas Fitzgerald, John W. Frazier, John Hunter, Wm. W. Alcorn, Robert H. Hinckley, Dr. Thomas Hunter, Philip C. Garrett, Sam'l Marshall, John Wanamaker, Prof. E. L. James. Frank Wells, Walter Wood, William V. McKean, Henry C. Lea, James A. Wright, Joel J. Baily, George H. Earle, John Field, E. D. Lockwood, John Lange, Wayne McVeagh, Silas W. Pettit, John C. Hunter, John McLaughlin, James Evans, Robert McWade, Francis B. Reeves, Charles Spencer, John Y. Huber, Charles Emory Smith, William W. Frazier, John R. Baker.

After a desultory discussion there was an almost unanimous vote against the proposed sale. Opinions were very wide as to the value of the works. Some, who spoke, furnished evidence of the shameful management of the works, of the increasing expense account and of the impossibility of securing good and cheap gas. Objection was made to the crudeness of the pending ordinance covering the proposed sale. Every one knows that a syndicate are waiting to snatch the gas works out of the control of the city at one half, or less, if possible, of its actual value. Wm. Sellers, Esq., Henry C. Lea, and many others spoke condemnatory of the sale. A committee was appointed to watch the rascals and with power to call a future meeting. The committee is, Walter Wood. Joel J. Bailey, Thomas Mackellar, Char Spencer, Henry C. Lea, Wm. Sellers, John Y. Huber, John Field, Henry B. Tatham and John Hunter.

—Two hundred brickmakers, employed in the southern part of the city, gathered Friday night in the hall at the corner of Reed street and Long lane, to form a permanent organization with the aim of securing an advance in wages and entering the Knights of Labor. William Marsden was elected President, James Campbell, Vice-President; E. Hugh, Secretary; George Harper, Assistant Secretary, and Henry Huff Treasurer.

Building Societies.

THE "Republic, No. 2," has paid out within six weeks $18,973.60 for loans and withdrawals.

THE "Standard" started in 1873 with 1,600 single shares and ten series, and has now 4,444 shares. Six per cent. interest was charged, and the premium is 20 cents per share per month.

THE "Good Hope" is seventeen years old, and has assets of $120,669.25. Receipts for the last year were $55,056.37. There are eleven series and 1,833 shares. Profit on sixth series, $51.54.

THE "Columbia Avenue's" receipts last year were $42,782.44. The loans were $31,400. On the first series $120 were paid, and are worth $187.08. It has paid over 10 per cent. per annum for the past ten years.

THE "Randolph's" receipts for the year were $46,078.80. Disbursements: loans, $23,800; stocks withdrawn, $11,840.25. There are eleven series, and 1,754¾ shares. The third series is eleven years old, and shows a profit of $68.

THE "People's," of Camden, is fifteen years old. Its assets are $132,113.09, of which $108,050 is invested in bonds and mortgages; $22,800 in real estate, and $990.49 is in dues unpaid. Receipts for year were $45,495.10. On the sixth series the profits have been $75.95.

THE "Germantown" is fourteen years old, and received last year $21,846.53. Three series have been paid off. The fourth series has paid in $120 on each share, and is worth $181.56. This society loans $200 on each share, premium paid monthly for one year only, if any is bid.

THE "Reliance," of Germantown, has 2,500 single shares, divided in five series. The first series are valued at $50.95; paid in, $40.50; gain, $10.45. Second, $25.79; paid in, $22.50; gain, $2.50. Third, $18.50; paid in, $16.50; gain, $2. Fourth, $11.15; paid in, $10.50; gain, 65 cents. Fifth, $4.75; paid in, $4.50; gain, 25 cents.

THE "Merchants and Mechanics'" reports that during the past six months $6,655.92 was received, $351.02 of which was a balance, $5,304.90 was received from dues, fines, interest and premiums, and $1,000 from loans repaid; $2,286.84 was paid out on withdrawals, $2,000 to loans, $85 to sundries, leaving $2,283.08 in the hands of the Treasurer. The assets are $26,950.80, of which $24,400 are invested in bonds and mortgages.

THE "Allegheny Avenue Society" is sixteen years old. Its assets are $142,485.52. Its Sixteenth Series has just been opened. The shares in the Sixth Series are worth $182.93, representing a profit of $62.98. The officers are: President, John Bonner; Secretary, Andrew Stewart; Treasurer, Joseph Hollard; Solicitors, J. Duross O'Bryan and Ferris; Directors—James Smith, Edward Morris, M. McCullough, Timothy A. Gallagher, William Gallagher, Bernard Henry, Charles Creran, Edw. Walsh, B. McAnally.

THE "Ridge Avenue" is seventeen years old The assets of the society are $119,562.80, of which $113,200 is invested in securities, $2,434.21 is the amount of dues in arrears, and $3,928.59 is a cash balance in the treasury. The receipts for the year were $45,219.63, of which $1,938.27 is a balance from last year; $32,481.36 was received from dues, interest and premiums, and $10,800 from loans returned. The expenditures were $45,219.63, divided as follows: To matured stock of the fourth series, $13,000; to withdrawn stock, $6,783.43; to loans, $20,800; expenses, $507.61, and the cash balance noted in the assets.

—The parochial school of St. Joachim's Roman Catholic Church is about finished and will be ready for occupany in April.

BUILDERS' ITEMS.

Gossip of the Week.

Charles W. Hall is building 12 houses on Marion ave., above Forty-fifth st.

Several school-house repairing contracts have been placed by the Property Committee of Councils.

H. Grau is building two dwellings, 16 by 50 ft., three-story, on the south side of Hamilton, above Thirty-eighth st.

Plans and specifications for a new school house at 20th and Catharine streets have been ordered by the Board of Education.

Howell is putting up 100 houses, two-story, on the block bounded by Aspen, Thirty-ninth, Thirty-eighth and Renox sts. They have begun excavation.

Wm. J. Shedwick, the builder, No. 676 N. 34th street, will erect five three-story dwellings on 37th street, near Rockland, 15 ft. by 48 ft.

Joseph McKeever, 1505 Federal street, will build on Tasker street, above Nineteenth, six two-story houses, 16 ft by 45 ft.

Thos. P. Twibill, 6 S. Merrick street, has sold to Katharine E. Henzler, lot on north side of Tasker street, east of Carnarvon, 70 ft. by 65 ft. 6 in., for $9,825.

D. C. Seidel, the broker, has sold to Dennis Drislane, the property No. 491 N. 4th street, 18 ft. 8 in. by 108 ft. for $6,650.

Messrs. Elkins and Weidner have purchased of Chas. F. Glading, a lot on south side of Master street, 273 ft. west of 29th street; also, a lot, corner of 28th and Mount Pleasant street, for $30,000.

The Commercial Ice Company have bought of Sarah Ann Young the property on South Penn Square, 152 ft. west of Broad street, 18 ft. by 92 ft., $30,000

The Olney Land Improvement Co. have purchased of Walter S. Hilmer, 15 acres, 1 rood, 24 1-10 perches for $25,000.

W. Fred Snyder, real estate broker, has bought 3 lots at Second and Hancock streets, irregular shape, $20,000.

Nickelson, Ereckson and Michaelson will erect 49 two-story house on square bounded by Fairmount ave. 38th street, Ashen and DeKalb aves., West Philadelphia, 15 ft. by 46 ft. each.

Mr. D. H. Budd is to erect 14 houses on the corner of Chestnut and 34th streets. Eight on Chestnut street and six on 34th street; the Chestnut street houses are to be 19 feet front with court yards of 14 feet. The 34th street houses are to be 18 feet front with 12 feet court yards. These houses are to be built of fancy prepared and enameled peerless bricks, hardwood finished and to cost on Chestnut street $10,000 each, and on 34th street, $7,500 each.

Building Permits.

Wood addition, 14 ft. by 14 ft., Willow Grove and Turnpike-road, to Joseph Smith, same place.

Two two-story brick houses, 15 ft. by 45 ft. and 16 ft. by 45 ft., Mutter and Huntingdon sts., to F. Schmidt, 2607 Mascher st.

A three-story store and dwelling, 18 ft. by 53 ft., Fifteenth and Carlisle sts., to C. A. Snyder, 1710 Master st.

Four three-story brick houses, 18 ft. by 51 ft., Forty-ninth st., above Chester ave., to Jas. D. Arthur, 223 Levant st.

Four three-story brick houses, 24 ft. by 38 ft., St Bernard pl., above Chester ave., same party.

One two-story brick dwelling, 18 ft. by 39 ft., Bailey, above Oxford st., to Wm. H. Martin, 710 N. Seventeenth st.

One two-story brick shop, 10 ft. by 28 ft., Queen, above Second st., to Sam'l H. Trickett, 336 Borden st.

One wooden bath, 10 ft. by 10 ft., South, above Fifteenth st., to Henry Bellis, 1816 N. Sixth st.

Two three-story brick buildings, 30 ft. by 40 ft. and 50 ft. by 60 ft., Adams, above Emerald st., to Firth & Foster, Taylor and Emerald sts.

Interior alterations, Broad, above Filbert st., to McKee Bros., rear of 19 S. Thirteenth street.

Two three-story brick houses, 16 ft. by 50 ft., Hamilton, ab. Thirtieth st., to H. Grau, 655 Preston st.

Front alteration and back building, 10 ft. by 14 ft., Thirteenth, below Spruce st., to N. J. Watson, 1335 Bancroft st.

Corner alteration, Thompson and Hucherson sts., to Theo. Sheldrick, Seventeenth and Vine sts.

One two-story wood house, 16 ft. by 38 ft., Seventy-seventh, between C and D sts., to J. B. Brown, same place.

Two two-story brick houses, 15 ft. by 37 ft., Franklin, above Sellers st., to Robt. Corson, Frankford.

One three-story brick house, 19 ft. by 48 ft., Thompson, above Thirty-first st., to C. Dollinger, Thirty-second and Thompson sts.

One two-story brick brewery, 17 ft. by 34 ft., Queen's lane, above the railroad, to John W. Hohenhadel, same place.

Front alteration, 15 ft. by 20 ft., 316 Franklin st., to Clarkson Fogg, 1114 Mt. Vernon street.

A five-story factory, 52 ft. by 170 ft., Tioga st., above Trenton ave., to Wm. Steele & Son, 2141 Howard st.

One brick office and stable, Cumberland and American sts., to John Gill, 1546 Franklin st.

Second-story addition, 10 ft. by 12 ft., Lancaster ave., above Fiftieth st., to George W. Gray, 5026 Merion ave.

One-story brick kitchen, 9 ft. by 12 ft., Warren and Baring sts., to Thos. C. Sloan, 51 N. Fortieth st.

One brick stable and third-story addition to house, 16 ft. by 27 ft. and 12 ft. by 27 ft., Franklin st., above Master, to E. Soux, 1950 Mervine st.

A third-story addition, 8 ft. by 25 ft., Memphis and Norris sts., to I. H. Fiedler, Sepviva and Norris sts.

One two-story brick house, 15 ft. by 31 ft., Montgomery ave. and Wildey st., to C. G. Harris, 908 E. Norris st.

Six two-story brick houses, 16 ft. by 45 ft., Tasker, between Eighteenth and Nineteenth streets., to Joseph McKeever, 1505 Federal street.

One one-story brick kitchen, 12 ft. by 14 ft., 711 S. Second st., to John W. Mitchell, 1431 Dickinson st.

One two-story back brick building, 9 ft. by 16 ft., 2307 North Seventh street, to Stewart Bros., 2154 North Fifth street.

Two two-story brick houses, 14 ft. by 30 ft. Prospect street, above Ridge ave., to Ernest Rangnow, Roxborough.

Fourth-story addition, 15 ft. by 40 ft., 240 South Eighth street, to Charles Lane, 619 Commerce st.

One two-story back building, 12 ft. by 26 ft., 1324 Passyunk avenue, to John Greenan, same address.

Two three-story brick houses, 16 ft. by 51 ft., Dauphin, above Tenth street, to Wm. C. Merritt, 1021 Nevada street.

To rebuild a wall, 20 ft. deep, 866 Taney street, to James T. Lamb, 719 South Ninth Street.

One five-story brick building, 65 ft. by 130 ft., 715 to 719 Arch street, to Tanan & Cooper, 4 South Broad street.

One frame house, 16 ft. by 45 ft., Rock Ferry Road, to Daniel Bader, same address.

Seventeen two-story brick houses, 14 ft. by 29 ft., Walnut Lane and Hancock street, to D. S. McNabb, 208 Mill street.

One two-story and one three-story brick dwelling, 15 ft. by 32 ft. Sunnyside and Reading Railroad, to John F. Reichardt, 135 James street.

Two-story back building, 11 ft. by 14 ft., 2342 Jefferson street, to E. H. Seasholtz, 2530 Columbia ave.

Addition to foundry, 40 ft. by 50 ft., Northwest corner of Twenty-third and Race streets, to W. L. Atkinson, 2214 Wallace street.

Boiler-house and brick smoke-stack, 60 ft. high, 15 ft. by 17 ft., 566 East Norris street, to James Doak, Jr. & Co., 566 East Norris street.

New brick front, 14 ft., 2018 East Cumberland street, to Edward E. Kelley, 2530 Sepviva street.

Back kitchen, 15 ft. by 40 ft., Jefferson, between Twenty-second and Twenty-third streets, to P. D. Philsterer, 2065 Ridge ave

Two-story back building, 11 ft. by 30 ft., 613 North Seventh street, to Henry Koch, 559 Chatham street.

A two-story brick stable, 32 ft. by 70 ft., Vineyard, between Eighteenth and Nineteenth streets, to Frank W. Tweed, 2630 Brown street.

One two-story brick house, 14 ft. by 30 ft., Otto street, below Spencer street, to John O. Broadbent, 314 Haines street.

A new cellar wall under house, 60 ft. deep, 995 Marshall street, to Edward H. Flood, Twenty-second and Diamond streets.

Four three-story brick houses, 16 ft. by 54 ft., Fifth, above Washington ave, to M. Jennings & Son, 414 Christian street.

One brick workshop, 18 ft. by 40 ft., Bridge street, below Ridge ave., to C. C. Linahan, 3203 Ridge ave.

One three-story brick house, 17 ft. by 51 ft., Trenton avenue and Mill street, to James Sykes.

New roof, 25 ft. by 32 ft., Johnson, between Jefferson and Adams streets, to Thomas Wright & Son, Harvey street.

One store window, 16 ft. front, Locust avenue and Armat street, to same party.

One three-story brick house, 34 ft. by 53 ft., Main, above Herman st., to McManes Bros., 4 Evans st.

One two-story brick house, 19 ft. by 41 ft., Torresdale, above Vankirk st., to Duryea & Childs, 2410 Amber st.

A two-story back building, 14 ft. by 16 ft., Rittenhouse, above Adams street, to same party.

One two-story brick building, 16 ft. by 31 ft., 1412 South Broad street, to Joseph E. Lawrence, 1322 Dickinson street.

Front alteration, Second and Federal streets, to Charles G. Weed, 208 Federal street.

One three-story and four two-story brick houses, 15 ft. by 40 ft. and 13 ft. by 42 ft., Indiana avenue, above Reese street, to John Schieler, Fairhill and Cambria streets.

Seven two story houses, one 14 ft. by 42 ft. and six 13 ft. by 42 ft., Reese street, above Indiana avenue, to same party.

One two-story back building, 14 ft. by 6 ft., 2224 North Front street, to Thomas Matthew, 2334 Hancock street.

One two-story back kitchen; 18 ft. by 8 ft., Twenty-first and Fitzwater streets, to Andrew Rankin, 2104 Fitzwater street.

Four two-story houses, 13 ft. by 23 ft., Wellington street, below Kensington avenue, to same party.

One three-story brick building, 18 ft. by 54 ft., Vine, above Sixty-second street, to Wm. Douglass, 330 North Sixty-third street.

Two two-story brick houses, 16 ft. by 42 ft., 50 and 51 Willow avenue, to Louis C. Smith, 619 Brooklyn street.

One two-story brick building, 10 ft. by 19 ft., Eighteenth, above Callowhill street, to Daniel O'Leary, same place.

Four two-story brick buildings, 13 ft. by 40 ft., Twenty-seventh, above Dauphin street, to Samuel Stewart, Sr., 2710 Dauphin street.

One back building, 13 ft. by 30 ft., 2315 Fairmount avenue, to J. Wilson & Sons, 2222 North Eleventh street.

Two two-story brick houses, 18 ft. by 26 ft. and 18 ft. by 32 ft., one on Aramingo, above Almond street, and one on Adams, above Almond street, to William C. Haddock, 2427 Sepviva street.

Fourteen three-story brick houses, 17 ft. by 52 ft., Norris, above Twentieth street, to Henry D. Erker, 4161 Germantown avenue.

Fourteen two story brick houses, 14 ft. by 41 ft., Franklin, above Huntingdon street, to C. Rhodes, 1511 Girard avenue.

Five two-story brick houses, 14 ft. by 40 ft., Sixth and Cambria streets, to Joseph S. Slifer, 420 Bainbridge street.

One two-story back building, 9 ft. by 16 ft., 2307 North Seventh street, to Stewart Bros., 2154 North Fifth street.

Six two-story brick houses, 15 ft. by 45 ft. McKeon, above Tenth street, to Gottlieb Schaal, Thirteenth and Tasker streets.

Ten two-story brick houses, 16 ft. by 40 ft., Morris, above Eighth street, to Hugh McNeile, Ninth street and Buck road.

Three two-story brick houses, 12 ft. by 30 ft., Clementine, above Emerald street, to Hiram A. Miller, 1210 Ridge avenue.

Seven two-story brick houses, 15 ft. by 38 ft., Emerald, above Clearfield street, to same party.

Forty-nine two-story houses, 15 ft. by 46 ft., on square of ground bounded by Fairmount avenue, Thirty-eighth, Aspen and De Kalb streets, to Nicholson, Erickson & Michaelsen, owners and builders, 3949 Lancaster avenue.

Five three-story brick houses, 17 ft. by 55 ft., Preston, above Reno street, to Fred L. Michaelsen, 3949 Lancaster evenue.

Four three-story stores and dwellings, 18 ft. by 44 ft., Second and Susquehanna avenue, to Joseph Strickey, 1832 Read street.

Three stores on Market street and four dwellings on Filbert street, below Fortieth street, 20 ft. by 100 ft. and 15 ft. by 38 ft., to H B. Leskie, 723 Jayne street.

Two two-story dwellings, 14 ft. by 49 ft., McClellan, above Sixth street, to Robert Gallagher, 636 McClellan street.

Two three-story houses, 18 ft. and 16 ft. by 50 ft., 1721 North Thirteenth street, to Chas. F. Brown, 2156 Mervine street.

One one-story brick building, 13 ft. by 14 ft., 1024 Wallace street, to Joseph McNutt, 2320 Sepviva street.

Third-story addition, 20 ft., by 32 ft., Frankford road, above Cumberland street, to Thomas Barn, 2131 East Cumberland street.

New brick front, 16 ft., Twenty-sixth, above Brown street, to Charles D. Hill, 2623 Poplar street.

Two three-story houses, 18 ft. and 16 ft. by 42 ft., Brown, above Pennock street, to W. S. Charlton, 2720 Brown street.

Seven two-story brick houses, 15 ft. by 42 ft., South side of Brown, above Pennock street, to same party.

Eleven three-story dwellings, 15 ft. by 43 ft., Perkiomen, above Wylie street, to Woelfel & Shmunk, 2644 North Fifth street.

One brick stable, 16 ft. by 26 ft., Twenty-eighth and Girard avenue, to Robert Brown, 2720 Brown street.

One brick Summer house, 14 ft. by 18 ff., 418 North Fortieth street, to John M. Leany, 523 South Forty-second street.

One three-story store and dwelling and four two-story stores and dwellings, 12 ft. by 28 ft. and 17 ft. by 23 ft., Twenty-eighth and York streets, to Peter Byrne, 2048 North Twenty-ninth street.

One two-story house, 12 ft. by 28 ft., State, above Thirty-ninth street, to Chas. C. Sloan, 858 North Forty-fourth street.

Three two-story houses, 14 ft. by 39 ft., Collar street above Girard avenue, to A. Hetzell & Son, 205 Richmond street.

Underpinning two fronts, 1014 and 1016 Arizona street, to Baumann & Leeds, Eighth and Parrish streets.

Fourth-story addition, 18 ft. by 30 ft., 1109 Buttonwood street, to Haines, Jones & Cadbury, 1136 Ridge avenue.

New brick front, 16 ft., 1514 Christian street, to Du Ross & Welsh, 758 South Broad street.

Ten two-story houses, 14 ft. by 36 ft., Bancroft street, to Robert Montgomery, 1836 Wharton street.

Three three story houses, 17 ft. by 55 ft., Twentieth and Long lane, to Thos. Marshall, 1336 Hillary street.

Alteration, 180 ft. by 37 ft., Thirteenth, between Chestnut and Market streets, to John Wanamaker, owner, 1336 Walnut street.

Four three-story houses, 14 ft. by 31 ft., Canal street, above Girard avenue, to E. Schmid, 1713 Maseher street.

Four three-story houses, 14 ft. by 31 ft., St. John street, above Girard avenue, to same party.

Two-story addition, 18 ft., by 24 ft., Lyceum avenue, above Manayunk avenue to William H. Sperry, Germantown.

One three-story dwelling, 18 ft. by 40 ft., Powelton avenue, above Thirty-ninth street, to William Bunch, 408 North Forty-first street.

A one-story brick shop, 18 ft. by 32 ft., Salmon, above Buckius street, to Amos R. Crosta, 4621 Salmon street.

A second-story bed-room, 16 ft. by 14 ft., Garden, above Church street, to same party.

Front alteration, 16 ft., Richmond, above Kirkbride street, to same party.

One two-story store, 16 ft. by 84 ft., Richmond, above Church street, to same party.

Six three-story dwellings, 16 ft. by 56 ft., Seventh, above Montgomery, to W. H. Bilyeu, 1725 Franklin street.

One two-story back building, 13 ft. by 16 ft., 2115 Fitzwater street, to Samuel Young, same place.

One two-story back building, 9 ft. by 12 ft., 4230 Silverton avenue, to L. V. Granger, 819 Union street.

Addition to factory, 12 ft. by 12 ft., Fifty-fourth street and Wyalusing avenue, to Nathan R. Yewdall, Fifty-fourth and Girard avenue.

Three three-story stores and dwellings, 18 ft. by 54 ft., Cambria and Lawrence streets, to Robert Buchanan, 2025 North Twenty-second street.

One two-story brick house, 23 ft. by 52 ft., Adams street, above Washington ave., to H. Buzby, Germantown.

A one-story brick store, 16 ft. by 50 ft., Huntingdon, above Memphis street, to Donahue & Lee, 2322 Lehigh ave.

One two-story back-building, 12 ft. by 12 ft., Seventh, above Thompson street, to S. Levi, 1435 Marshall street.

Two two-story brick houses, 14 ft. by 30 ft., Venango, above Myrtle street, to Charles Roth, 5 East Silver street.

Twenty-five two-story dwellings, 14 ft. by 35 ft., Forty-fifth, above Merion street, to John Bateson, Jr., 1002 South Nineteenth street.

One two-story brick building, 20 ft. by 38 ft., Birch, above Edgmont street, to Judge & Snyder, 2814 Edgmont street.

One boiler-house, 24 ft. by 28 ft., Chestnut, above Twenty-first street, to Edwd. Delaney, 913 South Twentieth street.

One two-story brick house, 17 ft. by 28 ft., Alamendo street, above Lehigh ave., to Aug. Schrieber, 2030 Howard streets.

One three-story dwelling and one two-story shop, 18 ft. by 17 ft. and 18 ft. by 57 ft., York and Carlisle streets, to G. W. Schweim, 1616 Germantown ave.

One brick boiler and drying house, 50 ft. by 60 ft., Thompson, above Cumberland street, to John T. Lewis & Bros., 2570 Thompson street.

Five two-story brick houses, 16 ft. by 37 ft., Nineteenth and Mountain streets, to T. J. Milnarnow, 2026 Christian street.

One back building, 12 ft. by 16 ft., 1210 Alder street, to Henry G. Schultz, 2623 Germantown ave.

One wagon shed, 18 ft. by 30 ft., 2615 Germantown ave., to William E. Dunsford, 2734 North Eleventh street.

One addition to brick building, 9 ft. by 13 ft., 1624 Spruce street, to Stacy Reeves & Son, 120 North Thirteenth street.

One alteration, 16 ft. by 40 ft., Kensington ave. and Harrowgate street, to C. B. Medford, same place.

One one-story kitchen, 8 ft. by 16 ft., 1116 Mifflin street, to Michael Whalen, 1120 Mifflin street.

Two two story houses, 10 ft. by 48 ft., 1221 Snyder ave., to same party.

Two three-story houses, 15 ft. by 44 ft., Allegheny ave., above Emerald street, to Dickson Bros., 2817 Frankford ave.

Five two-story houses and one store and dwelling, 15 ft. by 17 ft. and 21 ft. by 36 ft., Cope street, above Amber street, to same party.

One bath room, 12 ft. by 10 ft., 737 Spring Garden street, to William F. Dunlap, same place.

One-story back building, 10 ft. by 15 ft., 302 Norris street, to Christian Joss, 504 Vine street.

Two-story addition, 10 ft. by 12 ft., Thirty-seventh and Aspen streets, to John Stutt, same place.

A three-story brick store and dwelling, 20 ft. by 69 ft. 4075 Haverford ave., to Robert F. Shriner, 4509 Haverford ave.

One three-story store and dwelling, 20 ft. by 58 ft., Forty-ninth street and Woodland avenue, to James C. Dalbey, 2012 Lombard street.

Two two-story brick houses, 20 ft. by 42 ft., Fifty-sixth st. and Woodland ave., to Robert H. Parker, Mt. Moriah.

One two-story brick house, 15 ft. by 40 ft., Unity st., above Elizabeth, to J. & E. Mattes, Fox Chase.

Front alteration, 2039 Lombard street, to Robert McCloskey, 2133 Lombard st.

One two-story brick house, 16 ft. by 44 ft., Sprague and Woodbine avenue, to John G. Schuyler, Germantown.

Two-story brick building, 16 ft. by 42 ft., Chelten ave. and Chew st., to M. D. Martman, Germantown.

Front alteration, 1731 Passyunk avenue, to Thos. Martin, 1317 Reed st.

One two-story addition, 18 ft. by 58 ft., Susquehanna av., above Broad st., to Jno. West, 1508 Susquehanna ave.

One one-story office, 5 ft. by 7 ft., 1850 Frankford ave., to J. L. Grauer, 1850 Frankford avenue.

One two-story house, 15 ft. by 51 ft., Reed street, above Clarion, to Porter & Thompson, 2037 Filbert st.

One two-story house, 15 ft. by 34 ft., Thompson st., above Tioga, Christian Gunther, 3510 Thompson st.

One addition to building, 18 ft. by 36 ft., 213 S. Ninth st., to Marriner & Buckingham, 716 Cherry st.

One addition to building, 9 ft. by 12 ft., 2226 Jefferson street, to Jacob Wolf, same place.

One three-story cottage, 136 ft. by 110 ft., Broad and Vine sts., to E. F. Durang, 1200 Chestnut st.

Two three-story houses, 16 ft. by 54 ft., Rittenhouse st., above Wayne, to Thomas W. Wright, 7 Harvey st.

One two-story brick dwelling, 16 ft. by 30 ft., Elizabeth street, above Sellers, to R. C. Wumals, 4620 Worth st.

One two-story brick building, 8 ft. by 8 ft., 949 Passyunk ave., to Mary A. Harold, same place.

One bay window, 6 ft. by 12 ft., Fifteenth st., above Columbia ave., to Jacob R. Garber, 1211 Spring Garden st.

Ten two-story houses, 15 ft. by 30 ft., Knox st., above Chelten ave., to John Briedling, Lehman and Knox sts.

Delaware County Building Notes.

Frank Strickland of Philadelphia, will build on a lot 50 by 191 ft. on Bridge street, Morton.

Mrs. S. J. Ash of Philadelphia, intends soon to commence the erection of a dwelling at Baker and Maple streets, Morton.

The two-story brick dwelling on Jasper street, east of Orange, Media, the lower story of which was recently used as a lock-up, is being demolished. The owner, Lewis Miller, will make an addition to the house on the corner. I. N. Flounders is doing the work.

Last week James Moore, the restaurateur on South avenue, Media, purchased the three-story brick building at Jasper and South avenue, from J. M. Broomall. The price was $9,000. The purchaser will take possession on April 1. Mr. Broomall has removed his law offices to the opposite side of the street.

Media borough has bought the lot at the northeast corner of State and Jackson streets, 40 ft. front, from Messrs. Vernon & Cooper, at $45 per foot. Upon this piece of ground there will be erected in the near future a substantial brick building for the several uses of the borough. The lower story will be for a lock-up, and in another department the recently purchased fire engine and hose carriage will find lodgment. The upper story will be devoted to council chambers. Plans are now being drawn to be submitted to the borough fathers at their next meeting.

The lot, 40 by 150 ft., on State street, Media, between South avenue and Olive, was sold by Thos. J. Haldeman to Burdsall & Adams, for $100 per foot. The lot will most likely be improved the present year by the erection of a commodious building into which the purchasers will remove their cigar manufactory. The price is not thought high, when its fine location as a business stand is taken into consideration.

The double brick house of William Russell, Front and Monroe, Media, is near completion. W. H. Newlin, Jr., is the architect and builder.

Operations will soon commence on a fine two-story building, store and dwelling combined, for H. D. Pratt, Media, on State, east of Jackson, and almost opposite his present residence. The building will be 36½ ft. front by 50 ft. deep, and will be occupied by him when completed. W. H. Newlin, Jr., is the architect and contractor.

Wm. H. Tricker will build a 2½-story house, the first story of brick, the remainder frame, on a lot adjoining his father's, Front street, Media. The main building will be 18 by 28 ft., with a 1-story kitchen, 12 by 13 ft. Jos. Seal is the contractor.

Jesse M. Baker will build a 2½-story brick house on 3d street, east of Monroe, Media. The main building is 18 by 24, with an addition, 12 by 23 ft. Joseph Seal is the contractor.

What Labor is Doing.

Labor difficulties are gradually subsiding. The carpenters' organization at a meeting a few days ago stated they had received replies from 114 builders and bosses, all favoring the nine-hour work day, at the old wage rates; several more have since been heard from to the same effect. Several builders were in favor of an eight-hour day, with a corresponding reduction in wages; among them were Wm. T. Wilkins, Wm. Thurwanger, Benj. F. Spare, Frank Tweed and Thomas Garber. The stone masons' association have been initiating new members; the recent additions number over 200. The granite cutters secured the consent of their employers to a nine-hour day from March 1st; the workmen agreed for a reduction from $3.25 to $3 per day. Strikes are occurring in other industries, but friendly relations are being gradually established, and by the 1st of April peace will reign in Warsaw. The nine-hour day means, of course, 10 per cent. less labor, and, if arithmetic means anything, it means at least that much additional cost, so far as the element of labor is concerned, and that extends into every branch of building interest. What the effect may be it is, of course, not possible to say, in the light of experience. The reduction is something new; business interests have been more injured by fluctuating values than by high prices. The price of labor has been an uncertain factor; there will be an advantage in having its value fixed. The REAL ESTATE RECORD does not belong to that school that apprehends disaster simply because the creators of values are well paid. No organization of laborers can work permanent detriment to the building interest; rashness may check enterprise and cause temporary embarrassment, but the underlying laws of trade will assert themselves in spite of all possible opposing combination.

Trade Report.

The receipts of lumber during the past week at Philadelphia, indicate that building activity has certainly set in. Receipts for four days of last week were between five and six millions of feet, and dealers say the receipts for the current week will run between seven and eight millions, at least. Most of this lumber is already sold. It consists largely of white and yellow pine, and hemlock. An effort has been made by the white pine interests to advance prices, but the efforts have not been successful, and there is no difficulty, it seems, in placing contracts for lumber supplies at terms satisfactory to dealers and buyers. Hemlock is selling at $12 to $15 per thousand; yellow pine from $17 to $22. There is some uncertainty as to what freight rates will be.

Some builders speak of a temporary scarcity of a supply of brick, but there will be no trouble when the season is fairly opened, as all the yards are in shape to supply any probable demands. Prices will be about the same as last year.

LATH—Fair arrivals of lath are reported. Dealers are disposed to carry a good deal of stock, and prices are firm.

LIME—Dealers in lime report a good deal of inquiry, several good contracts and strong prices.

HARDWARE—The manufacturers of builders' hardware are exceptionally busy, but the distributors report only a little business in progress. Demand will take care of itself in due time.

IRON—Finished iron of all kinds is in abundant supply and prices are rather weak considering the high cost of raw material. Sheet iron is selling at 3 to 4 cents per pound at mill; nails are quoted at $2.40 to $2 50. To all appearances, the western strike will continue, and this means that the eastern makers will sell their product at strong figures, and have all the business they can do.

SLATE—The slate quarries of Northampton county are being worked with a good deal of activity. Receipts have not yet begun to arrive. Some large contracts have already been placed, and agents report the probability of a very active demand. Prices are rather low. The shipments for 1885 from the Slatington region were 526,960 squares, of which about 200,000 squares came from Bangor and Penaroyl.

Present prices of roofing slate on board cars here, as adopted by the National Slate Exchange at the annual meeting February 10:

24x14 and 12, 22x12 and 11, 20x12, $3.50 per sq.; 20x11 and 10, 18x10 and 9, 16x9 and 8, $3.75 per sq.; 14x8 and 7, $3.50 per sq.; 12x8 and 7, $3.25 per sq.; 12x6, $2.75 per sq.; No. 2 slate, $2.50 per sq.; No. 1 Ribbon, $2.75 per sq.; No. 2 Ribbon, $2.50 per sq.

Hard vein slates, 16x8 and 8, $4.25 per sq.; all other sizes, $4.00 per sq.

INSURANCE NOTES.

The Fire Marshal's Report.

Fire Marshal Wood reported to the Mayor that there were 1,137 fire alarms last year, or 259 more than in 1884. The total money loss for year, $1,851,562.90. There were 41 deaths, 21 being killed and 14 injured alone at the Almshouse fire; the other deaths were due to coal oil lamp explosions. 89 fire-escapes were erected.

Steam Pipes and Fire.

A civil engineer gives this bit of opinion on the prevention of fires from steam pipes. "Partly on that account, and to prevent the motion due to continual expansion and contraction from breaking the plastering, as it always does through walls, partitions and ceilings when the undermentioned precaution is not taken, I specify that the holes for the steam or hot water pipes are to be bored so much larger than the pipe (a quarter of an inch is sufficient) as to allow of inserting a sheet iron or, better still, a tin tube, leaving a space of say one-eighth of an inch all around the pipe, with two or three little tacks or stone or iron wedges between them to keep the hot pipe from contact with the outer metallic ring. Bright, clean tin is the best thing that can be used."

Fire Record.

At Warsaw, Wis., the Lake Shore House. Insurance, $5,000; loss, $6,000.

At Rockford, Ill., the Rockford Steam Bakery. Fully insured; loss, $10,000.

At St. Catharine's, Ont., Coy Bros.' hardware store and Gibson's book store. Fully insured; loss, $10,000.

At Hammond, Ind., the Miller Buggy Company's Works. Insurance, $10,000; loss, $30,000.

At Pontiac, Mich., Pontiac Rolling Mills, and dwellings, owned by Taylor Bros. Half insured; loss, $50,000.

At Hinton, W. Va., New River Hotel. Loss, $5,000.

At Chicago, Dermal Bros., furniture. A. O. Slaughter, owner. Insurance on stock and property, $10,000 each; loss, $45,000.

At Philadelphia, J. H. Billington's bobbin manufactory. Loss on factory, $5,000; on machinery and stock, $38,000.

At Toledo, Ohio, Varney, Taylor & Co., elevator and storage buildings and grinding mills. The Yaryan Manufacturing Company, which owns the patent on the new process, loses $8,000 worth of machinery. The total loss on the linseed oil works, including the Yaryan Company's loss, is $130,000. The losses of the others, including the railroads, amount to $10,000. The insurance on the new-process mill is put at $30,000, of which the New York Mutual holds $10,000. The other buildings and machinery were insured for $50,600 in twenty-seven companies, none of which held over $5,000. The company will rebuild at once and continue the business.

At York, Pa., Scholl & Bullinger's warehouse. Insurance, $20,000; loss, $30,000.

At Wheeling, W. Va., Henry Blumenburg's residence. Loss, $5,000.

At Hammond, Ind., M. M. Torule's factory building. Insurance, $3,000; loss, $6,000.

At Suncook, N. H., two houses, occupied by several families. Partly insured; loss, $10,000.

—A German mixture for the removal of ink spots and writing on paper, consists of alum, amber, sulphur and saltpetre, one part of each, in fine powder, mixed.

To Enamel Cast Iron.

A German paper says, Otto Holrenz, of Beresdorf, has devised a new process for preparing iron vessels for enameling. He sets out with the assertion that the enamel adheres to the white iron better than to gray, because the latter contains a mixture of uncombined carbon (graphite); hence, the articles to be enameled should be cast in iron, the surfaces of which are free from graphite. To accomplish this the mould in which the iron is cast is made of damp sand covered with a substance that will take up carbon and remove it. The best substance for this purpose is sulphur, which combines with the free graphite to form sulphide of carbon, which burns as soon as formed. Holrenz, therefore, dusts the moulds with fine sulphur powder, either alone or mixed with pulverized quartz or charcoal dust. The mixture contains more or less sulphur according to the quality of the iron used, but always has enough sulphur to convert the surface of the iron in contact with the mould into white iron.

—Messrs. Sharpless & Watts, Fifteenth and Chestnut streets, have some new and interesting features in tile work, from which, for fastidious dwellings, architects should be able to make any desirable selection. The model bath room fitted complete in one corner of their spacious store embraces everything that is cleanly, and leaves nothing that can serve to catch dust or dirt. The cast iron bath tub is lined inside and out with tiles, the outside corresponding with and completing the frieze of the entire room. The inside of plain white. Tub, floor, walls, everything of tiles. The Onyx design for drawing-room fire-place to be seen adjoining this, carries out in full the general design of luxury. The tile-mosaic work is, however, *the feature*. This work originated with the firm, and they are *the only* manufacturers of it, Philadelphia furnishing Chicago, New York, Boston and even London and Paris with fire-places made of this style. A tile-mosaic hearth is now completed and on exhibition awaiting shipment, that competent critics pronounce unsurpassed. The new broken joint floor tile is of their patent, and will soon be ready to be placed on the market. The special feature being that the joints when completed cannot be detected, giving a novelty for flooring.

—$37,669,267 is the estimated increase in the value of real estate for 1885 in New York city, as the result of the pressure of population and the consequent demand.

—Passyunk Avenue Damages.—The Jury of View appointed in the matter of opening Passyunk avenue from 25th street to Schuylkill have filed their report finding the damages to be $12,668.02 and that they be paid by the city.

—About 200 tin roofers and cornice-makers met Friday evening at the southeast corner of Eighth and Walnut streets for the purpose of effecting a union with the Knights of Labor. Several organizers from District Assembly No. 1 addressed the meeting. The proposition to become a branch of that organization was favorably received, though definite action was postponed for one week.

—The Board of Fire Escapes, in their report to the Mayor, thinks it will be necessary to enforce severer measures in order to compel a fulfillment of the law on the part of the owners of large buildings now being erected. The appropriations for the year, according to the report of the Fire Commissioners, were $538,566; of this amount, $531,843.23 were expended.

Things Worth Knowing.

—A metal that expands in cooling is very useful. Take of lead, nine parts, antimony, two parts, bismuth, one part.

—The following easy method for drilling glass should not be forgotten: Stick a piece of clay or putty on the part where you wish to make the hole. Make a hole in the putty the size you want, the hole reaching to the glass, of course. Into this hole pour a little moulten lead, when, unless it is very thick glass the piece will immediately drop out.

—One who has tried everything, says that after an experience of fifteen years he has found nothing to equal the following as a cement for leather belting: Common glue and ising-glass, equal parts, soaked for ten hours in just enough water to cover them. Bring gradually to a boiling heat and add pure tannin until the whole becomes ropy or appearance like the white of eggs. Buff off the surfaces to be joined; apply the cement and clamp firmly.

—A good wood filler is made as follows: Take boiled linseed oil and corn starch, and stir into a very thick paste. Add a little japan, and reduce with turpentine. Add no color for light ash; for dark ash and chestnut use a little raw sienna; for walnut, burnt umber and a little venitian red; for bay wood, burnt sienna. In no case use more color than is required to overcome the white appearance of the starch, unless you wish to stain the wood. This filler is worked with brush and rags in the usual manner. Let it dry for forty-eight hours or until it is in condition to rub down with No. 0 sand-paper. If an extra fine finish is desired, fill again with the same materials, using less oil, but more japan and turpentine.

—The following is said to be an excellent method of fastening cloth to the tops of tables, desks, etc: Make a mixture of 2½ pounds of wheat flour, 2 tablespoonfuls of powdered rosin and 2 tablespoonfuls of powdered alum; rub the mixture in a suitable vessel with water, to a uniform smooth paste; transfer this to a small kettel over a fire, and stir until the paste is perfectly homogeneous without lumps. As soon as the mass becomes so stiff that the stirer remains upright in it, transfer it to another vessel and cover it up so that no skin may form on its surface. This paste is applied in a very thin layer to the surface of the table; the cloth or leather is then laid and pressed upon it and smoothed with a roller. The ends are cut off after drying. If leather is to be fastened on it, it must first be moistened with water, the paste is then applied and the leather is rubbed smooth with a cloth.

—Wire or fibrous nails are coming into use, and are claimed to be, in some respects, quite an improvement upon the ordinary cut nail, especially on the score of tenacity. They are not only tough, but stiff, and will penetrate hard wood, where cut nails would break sharply off or become badly crooked.

—"Horse Sense" is well illustrated in the way that some of them perform their duties on the top floors of New York warehouses, where other power is not available, in the work of hoisting goods to the different floors. In one case a horse has thus been kept at the top of a high warehouse for eleven years, without having been down to *terra firma* but twice in the whole time. The horses are directed when to pull and when to stop, pulling by the sound of the check rope when shaken from below, to which they invariably give a prompt attention that might well be imitated by many workers in a higher field, but otherwise they are always left to themselves.

Largest Elevator in the World.

The erection of the Union Elevator at Minneapolis Junction, on the Manitoba road, this year, gives to Minneapolis the distinction of possessing the largest grain elevator in the United States, and, its owners claim, the largest in the world. No other building in the city attracts so much attention as this large house, whose gray corrugated walls loom up against the clouds like a mountain. The cities of New York and Chicago have a number of groups of buildings under the name of one storehouse, whose combined capacity is greater than the Union, but no other independent building in the United States equals it in size and capacity. The total cost of the building is $300,000. It is 336 feet long, 92 feet wide, and 175 feet high. Its actual storage capacity is 2,000,000 bushels. There was used in its construction 6,500,000 feet of lumber, and thiry-two car loads, or 10,000 kegs of big nails were required to hold the planks together. Mr. Cook, the enthusiastic young foreman in charge of the building, says the actual number of nails was 13,353,900, although he declined to say that he had counted them. A giant Corliss engine, of 450 horse power, moves the machinery, and its steady strokes are almost noiseless. The elevating capacity is 175,000 bushels per day, but this can be increased to 250,000 bushels on a pinch. The proprietors say that they can handle the entire crop of Minnesota and Dakota during the season. On every floor of the building are automatic sprinklers, which deluge the place in case of fire. As an extra precaution, 800 feet of 2½ inch fire hose and eighteen fire extinguishers are stored in handy places about the building.

—The repeated application to copper or brass of alternate washes of diluted acetic acid and exposure to the fumes of ammonia, will give a very antique-looking green bronze.

JUDGMENTS.

PHILADELPHIA.

Anders J H—Jas Harland et al 3 S 85 35	90
*Brown I Newton—Wm M Scott (Execution issued) 4 M 86 422	2,000
*Campbell John J—H DeHaven 4 M 86 413	150
*Dersch John—Fredk Frederick 4 M 86 417	500
*Kelly Jas—Cath Muller et al (Execution issued) 4 M 86 402	792
Ladner Fredk—Samuel C Fox et al 2 D 85 592	10,323
Lukens Reuben—Elizth Schaffer 4 D 85 557	62
McGowan Michael—Fidelity Ins &c 4 M 86 416	E J
*O'Hara Wm—F A Poth 4 M 86 429	1,000
Pfromm Geo—Ninth Nat B and L 3 M 86 33	1,153
*Steelman Jeremiah, Wood Wm W—Wm B Wood (Execution issued) 4 M 86 419	500
Tacklenberg Wm—Fredk Schneider (Bond of Indemnity) 4 M 86 421	4,000
*Vottleler C A, Oetzel Chas—Jos Mohr 4 M 86 428	600
*Wilten Henry—H DeHaven 4 D 85 412	2,200
Brown Thos J—Brunswick Collender Co (Attachment Execution issued) 4 M 86 447	87
Bullitt John C, garnishee, Dwight Edwin P and Clara W, garnishees—D Y Kilgore et al 1 S 84 131 (2)	.....
*Chamberlin Horatio F—A M Frantz 4 M 86 448	300
Dumbell J, Schrack L G—Barnes Safe and Lock Co 2 D 85 643	.....

*Droughman Chas—P J Ritter 4 M 86 436 255
*Donnelly John—Samuel Clark 4 M 86 466..... 450
Dusenberry Wm H and Wm M—C T Lancaster 1 S 85 370.. 69
*Eastman Geo L—H Becker et al (Execution issued) 4 M 86 451 188
*Ford Fredk—Benj Harvey 4 M 86 462..... 417
*Fauser C Henry, J E and J C—Herman B & L (Bond and Warrant) 4 M 86 446..... 200
*Glenny A—Jas Sadlier 4 M 86 458... 500
Moore Samuel G—M Coon et al 1 D 85 853..... .....
*Morse Herbert M, Stewart Henry M —H VanBeil & Co (Execution issued) 4 M 86 457..... 319
Meyers Chas A—Sarah A Cohen 2 D 85 275..... .....
*McFadden Dominick—John C Lucas 4 M 86 453..... 10,699
*O'Rourke Michael—John C Lucas (Execution issued) 4 M 86 455..... 11,202
*Paul Alexr—Henry Becker 4 M 86 450..... 212
*Reilly Terrence—John C Lucas 4 M 86 452..... 10,599
*Toland Wm, Boyce Patrick—Lehigh Ave B & L 4 M 86 435... 200
*Tag John A—W B Weakley 4 M 86 459..... 400
White Alexr M—Nat Exchange Bk, Baltimore D C M 69 243..... 34,585
*Wilson Wm C—Fredk Beltz et al (Execution issued) 4 M 86 441..... 1,700
Beels Thomas M, Beels Commission Co—Wm Green 3 M 86 346..... 221
Culp Alvin admr, Culp Austin, Maria and Emily—P Kieffer 3 M 81 546..... 450
*Devine Wm—Thos F Mower (Execution issued) 4 M 86 483..... 1,418
*Davies C B—E F Cresson 4 M 86 480..... 100
*Farmer Jas B—Mary Matlack 4 M 86 469..... 410
*Hitchcock Geo—Sophie Wartman 4 M 86 471..... 124
*Hooley Benj F—Wm N Johnson 4 M 86 484..... 1,000
Hunter Thos—John L Smith 3 M 86 177..... 961
*Kettenring Jacob—Sarah Dawson 4 M 86 481 3,000
Mingle Margaretta P—Jas W Paul 1 J 85 481..... 747
Moulton Andw—Sarah A Morton 4 M 86 486..... .....E Judgt
Meurer Edwd F I—Chas Meurer 3 D 85 605..... 2,334
Moore R M—H P Green 4 M 81 256.. S F
" —V G Robinson 4 M 81 257..... S F
Moore R M—V G Robinson 4 M 81 275..... S F
McLaughlin Patk—B F Teller 4 M 86 460..... E J
*McNaughee Jas, Mullen Wm—Boyle & McGlinn 4 M 86 472..... 100
*McGirr Geo—Andw McGirr 4 M 86 478..... 1,200
Pray John dec—M P Cuthbert O C P J 71 12..... S F
Tobler George—W J Gear Jr 3 D 85 198..... 165
*Tobler Geo—Otto C Wolf (Execution issued) 4M 86 474..... 167
*West Rebecca G—M Caverow (Execution issued) 4 M 86 479..... 81
Ancient Order of Workman—Comth of Pa 4 D 85 459..... .....
*Beittenmiller Chas A—C C Peirson & Sons 4 M 86 494..... 250
*Boyce R—John McCloskey 4 M 86 501..... 100
Busch Julius, Liebig Chas G—R D Thompson 4 S 85 24..... .....
*Chamberlin Horatio F—Margaret S Lockart 4 M 86 493..... 200
Davis E W—Nat Bank Republic 1 D 80 296..... 269
Ewing Daniel S—Wilcox & Gibbs Co 2 D 79 469..... ..... Costs
*Graber Henry—John M Sharp 4 M 86 499..... 200
Jones Caleb, Mullikin Frank A Walker DeLancey G—Jas L Fisher 3 M 86 234..... 4,987
Lowe T S C—Wm A James 1 D 85 714..... 6,632
Langsfeld Jacob L—Isaac Kohn et al 3 M 86 172..... 136
Maxwell John—H M Dixey 4 D 85 176 (M L D)..... S F
McCanney Jas—W Phila C B Socy (Treasurers Bond) 4 M 86 508..... 300
*McKinley Thos—Jas W Britton 4 M 86 513..... 200
*McKinley Thos—Jas W Britton 4 M 86 514..... 250
*Orr Jas and Mary J, McGarry Maggie—E M D McGarry 4 M 86 512.. 300
Petty R W—W W Stewart 4 M 86 504..... 102
Patterson John—Max Roedelheim 2 D 76 802..... 1,032
*Saulsburg A J—Geo J Mounce (Attachment Execution issued) 4 M 86 496..... .....
*Saulsburg A J—Geo W Case (Attachment Execution issued) 4 M 86 497..... 35
*Saulsburg A J—Geo W Case (Attachment Execution issued) 4 M 86 498..... 6
Stockham Chas—Jas Warrington 4 S 85 77..... 123
*Smith Chas E—Sara A Smith 4 M 86 510..... 100
*Smith Chas E, Smith Sara W—Alexr H Clarke 4 M 86 511. 2,600
Titlow Daniel H—Patrick Duffy 1 D 85 619..... 1,000
*Whitley Chas A—Ashbrook Lincoln (Execution issued) 4 M 86 492 219
*Winnekusky John—Jos R Rhoads 4 M 86 495..... 80
*Averdick Herman—John Lebender & Co 4 M 86 526..... 163
Bucher T P, Weist John, Baker Silver Mining Co—D S Diffenbacher D C S 72 310..... 100
*Bardsley John—Madison S & B Asso (Bond & Warrant) 4 M 86 548 S F
*Chavanne Florence—John Devlin (Execution issued) 4 M 86 542..... 8,000
Crispenn Thos D—L C Cassidy 2 D 85 628..... 18
Cooke Albert D—Murphy & Co 4 M 86 523..... 136
Cooke Albert D—Murphy & Co 4 M 86 524..... 620
Chandler J A—L S Filbert et al 4 M 86 525..... 241
*Da Costa Katharine T—John Fitzpatrick 4 M 86 518..... 17
*Dunn Ellen—O'Connell Club 4 M 86 529..... 125
*Daiber Wm—John Bender 4 M 86 532..... 50
Dibeler John B—Wm McMullin 2 J 80 429..... 400
*Glass Alexr—W R Lewis et al 4 M 85 391..... S F
*Hicks Martin C—Sarah R Hicks (Bond and Warrant) 4 M 86 531.... .....
*Hatzman Mary, Scher Lewis—John H Simkins 4 M 86 551..... 2,000
*Kiernan John—John W Steward 4 M 86 534..... 239
*Logan Hugh J—Jno Devlin (Execution issued) 4 M 86 539..... 50
*McGehean John — John Devlin (Execution issued) 4 M 86 540..... 55
*McGehean John — John Devlin (Execution issued) 4 M 86 541..... 25
*Rayeur Francis—John Devlin (Execution issued) 4 M 86 546..... 42
*Rayeur Francis—John Devlin (Execution issued) 4 M 86 537..... 12
*Rayeur Francis—John Devlin (Execution issued) 4 M 86 538..... 12
Rock Wm B—Ellen Campbell 1 D 78 450..... 368
*Slattery John—John W Steward 4 M 86 533..... 104
*Stein Abr and Abraham—Jacob Enssler (Execution issued) 4 M 86 544..... 107
Stoops A T—Edward Kellogg 1 D 78 559 .... S F
*Tripple John B—Alexr Johnston 4 M 86 422 50
Webb Geo—Independence Bldg Asso 3 M 86 230..... 1,157
*Walker Peter—Elder & Bro (Execution issued) 4 M 86 549..... 90

Judgments Marked to Use.

Robert McKinney—Mary McKee I S 82 218..... 700
Marked to use of John Lafferty & Bro.
Jacob & Bertha Haefelin — John Lamp 4 M 86 314. 367
Marked to use of Chas Nicholas.
Russell, Campbell & Co—Nat. State Bank, Camden 3 D 85 570..... 757
Marked to use of Isaac and Henry Norris.
Geo Gifford—Penn Mut Life Ins 1 J 85 496..... 3,643
Marked to use of A M Zane.
Louis F Hilliard—Wm H Taylor 1 M 85 260..... 6,966
Marked to use of Wm H Staake, Receiver.
Jas Kelly—Boyle & McGlinn 3 D 85 841..... 245
Marked to use of Jas McCloskey (Execution issued).

Mechanics' Liens.

H W Bowers owner and cont—Jos Bottom claimant, 3 bldgs W s Palethorp st 51 ft to 81 ft N of Somerset st..... 150
Chas W Dunlap owner and cont—Frederic O'Neill claimant, No 129 N 22d st, N E cor 22d and Cherry.. 231
Alexr Wolfington owner, John Maxwell cont—Wm S Sinkler Jr claimant, E s 40th st (No 857 N 40th st) 60 ft S of Ogden st..... 25
Sallie F Hughes, Jos Stuckey owners, Jos Stuckey cont—C E Paine & Son claimants, 6 bldgs N s Westminster ave W of 47th st and W s 47th st N of Westminster ave..... 308
Ruth Gamble owner, Frank Gilbert, John Gamble conts—O D Brownback & Co claimants, N W corner Hutchinson and Somerset sts..... 209
Edward M G Hopkins owner, Enoch G Hopkins cont—Samuel M Rea claimant, S s Haverford st 214 ft W of Forty-first st..... 73

Satisfied Judgments.

R J Whiteside et al— A M Collins (Surety Bond) [ent Oct 27 85..... .....
Thos P Rhodes—M M Kayser & Co [ent Sep 7 85..... 118
Wm H Boileau—J P Williams [ent April 17 85..... 400
Jacob Lampert — F Weisenberger [ent July 7 84..... 150
Warren Reynolds—H H Haines [ent Feb 8 83..... 2,000
Jas McCaffray—P J Farrell [ent Jan 29 86 260
Geo Layer—Wm Kelley [ent Oct 28 85..... 2,201
Geo A Layer—Val Leibig [ent July 23 84..... 500

J P Mason—F T Weed [ent April 2 85..... 2,000
Sylvester N Stewart—Chas J Field [ent Nov 23 85..... 97
Jas Buist Jr—R Von Cleff [ent Nov 21 85..... 53
Gottfried and Amelia Veit—N M Kueny [ent Sept 11 85..... 110
Wm K Bray—Elizabeth Bray [ent Nov 5 83..... 5,000
Wm K Bray—A M Bray [ent Nov 5 83..... 17,027
Thos Batley—Jas Carsham [ent Jan 9 86..... E J

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, March 15, 1886.

Amber st., S. E. s., 40 ft. N. E. Hull, Jacob Benter to Robt. Little, Mar. 2, 1886, 20 ft by 120 ft..... $1,450
Broad st., E. s., 84 ft. and 126 ft. N. Susquehanna ave., People's Bank to Wm. H. Kemble, March 5, 1886, each 21 ft. by 151 ft..... 6,000
Cambridge st., S. s., 51 ft. 2 in. W. Carlisle, Mary Killeher to Cath. T. Tiel, Mar. 12, 1886, 16 ft 8 in. by 57 ft. 6 in..... 3,250
Chestnut st., N. W. cor. Albion, Edward Lewis et al., trustees, to the First Unitarian Church, Feb. 2, 1886, 92 ft. by 100 ft..... nom.
Clearfield st., N. E. s., 92 ft. 6 in. N. W. Almond, Horace Haverstick to Frank King et ux. et al., March 13, 1886, 14 ft. by 65 ft..... nom.
Edward st., N. E. cor. Scattergood, Guarantee Trust and Safe Deposit Company to Philadelphia and Trenton Railroad Company March 4, 1886, irreg shape..... 200
Fifth st., 145 N., William T. Butler to Charles F. Myers, March 12, 1886, 18 ft. 8 in. by 78 ft.; also lot in rear..... 2,000
Filbert st., 1027, John Weidenbach to Howard E. Yarnall et al., Mar. 3, 1886, irreg. shape..... 8,000
Fourth st., W. s., 220 ft. 11½ in. S. Huntingdon, Gott. Hoersch to Valentine Franz, Mar. 11, 1886, irreg. shape..... 5,000
Letterly st., S. W. s., 105 ft. 5½ in. S. E. Kensington ave., Thos. Stott to Hannah Ann Johnson, Feb. 12, 1886, 14 ft. by 71 ft. 4 in..... 1,800
Lombard st., S. s., 160 ft. W. Sixteenth, Penn Sq. B. and L. Ass'n to John H. Wallace, Mar. 1, 1886, 29 ft. by 78 ft.; g. r. $25..... 1,000
McClellan st., 904, 906, Jas. Gordon to Hugh Cudden, Mar. 1, 1886, each 14 ft. by 54 ft. 6 in..... 650
Market st., S. E. corner Forty-third, John J. McDuffee to Alfred G. Clay, March 11, 1886, 28 ft. by 214 ft. 6 in..... 7,500
Mifflin st., S. s., 63 ft., 79 ft. and 316 ft. 6 in. W. Twelfth, the James D. Howley Loan and Beneficial Association to Thos. McFarland, March 10, 1886, each 16 ft. by 56 ft.; g. r. 3 of $72, $72 and $60..... 800
Ninth st., 2104 N., Chas. E. Mason to Margaret Craig, Mar. 6, 1886, 14 ft by 56 ft..... 3,000
Nineteenth st., W. s., 82 ft. N. Dickinson, C. J. Newman to John Christy et ux., Mar. 5, 1886, 16 ft. by 67 ft.; g. r. $90..... 1,300
Oakford st., N. s., 56 ft. W. Twenty-seventh, Patk. J. Murphy to Sophia A. Holland, Mar. 1, 1886, 14 ft. by 49 ft. 8 in..... 535
Orthodox st., S. W. s., 203 ft. 6½ in. S. E. Paul, Jos. D. Peters to Lewis McDowell, March 1, 1886, 20 ft. by 79 ft..... 2,200
School st., N. W. s., 535 ft. 5⅞ in. S. W. Green, Henry T. Mason to Jacob J. Leeds, March 15, 1886, 70 ft. by 222 ft. 2 in..... 6,000
Sober st., N. W. cor. Tasker, Samuel S. Tait to William Marshall, February 19, 1886, 14 ft. by 44 ft.; N. E. cor. Lambert and Tasker, 14 ft. by 44 ft..... 800
Summer st., 3217, Wm. H. Brown to Sallie A. Brown, Mar. 11, 1886, 20 ft. 4 in. by 72 ft..... 5,800
Susquehanna ave., 491, Wm. Weber to Jas. McQueen, Mar. 11, 1886, 16 ft. by 62 ft..... 4,000
Tasker st., N. s., 14 ft. E. Caernarvon, Thos. P. Twibill to Katharine E. Henzler, Mar. 2, 1886, 70 ft. by 65 ft. 6 in..... 9,825
Dudley st., 806, Hy. L. Horn to Edwin R. Cochran, Feb. 26, 1886, 14 ft. by 49 ft.; g. r. $42..... 800
James A. L. Wilson, administrator, to Edward C. Knight, March 12, 1886, 5 acres, near Point Breeze Hotel..... 1,150
Seventh st., 1726 S., Thos. C. Nesbitt to John M. Barbier, Feb. 20, 1886, 16 ft. by 67 ft. 6 in..... 1,750
Seventeenth street, 43 N., Anna G. Black to Robert J. M. Whiteside, Jan. 1, 1886, 18 ft. by 60 ft.; g. r. $72..... 5,350
Seventeenth st., E. s. and S. s. Tusker, Andrew Miller to Geo. Lodge, Mar. 12, 1886, 96 ft. 6 in. by 7[illegible] ft..... nom.

TUESDAY, March 16, 1886.

Aspen st., 3812, N. Shoemaker to Christiana Loeser, Dec. 30, 1885, 14 ft. by 90 ft.; g r. $78..... $1,150
Aspen st., N. W. cor. Thirty-eighth, 44 lots, William Howell to John C. Fodell, March 15, 1886, to Jacob Rightly, March 16, 1886; each subject to a g. r. of $108..... nom.
Bailey st., E. s., 97 ft. N. Oxford, John A. Koch to Wm. H. Martin, March 8, 1886, 18 ft. by 87 ft. 6 in... 700
Bainbridge st., 1116, Susan E. Ker to Benjamin Franklin Hesser, March 9, 1886, 20 ft. by 50 ft.; mtge. $2,500 800
Baring st., 3105, William Woodcock to Esther M. Van Houten, March 13, 1886, 22 ft. by 104 ft..... 3,500
Bodine st., W. s., 138 ft. N. Norris, Susanna Froehlish to Eleanor Barnes, March 14, 1886, 12 ft. by 47 ft. 3 in.; g. r. $48..... 700
Darien st., E. s., 70 ft. N. Huntingdon, Amos D. Kennedy to Sebastian Schrenk, March 4, 1886, 14 ft. by 40 ft..... 1,800
Frankford Rd., S. E. s., 113 ft. 1½ in. S. W. Vienna, Mary Ann Bunn et al., exrs., to Wm. Holmes, March 3, 1886, 22 ft. 7½ in. by 116 ft..... nom.
Forty-ninth st., E. cor. Say, William S. P. Shields to Edgar Darrach, March 12, 1886, 27 ft. 10⅝ in. by 46 ft..... 2,000
Forty-ninth st., N. E. s., 69 ft. 6½ in. N. W. Paschal ave., William S. P. Shields to James A. L. Wilson, March 11, 1886. 27 ft. 9 in. by 46 ft.; mtge. $2,200..... 1,800
Forty-ninth st., N. E. s., 27 ft. 10⅜ in. S. E. Say, William S. P. Shields to Isaac D. Yocum, March 12, 1886, 41 ft. by 46 ft.; mtge. $1,100..... 3,000
Germantown ave., S. W. s., 97 ft. 11 in. S. E. Rittenhouse, Susanna R. Steel to John Keeshan, March 13, 1886, irreg. shape; mtge. $7,500..... 4,500
Germantown ave. and Westview ave., 10 lots, Ashton S. Tourison to Edward R. Tourison, March 1, 1886... 22,700
Josephine st., N. W. s., 440 ft. N. E. Church, Margaret Evans to Eliza Coon, March 13, 1886, 40 ft. by 67 ft. 8 in..... 562
Lancaster ave., S. W. s., 2 ft. 3¾ in. E. Thirty-third, James A. L. Wilson, administrator, to John E. Wood, March 10, 1886, irreg. shape 10,000
Lehigh ave., 1108, Jos. D. Thornton to Andrew Blair, March 10, 1886, 21 ft. 8 in. by 73 ft..... 2,200
Meadow st., S. W. s., 189 ft. 10½ in. N. W. Mulberry, C. R. Williams, administrator, to Frank F. Soover, to Martha Jackson, Dec. 6, 1884, irreg..... 50
Monument st., 1733, Chas. Mathews to Dyer Cooper, March 13, 1886, 14 ft. by 70 ft..... 3,100
Mulberry st., 4522, Union Mutual Building and Loan Association to Jane Smith, March 12, 1886, 20 ft. by 100 ft..... 1,800
Ninth st., E. s., 141 ft. 8 in. S. Huntingdon, John Loughran to Dorothea C. Hansel, March 11, 1886, 30 ft. 6 in. by 62 ft. 4 in..... 5,400
Nineteenth st., 1209 S., Thomas Marshall to Sarah W. Gillilan, March 9, 1886, 16 ft. by 61 ft. 4½ in.; g. r. $60..... 1,700
Oakford st., S. s., 262 ft. W. Twenty-second, Jacob Jarden to Robert Paul, March 15, 1886, five lots, each 15 ft. by 53 ft. 2 in.; g. r. $48 each... nom.
Riggs st., S. s., 240 ft. W. Muller, Joseph D. White to Chas. H. Simmons, March 15, 1886, 16 ft. by 58 ft.; g. r. $6..... 750
Second st., E. s., 13 ft. 3½ in. S. Fairmount ave., C. C. Cooper, executor, to Henry Abendroth, March 3, 1886, 12 ft. 1½ in. by 58 ft. 8½ in..... 5,300
Sixth st., E. s., 17 ft. N. Erie ave., Joseph Ruth to Abraham Ruth, Jan. 20, 1886, 6 lots, each 14 ft. 3½ in. by 62 ft..... nom.
Seventh st., W. s., 160 ft. S. Dauphin, George J. Garde, trustee, to Martin Hilt, Feb. 24, 1886, 60 ft. by 135 ft.. 6,050
Spring Garden st., S. W. cor. Thirty-first, Pennsylvania Railroad Company to Charles Cassidy, March 12, 1886, 37 ft. 10½ in. by 213 ft..... 8,000
Seventeenth st., E. s., 164 ft. N. Reed, J. Warren Gilbough to Francis P. Bergen, March 5, 1886, 16 ft. by 62 ft.; g. r. $82..... 450

Seventeenth st., S. E. cor. Tasker, Geo. Lodge to William W. Dickhart, March 13, 1886, 16 ft. 6 in. by 70 ft ; g. r. $120 ; E. s. Seventeenth, 16 ft. 6 in. S. Tasker, five lots, each 16 ft. by 70 ft., and each subj. to g. r. $78..... nom.

Twenty-fifth st., E. s., 195 ft. 7¼ in. S. Jefferson, Frank M. Normart, to Joseph Gardiner, to Mary G. Normart, Feb. 20, 1886, 16 ft. by 54 ft. 4¾ in..... 3,000

Twenty-seventh st., 879 N., John C. Price to Ferdinand Kienzler, Mar. 13, 1886, 16 ft. 4 in. by 91 ft..... 3,800

Twenty-ninth st., N. W. cor. Ellsworth, Amanda G. Harris to Thos. Crumlish, Feb. 20, 1886, 14 ft. by 44 ft. 3 in. ; mtge. $4.000..... 600

Woodstock st., 1511 and 1515, Wm. Forbes to Caroline M. Doe, Feb. 17, 1886, 14 ft. by 48 ft. each..... 800

John H. Scott to Frederick H. Urian, March 16, 1886, lots 2744 and 2745, Sec. 80, of Clearview..... 259
Lots 2764 and 2765, Sec. 80. 221

Terrace st., N. E. s., 278 ft N. W. Hermit, Edward Haworth to Sarah Haworth, March 12, 1886, irreg. ; mtge. $1,000..... nom.

WEDNESDAY, March 17, 1886.

Adams st., S. s., 54 ft. W. Memphis, Chas. Martin to Chas. and Hugh O'Neill, March 5, 1886, 19 ft. 8 in. by 80 ft..... $2,200

Adams st., N. s., 40 ft. E. Amber, Richard Holmes to Samuel Holmes, March 8, 1886, 12 ft. by 54 ft 1,100

American st., N. W. cor. Cumberland, Henry H. Wister to John S. Worthington, March 9, 1886, 100 ft. by 112 ft. ; g. r. $60 ; mtge. $2,300... 533

Atlanta st., 3 lots, W. s., 139 ft. 6 in. by 181 ft. 6 in. W. Thirty-ninth, Edwin R. Cochran to Lewis P. Harvey, March 2, 1886, 14 ft. by 64 ft. each ; also, 3 lots, N. W. s., Juniata, 48 ft. by 144 ft. N. E. Wayne, each 76 ft. by 80 ft. ; also, 1809-1811 Lambert, 24 ft. by 38 ft..... 9,000

Broad st., W. s., 56 ft. N. Wharton, E. Wildman to Mary G. B. Wallace, March 16, 1886, 18 ft. by 108 ft. nom.

Broad st., 1156 S., Frank D. Rogers to Edmund Webster, March 9, 1886, 22 ft. by 178 ft..... 9,000

Brown st., 2707, Franklin Swayne to Alfred L. Carey, Jan. 28, 1880, to Francis Evans, March 11, 1886, irreg. shape.. 2,200

Chelten ave., N. W. s., 320 ft. 8 in. S. W. Hancock, Isaac Mansfield to John H. Mansfield, March 8, 1886, irreg. shape..... nom.

Cheltenham ave., 228 ft. S. E. from Cheltenham and Willow Grove Pike, Benjamin C. Thornton to Frank D. Bingham, to Georgianna W. Thornton, March 10, 1886, irreg. shape ; mtge. $4,000..... nom.

Earp st., S. s., 89 ft. W. Long lane, Hy. C. Webster to Harriet A. Jackson et al., executors, March 13, 1886, 90 ft. by 49 ft. ; g. r. $48 each (6 lots) 4,800

Elmwood ave., S. E. s., cor. Sixtieth, Martha G. McIlvain to Hugh McIlvain, March 3, 1886, irreg..... 1,291

Erwig ave., E. s., 150 ft. S. W. Eighty-sixth, Elmwood Mutual L. etc., Company to Joseph James McPeak, Dec. 7, 1885, 50 ft. by 100 ft... nom.

Forty-ninth st., 491, G. C. Seidel to Dennis Drislane, March 9, 1886, 18 ft. 8 in. by 108 ft 6,650

Fourth st., E. s., 154 ft. S. Cambria, E. M. Davis to Harry E. Chambers, March 10, 1886, 51 ft. 4½ in. by 102 ft. 6 in..... 2,600

Emerald st., W. s., 44 ft. 3 in. N. Taylor, Matthew McNerrie to Andrew Keyser, March 10, 1886, 14 ft. by 51 ft. ; g. r. $41 14..... 744

Emerald st., 3114, Robert L. Montgomery to Alice Stackhouse, Mar. 13, 1886, 18 ft. by 60 ft..... 2,000

Fifteenth st., 1734 N., E. M. C. Welsh to Frederick E. Backus, Nov. 10, 1885, 20 ft. by 100 ft 750

Front st., 925 N., Wm. R. Lippincott to Edwin S. Armstrong, March 13, 1886, 23 ft by 162 ft. 11 in.; g. r. $138 nom.

Hale st., 1704, John Binder to Jacob Bisbort, March 5, 1886, 16 ft. 6 in. by 43 ft. 4 in..... 1,400

Hale st., 1706, John Binder to William Daiber, March 5, 1886, 11 ft. 6 in. by 43 ft. 4 in..... 1,400

Huntingdon st. N. E. s., 65 ft. 9½ in. S. E. Thompson, J. W. Supplee to Richard Holmes, March 1, 18 6, 15 ft. by 80 ft. ; g. r. $41..... 1,500

Manakin st., E. s., 172 ft. 10 in. S. Susquehanna ave., Nicholas Thouron, trustee, to Phœbe B. Wade, 13 ft. 10 in. by 43 ft..... 1,450

Melcher st., W. s., 234 ft. S. Susquehanna ave., N. Thouron, trustee, to Ellen N. Mann, March 8, 1886, 14 ft. by 47 ft. 6 in..... 1,450

Mildred st., E. s., 228 ft. and 242 ft. S. McKean, William Thornton to Charles Moore, March 9, 1886, each 14 ft. 10 in. by 42 ft..... 750

Mt. Pleasant ave., N. W. s., 14 ft. 6 in. N. E. Quincey, J. B. Cox to Hy. Rankin, March 11, 1886, 32 ft. by 114 ft. 11½ in..... 300

Race st., 1307, F. G. Palmer to Chas. A. Rice, March 10, 1886, 20 ft. 10 in. by 100 it 5,500

Second st., W. s., 126 ft. S. Diamond, Jas. McKee to Ann Donnelly, Mar. 8, 1886, 12 :t. by 121 ft. 9 in. ; g. r. $48..... nom.

Sixteenth st., E. s., 80 ft. 5½ in. N. North, Church of the Messiah to Daniel H. Buck, March 3, 1886, 20 ft. by 97 ft. 6 in..... 3,700

Sumner st., 3203-3221, H. Wendell et al. to C. Stevenson Gatchell to Elizabeth G. Smith, Feb. 15, 1886, each 20 ft. 4 in. by 72 ft ; 2 mtges. $3,500 each 4,600

Also, 3214-3216, Winter, each 20 ft. by 72 ft. 6 in.; mtgs. $6,200..... 4,950

Twentieth st., N. E. cor. Morris, S. G. Rosengarten to Hugh Todd, March 17, 1886, 50 ft. 3 in. by 66 ft. nom.

Twenty-fourth st., W. s., 33 ft. 6 in. S. Berks, Charles Kirn to Mamie A. Apple, March 13, 1886, 15 ft. 6 in. by 72 ft..... 3,500

Thirty-third st., E. s., 172 ft. 6 in. N. Hamilton, Edward L. Pearson to John A. Cass, March 12, 1886, 22 ft. by 76 ft..... 10,000

Warnock st., E. s., 85 ft. N. Somerville, Joseph Slifer to Hattie F. Fernley, March 8, 1886, 85 ft. by 53 ft. and 56 ft..... 10,800

Nineteenth st., 816 S., John Liming to William Liming, March 16, 1886, 15 ft. by 60 ft..... 3,000

Washington ave., S. E. s., 130 ft. N. E. Adams, James Vizard to Henry Gerlach, March 11, 1886, 31 ft. 2½ in. by 155 ft. 6⅜ in..... nom.

THURSDAY, March 18, 1886.

Cherry st., N. s., 98 ft. 6 in. E. Twenty-first, Hy. J. Fox to Lizzie W. Fletcher, March 10, 1886, 17 ft. by 81 ft..... $6,500

Corinthian ave., 727, Elizabeth F. Thomas to Lizzie Thomas, March 5, 1886, 18 ft. by 116 ft..... nom.

Copia st., S. s., 90 ft. W. Sixteenth, Patk. McLaughlin to John Robinson, March 5, 1886, 18 ft. by 35 ft... 1,950

Croskey st., 1747, H. C. Long to Mary E. Byrnes, March 6, 1886, 13 ft. 10 in. by 56 ft..... 500

Emslie st., N. E. cor. Levant, Hy. Dale to Dale, Reed & Cooley, Jan. 1, 1886, irreg. shape..... 50,000

Fairhill st., W. s., 85 ft. S. Indiana, Robt. R. Corson to Howard Banes, March 10, 1886, 17 ft. by 68 ft.; S. W. cor. Reese and Clearfield, 18 ft. by 67 ft.; W. s. Reese, 18 ft. S. Clearfield, 15 ft. by 67 ft.; E. s. Reese, 288 ft. S. Cambria, 14 ft. by 67 ft... 1,450

Dyson st., 820, A E. Thornton to Joseph H. Larer, March 12, 1886, 14 ft. by 45 ft.; g. r. $37.50..... 850

Front st., W. s., N. Callowhill, M. K. Knorr, executor, to Mary Scanlan, Jan. 22, 1886, 20 ft. by 78 ft. 8 in.. 3,500

Girard ave., S. E. s. and N. E. s. Crease, Wm. M. Singerly, executor, to John M. Kramer, March 13, 1886, 18 ft. by 73 ft. 7 in.; g. r. $54.. 5,600

Girard ave., 2831, Samuel Sheble to Julia Sheble, March 9, 1886, 18 ft. by 194 ft..... 6,000

Girard ave., N. s., 19 ft. 8 in. E. Fifteenth, Samuel Sheble to Margaretta McM. Sheble, March 9, 1886, 19 ft. 8 in. by 110 ft..... 9,000

Holme ave., Twenty-third Ward, Elizabeth M. Clark to George S. Clark, March 15, 1886, 26 ft. by 163 ft. 8 in ; also, another lot, same dimensions ; also, 2 lots on Frankford and Bristol Pike, 20 ft. by 300 ft. each..... 12,700

Indiana st., S. s., 122 ft. 4½ in W. Fifteenth, Thomas Earley to William Rotch Wister et al., trustees, Feb. 25, 1886..... nom.

Indiana st., N. W. cor. Fifteenth, William Rotch Wister, et al., trustees, to Thomas Earley, Feb. 28, 1886, irreg. shape..... 100

Lawrence st., S. W. cor. Somerset, Wm. F. Norris et al. to John J. Toopey, March 10, 1886, 100 ft. by 81 ft. 9 in.; g. r. $400..... nom.

Lehigh ave., S. s., 40 ft W. Fifteenth, John S. Kelly to Geo. M. Palmer, March 13, 1886, 14 ft. 10 in. by 100 ft 3,800

Leverington st., N. W. s., 400 ft. 11 in. N. E. Ridge ave., A. D. Levering to Homer Parsons, March 13, 1886, 100 ft. by 341 ft. 7 in..... nom.

Master st., S. s., 273 ft. W. Twenty-ninth, Charles F. Glading to Elkin & Widener, March 15, 1886, irreg. shape ; also E. cor. Twenty-eighth and Mt. Pleasant, irreg. shape 30,000

Naudain st., N. E. cor. Twenty-sixth, Charles Monaghan to James Boyd, Feb. 18, 1886, 18 ft. by 50 ft. ; g. r. $23..... 1,010

Nineteenth st., W. s., 16 ft. N. Kimball, Chew Snebley to John Malloy, Feb. 22, 1886, 16 ft. by 60 ft 2,600

Nineteenth st., E. s., 117 ft. S. Federal, John Friel to Joseph Leedom, March 15, 1886, 17 ft. by 55 ft. 8 in..... nom.

Norris st., 302, William Bardsley to Max Oppenheimer, Feb. 23, 1886, 14 ft. by 79 ft. ⅜ in..... 5,500

Page st., N. s., 305 ft. W. Thirty-first, Michael Cox to Maria Pell Clarke, March 10, 1886, 15 ft. by 65 ft..... 2,500

Parrish st., S. E. cor. Forty-second, William D. Kelley to Samuel Alcott, March 4, 1886, 16 ft. 4 in. by 80 ft. 5½ in..... 4,000

Pechin st., S. W. s., and S. E. s. Penn, Geo. Silverwood to Danion Kohler, March 18, 1886, irreg..... 2,825

Rush st., S. W. s., 142 ft. N. W. Amber, W. F. Snyder to Thomas H. Flood, Feb. 8, 1886, 14 ft. by 61 ft. 6 in..... 250

Redner st., 2334, H. C. Long to Mary E. Byrnes, Feb. 8, 1886, 15 ft. by 44 ft. 6 in. 500

Seventh st., 452 N., Louis Dietrich to Helen Wingate, March 10, 1886, 17 ft. by 78 ft. $4\frac{3}{4}$ in. 3,800

Somerset st., S. W. s. and N. W. s. Trenton, Jas. S. Graham to John B. Stevenson, Jr., March 13, 1886, irreg. 3,800

South Penn Square, S. s., 172 ft. W. Broad, Sarah Ann Young to Commercial Ice Company, March 15, 1886, 18 ft. by 92 ft. 30,000

Taylor st., 892, John M. Sharp to Hy. Graber, March 10, 1886, 14 ft. by 48 ft. 2,000

Third st., 238 S., Desiré Chalumeau to J. Wesley Pullman, March 16, 1886, 19 ft. 6 in. by 175 ft. 6 in. 9,000

Thirteenth st., W. s., 220 ft. 5 in. S. Mifflin, Hannah Simon et al. to Hy. S. Bastian, March 2, 1886, irreg shape 1,350

Twenty-eighth st., S.W. cor Thompson, Xavier Pfaender to William L. Elkins et al., March 15, 1886, 20 ft. by 80 ft.; S. s. Thompson, 80 ft. W Twenty-eighth, 20 ft. by 80 ft. 4,500

Edmund st., S. E. s., 240 ft. N. E. Margaret, Anthony Wenzel to Hester Strickler, Feb. 24, 1886, 24 ft. by 100 ft. 1,250

Tulpehocken st., S. E. s., 300 ft. N. E. Green, Edw. Bennett to Eugene Ivins, March 16, 1886, 105 ft. by 292 ft. 14,750

Twenty-second st., E. s., 377 ft. 3 in. N. Montgomery, Martin Maloney to Emma J. Roberts, March 13, 1886, 17 ft. 9 in. by 96 ft. 5,500

Union st., S. s., 200 ft. W. Front, Hannah Ackerman to Daniel Gallagher, March 8, 1886, 18 ft. 9 in. by 73 ft. 3,000

Venango st., S. E. cor. Tulip, John McCloskey to Robert Boyee, March 16, 1886, 20 ft. by 80 ft.; g. r. $18 .... nom.

Walter S. Helmer to Philip Strohl to the Olney Land Improvement Co., March 18, 1886, 15 acres, 1 rood, 24 1-10 perches 25,000

Warrington ave., S.E.s., bet. Fiftieth and Fifty-first, West Philadelphia, Homestead Association to Philip G. Murphy, March 22, 1859; irreg. shape ....

Woodland ave., 3332, Charles Friel to Harry Conrad, March 9, 1886, irreg. shape 4,300

Randolph st., 935, Mayer Sulzberger to Rebecca Pollock, Feb. 19, 1886, irreg. shape; mtge. $1,000 1,000

FRIDAY, March 19, 1886.

Allegheny ave., three lots at Second, Hancock, etc., A. G. Lippincott to W. Frederick Snyder, March 17, 1886, irreg. shape $20,000

Allman st., S. E. cor. Forty-third, C. H. Clark to Wm. S. Kimball, Mar. 5, 1886, irreg. shape 6,500

Chelten ave., N. W. s., 307 ft. $7\frac{1}{2}$ in. S. W. Hancock, Isaac Mansfield to John H. Mansfield, Dec. 30, 1885, 13 ft. 1 in. by 77 ft. .... nom.

Columbia ave., S. s., 130 ft. E. Twenty-first, Franklin Baker to Joseph Acker et al., March 17, 1886 15,500

Decatur st., S. W. s., 50 ft. S. E. Union ave., George T. Mills to Jacob Keen Weed, March 17, 1886, 50 ft. by 160 ft. 4,500

Decatur st., S. W. s. and S. E. s. Union ave., George T. Mills to Mary Frances Weed, March 17, 1886, 50 ft. by 160 ft 4,500

Dickinson st., S. E. cor. Mole, Wm. R. Matchett to Sarah E. Scott, March 16, 1886, 16 ft. by 71 ft. 4,100

Dillwyn st., 452-456, Wm. F. Vernier et al. to Wm. H. Keyser, March 11, 1886, 40 ft. 4 in. by 65 ft.; g. r. $142 and $140 2,000

Eleventh st., W. s., 188 ft. 8 in., 204 ft. 10 in. and 285 ft. 8 in. N. Diamond, Inman Horner to Samuel C. Woolman, March 17, 1886, each 16 ft. 2 in. by 98 ft 10,500

Fifteenth st., W. s., 87 ft. $11\frac{1}{2}$ in. N. Herbine, Wm. G. Serrill to Mary E. Jacoby, March 16, 1886, 17 ft. 6 in. by 68 ft. $4\frac{1}{2}$ in.; g. r. $210 3,000

Gray's Ferry rd., 753-755, Jno. Forsythe to Mary Ann Forsythe, Mar. 17, 1886, irreg. shape; 726 S. Twenty-fourth, 14 ft. by 41 ft. 2,900

Jennett ave., N. W. s., 48 ft. $5\frac{7}{8}$ in. S. W. Wetherill, Ben Kenworthy et al. to Geo. McKeown, Feb. 24, 1886, irreg. shape 700

Lombard st., N. s., 45 ft. 7 in. W. Second, moiety Jas. F. Freed to Geo. Hirst, March 17, 1886, 24 ft. 5 in. by 18 ft. 900

Margaret st., S. E. Frankford road, James W. H. Bolton to Margt. Irwin, March 16, 1886 450

Market st., 2110-2114, Saml. C. Woolman to Jacob Stout, March 1, 1886, to Inman Horner, March 12, 1886, 62 ft. by 125 ft.; mtge. $25,000 5,000

Montgomery st., N. s., 45 ft. E. Franklin, William H. Bilyeu to J. Simmer, March 15, 1886, 15 ft. by 56 ft 3,600

Montrose st., N.W. cor. Seventeenth, Patrick J. Murphy to Edw. McTague, March 5, 1886, 13 ft. by 47 ft 3,000

Oxford st., N. s., 90 ft. W. Twenty-first, William E. Littleton to Alfred H. Williams, March 1, 1886, irreg. shape 1,825

Reese st., E. s., 109 ft. $7\frac{1}{2}$ in. S. Cambria, William G. Fox to John Cannon, March 16, 1886, 13 ft. $4\frac{1}{2}$ in. by 67 ft. 2,000

Seventh st., W. s., 160 ft. S. Dauphin, Martin Hilt to Thomas McCarty, March 9, 1886, 60 ft. by 135 ft 6,150

Seventh st., W. s., 129 ft. $10\frac{5}{8}$ in. N. Montgomery, Kate Metz to Wm. W. Frazier, Jr., March 1, 1886, 8 ft. by 77 ft. 11 in. 800

Seventh st., W. s., 75 ft. $10\frac{5}{8}$ in. N. Montgomery, Benjamin W. Frazier to William W. Frazier, Jr., March 11, 1886, 54 ft. by 81 ft. $11\frac{5}{8}$ in. 5,400

Seventh st., W. s., 38 ft. $10\frac{5}{8}$ in. N. Montgomery, William W. Frazier to Harry Trimble, March 16, 1886, irreg. shape 9,900

Same to William H. Belyeu, March 16, 1886; mtges. $18,000 100

Thirty-fourth st., E. s., 123 ft. 8 in. S. Powelton, Annette Louisa Baker to George E. Foot, March 11, 1886, irreg. shape 2,200

Thompson st., N. s., E. of Eighteenth, Anthony Minnick to Annie McGonigal, March 10, 1886, 14 ft. by 45 ft. 3,700

Tioga st., S. s., 48 ft. E. Sixteenth, Chas. B. Cox to Matilda T. Biggard, March 12, 1886, 16 ft. by 80 ft. 2,800

Twenty-fifth st., W. s., 15 ft. N. Lombard, Michael O'Hara, executor, et al. to Hy. McDevitt, Dec. 4. 1885, 15 ft. by 60 ft.; g. r. $16.87½; N. W. cor. Lombard and Twenty-fifth, 15 ft. by 60 ft.; g. r. $22 1,600

Fifth st., 2607 N., Isaac Norris et al. to Gottlob Jahn, March 30, 1883, 18 ft. by 89 ft. $7\frac{1}{2}$ in.; g. r. $92 .... nom.

Woodstock st., W. s., 164 ft. $6\frac{1}{4}$ in. N. Tasker, Lewis P. Simpson to Jos. Leedom, March 16, 1886, 14 ft. by 45 ft. 6 in.; g. r. $42 650

SATURDAY, March 20, 1886.

Aspen st., N. s., 62 ft. 6 in. W. Thirty-ninth. Sarah A. Duffy to John Garitee, March 17, 1886, 15 ft. 6 in. by 95 ft. $3,300

Brown st., N. s., 102 ft. W. Front, Fred'k W. Sutterle to Mary G. Forepaugh, March 15, 1886, $\frac{2}{3}$ interest, 18 ft. by 48 ft 1,200

Cambridge st., N. s., 240 ft. W. Duncan, Bridesburg B. Ass'n to Washington H. Knotts, March 16, 1886, 40 ft. by 100 ft. 1,300

Catharine st., 1534, Wm. G. Wheeler to Edw. C. Lever, March 16, 1886, 16 ft. 4 in. by 49 ft. 6 in. 2,000

Alter st., 2 lots, N. s., 184 ft. 6 in and 198 ft. 6 in. W. Twenty-eighth, Catharine Havy to Rose Finnegan, March 10, 1886, each 13 ft. by 46 ft. Also one on S. Alter, 98 ft. W. Twenty-ninth, 14 ft. by 49 ft. $7\frac{1}{2}$ in.; mtge. $850 each 1,794

Coulter st., S. E. s., 185 ft. S. W. Knox, Frs. R. Cope, trustees, to William Hy. Brown, March 17, 1886 3,000

Coulter st., 11 lots, N. W. s., S. W. Cumberland, Phebe B. W. Newhall et al., executors, to Franklin C. Paxson, March 16, 1886 .... nom.

Dauphin st., N. s., 158 ft. W. Thirtieth, Louis A. Duhring to Frank Robinson, March 17, 1886, 5 lots, 17 ft. and 18 ft. front by 80 ft. 10,000

Dauphin st., N. s., between Thirtieth and Thirty-first, H. A. Duhring et al. to Frank Robinson, March 17, 1886. 12 lots, also 3 lots W. of Thirty-second 65,000

Ditman st., S. E. s., 100 ft. N. E. Vankirk, Wissinoming Mut. L. and Imp. Asso. to Jno. H. Merkel, Nov. 9, 1885, 35 ft. by 200 ft. 125

Emerald st., N. W. s., and N. E. s., Ontario, Edw. J. Devlin to Christian E. Traburt, March 17, 1886, 15 ft. by 79 ft.; mtge. $1,200 1,000

Evergreen st., S. s., 60 ft. E. Twenty-first, Hy. Jackson to Margt. Toner, March 13, 1886, 15 ft. by 50 ft.; g. r. $600 1,250

Fairhill st., 2333, Girard Life Ins. etc. Co. to Chas. F. Lang, March 20. 1886, 14 ft. by 75 ft 1,900

Fairhill st., 2341, Girard Life Ins. etc. Co. to Peter Josten, March 20, 1886, 14 ft. by 75 ft. 1,000

Fairhill st., 2343, Girard Life Ins. Ann. and T. Co. to Philip Weineith, March 20, 1886, 14 ft. by 75 ft 1,900

Federal st., S. s., 151 ft. E. Fifth, Adolph Beyerlein to Fred'k Kruger, Feb. 25, 1886, 16 ft. by 54 ft. 10 in. 2,725

Fourth st., 1522 N., Jacob Kalmbach to Ella Hartel, March 17, 1886, 16 ft. by 84 ft. $5\frac{3}{4}$ in. 4,000

Frankford rd., N. W. s., 25 ft. N. E. York, John Crawford to Samuel S. Fretz. March 1, 1886, irreg. shape; mtges. $4,000 and $1,500 900

Harvey st., N. W. s., 234 ft. N. E. Green, Walter J. Crowder et al. to Archibald T. Flower, March 15, 1886, 22 ft. 6 in. by 244 ft. $6\frac{3}{4}$ in. 5,100

Helmuth st., 1685, Jane Cunningham to Elizabeth A. Burton, March 16, 1886, 16 ft. by 46 ft. 9 in. 1,400

American st., S.W cor. Cumberland, James Peterson to Richard Greenwood March 19, 1886, 60 ft. by 112 ft. 3 in. 7,300

Hollander's Creek, Twenty-sixth Ward, 32 acres, R. A. Wilkinson to Philip Simon, Dec. 16, 1885..... 16,000

Knox st., S. W. s., and N. W. s. Penn, Francis R. Cole et al. to John E. Carter, March 17, 1886, irreg..... 8,500

Loyal st., 2320-2324, John Lamon to Ellen Morton, March 17, 1886, 52 ft. by 42 ft. 9 in..... 4,000

Manton st., S. s., 198 ft. E. Twenty-second, Henry R. Coulomb to Michael T. Leckey, March 10, 1886, 15 ft. by 55 ft.; g. r $48 100

Nicholas st., N. W. cor. Twenty-fourth, Jacob R. Buehler to Theodore C. Engel, March 19, 1886, 16 ft. by 55 ft..... 7,000

Oxford st., E. s., 4.285 acres, John W. Buckman to James W. Buckman, March 11, 1886..... 5,000

Sixth st., N. E. cor. Noble, Samuel J. Sharpless to Mary N. Moss, March 6, 1886, irreg..... 13,800

Rear Sixth st., 44 ft. E. of Sixth st., 171 ft. S. of Tioga, James West to William S. Allen, et ux., Nov. 12, 1885, irreg. shape..... nom.

Sixth st., E. s., 171 ft. N. Tioga, Wm. S. Allen to James West, Nov. 12, 1885, irreg. shape..... nom.

Seventh st., 2026 North, Julius H. Risman to Philip Wacker, March 16, 1886, 16 ft. 6 in by 80 ft..... 3,175

Stillman st., E. s., 210 ft. N. Jefferson, Sarah A. Duffy to Morris P. McCaughlin, March 17, 1886, 18 ft. by 88 ft..... 187

Cherry st., 1211, Aloys Hummel to John H. Stephens, March 18, 1886, 15 ft. by 75 ft.; g. r. $30..... 2,250

Sumac street, S. E. s., and N. E. s. Wetherill, Benjamin Kenworthy et al. to David S. Pepper, February 24, 1886; S. E. s. Sumac, 120 ft. N. E. Wetherill, 80 ft. by 140 ft..... 2 800

Sumac street, S. E. s., 80 ft. N. E. Wetherill, Benjamin Kenworthy et al to Levin A. Pepper, Feb. 25, 1886, 40 ft. by 140 ft..... 700

Sutherland st., 708, Rose Finnegan to Michael Havy, March 10, 1886, irreg. shape; g. r. $122..... 2,600

Twelfth st., 827 N., Chas. C. Schwartz to Casper Faber, March 13, 1886, irreg. shape..... 4,700

Twenty-fourth street, 1959 N., H. L. Roat to Rufus K. Hawkins, March 17, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,250

Twenty-eighth st., W. s., 60 ft. S. of Master, and S. E. cor. Twenty-ninth and Master, Robert W. Fitzell to William L. Elkins et al., March 10, 1886, irreg. shape..... 8,500

Thirty-ninth st., W. s., 72 ft. N. Powelton ave., Chas. C. Sloan to Geo. W. Richards, March 12, 1886, irreg. shape..... 1,500

Walnut st., N. s., 68 ft. 9 in. W. Seventeenth, Thomas K. Conrad to Harry Conrad, March 18, 1886, 22 ft. by 125 ft., int..... nom.

Watkins st., S. s., 286 ft. 8 in. W. Seventh, Frederick Krueger to Adolph Beyerlein, Feb. 25, 1886, 14 ft. by 441 ft..... 1,200

Woodstock st., 1715, William F. Willard to Ellen Evans, March 16, 1886, 14 ft. 4 in. by 59 ft. 7½ in.; mtge. $1,600 750

Woodstock st., E. s., 164 ft. 8 in. N. Columbia, William F. Willard to Hannah F. Evans, March 16, 1886, 14 ft. 4 in. by 59 ft. 7½ in..... 2,350

John J. McDuffee to Robert Garrett, January 12, 1886, lot E. of St. David's, S. of Vine, irreg..... 550

SUBURBAN SALES.

Delaware County.

George Drayton, Aston, a tract 98 acres and 52 perches in Haverford, to J. Randall and Samuel William, for..... $2,497.50

John B. Roach, Chester, a tract of 6 acres and 157 perches on the river front in Chester, to John M. Sharpless & Co., same city..... 14,000.00

David A. Vernon, Upper Providence, a house and lot in Nether Providence, to Charles Messier, Media, for..... 1,200.00

Thomas Thompson, Ridley, a tract of 18 acres in that township to Dr. Jacob Brood, of same township..... nom.

Joseph W. Scott, Aston, a lot in that township, to Mary E. Howard, of the same township, for.... 200.00

Samuel A. Dyer, Chester, to S. H. Seeds, same place, a brick house and lot 25 ft. by 104 ft., at Fourth and Crosby street, that city, for.. 5,000.00

Jeremiah Wood, Nether Providence, a frame house and lot, 70 ft. by 120 ft., in South Media, to Augustus J. Kuhn, Philadelphia, for..... 2,500.00

Josiah Cope, Lower Oxford, Chester County, a house and tract of 1 acre and 60 perches in Birmingham, to Norris J. Scott, Concord, for..... 4,250.00

Wm. J. Hewes, South Chester, a lot, 20 by 120 ft., on Wilson street, that borough, to W. Scott Grave, of same place, for..... 200.00

Phebe W. Foulke, of Philadelphia, a stone residence and 199 by 501 ft., at Swarthmore College, Springfield, to W. H. Miller, Philadelphia, for..... 17,500.00

Lydia Tomlinson, Thornbury, a tract of 15 acres, 1 rood and 23 perches in that township, to Chas. H. Haws, of same place, for..... 2,555.00

Carl A. Estregren, Ridley, a house and lot, 50 by 150 ft., in that township, to Wm. H. Knapp, of same place, for..... 675.00

Bucks County.

Urias L. Shelly to Thos. S. Shelly, 67 acres 9 perches, in Milford, Feb. 1, 1886..... $7,000.00

John P. Agnew to Edwd. Q. Pool, tract in W. Wakefield, Feb. 2, 1886..... 3,500.00

Harriet H. Smith to Francis L. Worthington, lot in Doylestown, March 11, 1886..... 550.00

Anna Luzey to Frederick Tibbles, lot in Doylestown, Mar. 13, 1886.. 3,000.00

Anna E. Wall to Henry Gayman, two tracts in Solebury, Feb. 12, 1886..... 8,000.00

Robert Lear to Susan V. Fretz, lot in Doylestown, March 6, 1886..... 1,000.00

Joshua Bennett to B. Frank Horner, lots in Warminster, Oct. 24, 1885..... 325.00

Samuel Algard to Reuben B. Flack, 80 acres 20 perches in Bedminster, April 1, 1880..... 5,600 00

Admrs. of Lewis C. Rice to John P. Matthews, 46 acres 156 perches in Solebury, March 17, 1886..... 3,305.00

Frederick P. Mahan to Mary Worthington, lot in Wrightstown, March 11, 1886..... 1,800.00

Exrs. of Geo. W. Allen et al. to A. Elizabeth Allen, lot in Bristol, March 13, 1886..... 500.00

Harry J. Shoemaker to Joseph H. Morgan, lot in Bristol, March 13, 1886..... 1,000.00

Wm Rennee and John Strohmoyer, agreement, March 18, 1886..... .....

Montgomery County.

Joseph T. Wentz to George D. Bolton, a lot of ground on Swede st., near Chestnut, Norristown... .....

Morgan Wright to Jos. T. Wentz, a house and lot on Stanbridge st., Norristown ....

Saml. M. Houpt to Rachel Craven, a farm of 22 acres and 50 perches in Upper Dublin, for..... 4,721.67

Rachel Craven to Saml. M. Houpt, a farm of 71 acres 46 perches in Mooreland township, for..... 8,750.00

Joseph Davis to Gottlieb Schmid, a farm of 52 acres and 31 perches of land in Hatfield township, for 7,000.00

Joseph T. Wentz to Joseph K. Weaver, a house and lot, corner Swede and Chestnut streets, Norristown..... .....

Daniel Harley to B. F. Buckwalter, a farm of 20 acres and 60 perches in Upper Providence township, for..... 3,000.00

The Sylvania Mutual Land Improvement Association to Richd. M. Kirk, Catharine Clonney, Jesse H. Hart, Emma B. Allen, Harry Farne, Alexander Adaire, John Craig and Edwin J. Horn, each a lot of ground in Abington, for..... 125.00

J. N. Evans and Sam'l J. Gooner to Jennie O. Canfield, of lot of land in Cheltenham, for..... 720.00

Amos Jones et al. to Aaron Kriebel, a lot of ground at West Point, for 50.00

Jacob M. Cowden to Patk. O'Brien, three lots in West Conshohocken, for..... 180.00

Solomon Fegley to Pottsgrove School District, a lot of land in Pottsgrove, for..... 100 00

Harry S. Yocum et al. to Pottsgrove School District, two lots of land in Pottsgrove, for..... 450.00

John Maguire to Percival Roberts, a house and tract of land in Lower Merion township, for. 3,200.00

Samuel M. Moore to Charlotte Von Nedia, a house and 6 acres of land in Norriton township, for... 3,000.00

Charles Hand to Diller B. Souders, a house and lot of land on Stanbridge street, Norristown, for..... 2,900.00

David Hamel to John Hullman, a lot of 1 acre and 106 perches of land in Limerick, for..... 125.00

Mary B. Snyder to Amelia W. Mintzer, a house and lot in Pottstown, for..... 4,000.00

David H. Fox to Charles G. Sortman, a house and lot in Pottsgrove township, for..... 100.00

Joseph Oberholtzer to Joseph B. Powel, a lot of ground at Port Kennedy, for..... 100.00

Jonas Reiff to Lindley Staley, a farm of 24 acres and 41 perches of land in Whitemarsh township, for..... 5,000.00

John A. Clark to Fras. M. Eagin, a farm of 39 acres and 137 perches of land in Montgomery township, for..... 6,000.00

Emeline Johnson et al. to Barbara Ann Wolper, a lot of land in Norriton, for..... 1,180.00

Ephraim P. Keeley to Samuel Custer, a lot of land in Royersford, for..... 115.30

Carrol S. Tyson to Henry C. Messinger, two lots of land in Conshohocken, for..... 850.00

Items of News.

—Lancaster County, Pa., is to have a new jail.

—A new Methodist church is to be built in Germantown.

—A new National Bank is to be located at Ninth and Girard ave.

—Woodbury, N. J., is to be supplied with water-gas by a private company.

—A public bath-house is to be erected on Master street, below Twenty-sixth.

—The question of introducing the study of architecture in schools is being discussed.

—David Struthers will have a fine hotel for summer occupancy at Sea Isle City.

—$4,000,000 worth of granite block street pavement is to go down in Cincinnati this summer.

—W. W. Crandall has the contract for putting in electric bells at the Stevens school. Price, $98.12.

—R. E. Miller, of Camden, is building a handsome residence on North Broad street for his future occupancy.

—The Rockingham House, Absecom, has been sold to Mrs. Price, of Philadelphia, who assumed charge last week.

—The Hebrews contemplate the erection of a new school building, but the location has not yet been determined upon.

—The receipts of lumber during the past week have been unusually large. Our list of permits is steadily increasing.

—W. W. Crane erects a fire escape stairway at the Pine and Quince street schoolhouse. Contract price, $3,159.20

—The Scientific Society of the University of Pennsylvania decided that a steel bridge over the Schuylkill at Market Street was the best.

—The Germania Building Association, of Pittsburg, was chartered at the State Department on Wednesday morning, with a capital of $200,000.

—A stocking factory is to be erected at Phœnixville, to employ 100 hands. It will be built and operated by E. R. Wright, of Norristown.

—The stone-cutters employed by Ryan & McDonald on the B. & O. Railroad, near Mt. Moriah, have refused that firm's offer of $2.75 per day.

—Theo. Walton, the "plunger," it is said, is connected with the scheme for the establishment of a one million five hundred thousand dollar hotel.

—The factory of the Pennsylvania Match Company, situated at Eighth and Cantrell streets, was partially destroyed by fire on Wednesday night.

—The Williamsport Board of Trade, through Senator Don Cameron, have presented Congress with a protest against the reduction of the duty on lumber.

—Joseph J. Read, of Camden, has purchased, at public sale, the Ashland House, situated on Pennsylvania and Atlantic avenues, Atlantic City, N. J. Price, $24,325.

—The Superintendent of the Public Buildings was directed to carry out the suggestions made by Professor Barker for protecting the City Hall tower from the effects of lightning.

—Mr. Thomas Green, proprietor of Green's Hotel, cor. Eighth and Chestnut streets, has purchased the property, 727 Chestnut street, for $100,000. This property is to be added to the hotel.

—On Tuesday last, the House Committee on Ways and Means, by a strict party vote, decided to retain the lumber clause as it was prepared by Morrison, which is practically free lumber.

—Mr. E. A. W. Hunter, of this city, has bought the building formerly occupied by the Hospital of the Good Shepherd and twenty acres of ground from the Villa Nova College for $1,700 per acre.

—The up-town branch of the Brickmakers' Protective Association on Wednesday evening appointed committees to organize branches at Twenty-seventh and Huntingdon streets and at Bridesburg.

—The Wilmington Bricklayers' Assembly Knights of Labor have resolved that after the month of April nine hours shall constitute a day's work for members of the Assembly, with same pay for ten hours as ruled last year.

—The Brandywine Granite Company of Wilmington, Del., has also withdrawn its bid for supplying stone for the gate-house of the Croton water-works. This company's bid, $100,000, was the lowest, and was withdrawn on account of the unsettled condition of labor.

—The Harlan & Hollingsworth Company, of Wilmington, Del., have refused a contract amounting to $225,000, to build two iron ferry boats for the Hoboken Land and Improvement Company of New Jersey. The possibility of a general labor agitation over the whole country during the summer is the reason given for their refusal.

The First Moravian Church, corner Franklin and Wood streets, will be removed. It is desired to build a new church in some central location, and, in the meantime to immediately remove the remains of the dead buried in the churchyard at Franklin and Vine. The late Mrs. Mary Ritter bequeathed the church a sufficient sum of money to purchase a new burial-ground, and the board have bought two sections in Ivy Hill Cemetery, near Chestnut Hill. The removal of bodies will be commenced early in the Spring and the board desire that persons intending to remove their own dead at their own expenses will at once communicate their desires to the secretary.

—M. N. Baker, architect, says: The women of our land should have more interest in architecture. Many might be found, who, by their conversation and by their writings, would further the good work. A great number of our art writers are women. Why should there not be more, and why should they not write on architecture as well as painting and sculpture? To educate the public in architecture is to raise the financial, physical and moral, as well as the artistic standard of our country. The field is wide and not crowded. In it there is a chance for any one who would gain a livelihood, win reputation, or, better yet, benefit his country by the elevation of his fellow men.

—The Council Committee on Highways opened proposals on last Monday, and announced the following: Charles Flood, for resetting and repairing fences on old Market street bridge, for $86; William Heath, for constructing wooden steps on Gay street, above Wood, for $270; James A. Davis, for constructing wooden steps on Shur's lane, for $185; F. E. Dickinson, for grading Percy street, from Reed to Scott, at 24 cents per cubic yard; B. Harkens, for grading Pennsylvania avenue and Thompson street, from Thirty-second to Thirty-third street, at 28 cents per cubic yard; John Shuttleworth, for grading Ontario street, from Twenty-first to Twenty-second, at 17 cents per cubic yard; and for grading Warnock street, from Susquehanna to Diamond, at 27 cents per cubic yard; B. F. Greenfield, for grading East Levering avenue, from Ridge avenue to Selig street, at 20 cents per cubic yard; A. Kilpatrick, for grading Latona street, from Twenty-sixth to Twenty-seventh, at 14½ cents per cubic yard; Jacob Trump, for grading Oakford, from Twenty-sixth to Twenty-seventh, at 14 cents per cubic yard.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis Elevator proves them to be unequalled in the world for safety, speed durability and economy.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

GUARANTEE ROOFING PLATES.

From the "Ironmonger" of December 5th.

MESSRS. MERCHANT & CO., of Philadelphia, may justly claim to have revolutionized the roofing-plate trade in this country. When, a year ago, they became the representatives forthe United States of Gilbertson's Old Method and Camaret plates, they were enabled, with the aid of the manufacturers, to give a positive and definite guarantee of the quality of goods bearing their brand. This could only be done by taking the entire product of the works, the proprietors being under contract to maintain the standard of the production. This, they have not only done, but the quality has been improved.

The guarantee thus given by Merchant & Co., was the first of the kind ever issued, as to quality of material, coating and assorting. In fact, the understanding between them and the makers, placed the Philadelphia house in a position to do what had heretofore been impossible with most importers, who buy of London or Liverpool agents, and who are, therefore, not in direct commuication with the manufacturers. Messrs. Merchant & Co., therefore, claim to stand alone among importers as the only direct representatives of works in Wales, whose owners are under contract to keep up the standard of a guarantee and to sell their brand to no other parties, either in England or the United States. Of course this policy of guaranteeing goods has been followed by others, but as they purchase of commission agents in London, the consumer naturally feels a doubt, as to whether the guarantees of such dealers can always be relied on as effective.

The course adopted by Merchant & Co., has resultd in largely increased sales, and many architects and builders have found it to their advantage to use the guaranteed plates. In some cases, however, contractors have, to enhance their profits, substituted inferior brands for those specified. Finally, at the request of numerous architects and rillable roofers, who have suffered through competition with these unreliable parties, Merchant & Co. have succeeded in making arrangements with the manufacturers to stamp each sheet, not only with the name of the brand, but with its thickness or guage. The effect of this, the firm feel satisfied will bring about a better class of roofing work than has heretofore been attainable, and result in great benefit to all owners of property as well as to responsible roofers, architects, and others engaged in the building trade.

525 Arch Street, Philadelphia. **Merchant & Co.,** 90 Beekman St., New York. 135 Lake St., Chicago, Ill.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA, POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 12. PHILADELPHIA, MONDAY, MARCH 29, 1886. PRICE 15 CENTS

STRAWBRIDGE & CLOTHIER'S BUILDING,

N.W. COR. EIGHTH AND MARKET STS., PHILA.

Opened September 16, 1878.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St , Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt,
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS R. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,581 75

EXPENDITURES.

Net amount paid for losses paid in United States,	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,251 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

J. T. JACKSON & CO,
REAL ESTATE BROKERS,
No. 711 Walnut Street,
PHILADELPHIA.
Rents, Sales, Mortgages, Etc.

BURD P. EVANS,
CARPENTER AND BUILDER,
KNOX ST., BELOW MANHEIM,
GERMANTOWN.
Care of Estates especially solicited and repairs thoroughly executed at short notice.
City Office, 619 Walnut St., Room 14.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 12. PHILADELPHIA, MONDAY, MARCH 29, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, MARCH 29, 1886.

We sincerely deprecate the tendency of the daily press to sensational agitation of the labor question. That the question is of sufficient importance to merit a full and truthful report of the doings of the Knights of Labor we admit, but it is beneath the dignity of legitimate journalism to take advantage of the opportunity it presents for the wholesale unloading of newspaper pyrotechnics. The situation is bad enough as it is, inasmuch as it may somewhat disturb values, and temporarily impair extensive operations contemplated by timid operators. That there can be any lasting or disastrous influences arising from the present wild and unhealthy growth of labor organizations we do not believe, simply because it does not seem to us to be the result of serious thought and mature deliberation, and, like sudden revivals of all kinds, whether of a spiritual or secular nature, the effervescence is soon lost. After the first impulses are wasted, and men have exhausted themselves in boisterous declamation, an age of reason follows; for it is a very serious matter for a mechanic or workingman, whose family ties and love are quite as strong as those of the finest gentlemen, and whose tenderest sympathies are for those dependent upon him, to realize that he has by his own voice rendered himself incompetent to aid them.

The misery and suffering which the wars of the world have caused will never approximate the barbarous cruelty which strikes have entailed upon the innocent and helpless. It is the empty larders which bring men to their senses, and creates a desire—outside of the few demagogues and charlatans, who thrive best when others suffer most—for conciliation and a settlement of the question.

That there are many abuses which workingmen are even now made to suffer no one can deny, but unreasonable demands, either on the part of labor or capital, can be and must be corrected without extreme measures. Arbitration has already done much to adjust serious differences, and it is both childish and nonsensical for either party, where actual or imaginary wrong exists, to refuse such a natural and civilized adjudication of difficulties, for our Courts, whether of equity or law, are but arbitrators after all.

Hence, the conclusion that serious difficulties need not be anticipated is, we think, based upon a full appreciation of the situation, and further believe that the very magnitude of the present labor troubles will, more than any other influence, expedite a permanent and satisfactory solution.

A leading furniture manufacturer of this city, in expressing his views to a representative of the Real Estate Record, spoke in this vein: "I employ 50 men, two hours a day less means the loss of 100 hours per day, or, say 600 hours per week, not regarding the short Saturday. My men average twenty-five cents per hour; if they insist on ten hours pay for eight hours work, as they threaten to do, I am obliged to lose 25 cents of 600 hours, or $150 per week, which will amount in the course of a year to upwards of $8,000; this wipes out a very large slice of profits, but this is not the worst feature; supposing that my capacity is fully employed, that it takes ten hours per day to turn out all the work I want done; if I can run my capacity only eight hours, I am obliged to do one of two things, either lose a part of my trade or extend my shop capacity and put in more machinery, this may not be convenient, may not be possible, it may be necessary to run up another story, and create additional trouble in the handling of material. The working men do not seem to think where or how this thing will work out; they seem to imagine that the only thing necessary to be done is to reduce the hours and keep up the pay, and let the manufacturers look out for pay day."

Our manufacturer speaks the sentiment of a great many; a large concern in a city near by, after working six months to secure a certain contract, only last week, was obliged to give it up, notwithstanding, it amounted to $225,000. A score of cases of this character have occured and have been mentioned to the representative of this paper within the week. All this is hurtful. Business men cannot be compelled to place orders; laborers can certainly refuse to work, but they cannot compel those who have work to give out, to give it out against their will.

But this is not the worst feature; there is an immense amount of business that is being held back at this time, just on account of the uncertainty among investors and manufacturers as to which way things will go. Strikes cannot take place without doing harm to both sides. Just at this time an enormous amount of business is obstructed; if these agitations keep up two or three weeks, and wages continue to advance, if trade organizations continue to threaten, these enterprises will remain just where they are, in the brains of their projectors.

In the interest of both capital and labor, it is to be hoped that no extreme measure will be taken; that conservative views will govern both sides. We have had only a few months of genuine activity, during which time enterprise has been sprouting and budding, and will soon bloom. It would be a pity that the healthful indications should be destroyed.

Some one writes to say that our suggestion as to apartment house construction in the older section of the city may look very well on paper, but that the plan would not work. That our people are not friendly to the apartment house system, that they want their own homes, and that they will have them. This is merely an opinion; our correspondent may be right. It does seem however, that there are a good many people who would prefer to walk home three to ten squares than to ride home thirty or forty squares. It is susceptible of calculation that an apartment house would be a good paying property on a very low rent basis. Houses of this character would be patronized by the younger people who have a holy horror of suburban residences, who desire to be near theatres, churches, rinks, promenades, and the "sights." Philadelphia would do no harm in having a few apartment houses upon a broad and generous scale.

The people of New York are doing their best to obtain relief from the extortion of their gas companies by appealing to their legislature. Blessed are the New Yorkers that they have a legislature that they may appeal to with moderate expectations of success.

Labor agitation in the building trade still continues; the cabinet makers, painters, stone masons, carpenters and bricklayers have been meeting and resolving with reference to wages and hours of labor. Employers have been making no organized opposition.

The Philadelphia Real Estate Exchange is not dead, but sleepeth; it would take something more than a feather on its nose to waken it. Projectors think there is plenty of time ahead, and no doubt there is, but what is worth doing, ought to be done promptly.

REAL ESTATE.

Real Estate Matters.

Real Estate transactions for this past week have been in the main made up of small transactions of no particular significance; a few operations that may be called extensive are on hand, but are not likely to go through at a very early day. A great many holders of real estate insist upon the foolish policy of asking fancy prices, imagining that buyers will rush with open pocket books and pay them their prices. A masterly policy is being pursued by a few buyers who want certain properties. They are buying a lot and plot here and there through outside parties, and laying their plans in such a way that they can secure ultimately what they want at moderate prices. Holders of real estate are making the mistake in putting prices on property that the facts and circumstances do not warrant. Cheap real estate means activity in building; dear lands means interrupted enterprise; a great many inquiries have been made during the past week from some real estate operators, representing property holders in West Philadelphia and in the 29th ward. Opportunity ought to be taken at this time to let a good deal of land that has been held for years go into possession of builders. Holders of real estate have certainly a right to get all their property is worth, but on the other hand it is bad policy to discourage enterprise by high prices.

A representative of this journal asked one of the leading real estate dealers of this city as to the prospects of real estate transactions in view of the labor trouble, and the disposition of holders to ask high prices. His reply was, there are plenty of people anxious to sell, to meet all requirements, and the high prices will be left high and dry.

"What about rents this year?" asked a RECORD man of the renter of 200 or 300 houses; "up, down or steady?" "All three," he answered; "for certain houses and in certain localities rents are moving up a little; in certain places it is not quite so easy to get last year's rents, but in most cases, rents are stationary." He went on to say, "the rapid increase in the number of houses does not seem to have any effect upon rents, one way or the other; there are plenty of buyers and plenty of renters, and the newest houses seem to be most sought for; everybody wants to get into a new house if they can, and naturally the preference is shown to those who want to buy rather than rent. Renters run around too much."

More Monopoly.

On the 24th instant a charter was granted to a number of stockholders of the Standard Oil Company, who represent the United Natural Gas Company, giving it privilege to mine for natural gas in Venango, Forest, Butler, Armstrong, Clarion, Warren, Elk and McKean counties, and supply gas to towns and cities in those counties.

Charters Granted.

The following charters were granted at Harrisburg last week: St. Charles' Building and Loan Association, of Philadelphia, with $1,000,000 capital. The Citizens' Electric Light and Power Company, of New Castle; with $17,500 capital. Phillipsburg Gas Company, of Beaver county; capital stock, $60,000. The Ten Mile Oil and Gas Company, of Washington, Pa.; capital, $10,000. Bell Vernon Light and Heat Company, of Bell Vernon, Fayette county; capital, $10,000. Reading Academy of Music Company; capital stock, $100,000. The Consumers' Gaslight Company, of Pittsburg; capital, $1,000.

Supreme Court Cases.

The Supreme Court, on Thursday, the 25th instant, heard the case of H. C. Bickery, a street contractor, against the city, to recover on a contract for cleaning streets; also the case of Bowlby *vs.* Thunder, on an action of ejectment to recover possession of five houses at the north-east corner of Tenth and Lombard streets. Decision was reserved in both cases.

Philadelphia Architects

The Philadelphia architects are an extremely modest body of men; the papers never give any accounts of their banquets or their monthly meetings, or of the doing of their association; never record any meetings or elections, but seem to completely ignore them. The architects of nearly all other cities are seen and heard of men; they have their meetings and their banquets. Why cannot our modest architects make themselves known? they are as skilled, as enterprising, as successful as architects anywhere in the United States.

Late Ordinances.

Last Thursday Common Council passed the following ordinances: For paving Penn avenue from Thirty-second to Thirty-third street; Morton street from Main to Upsal street; Gay street from Wood to Main street, and Percy street and Madison avenue; for grading Carpenter street from Green street to 150 feet west of Sherman street; Sherman street from Carpenter to Frank street, and Sedgewick street from McCallum to Green street; for macadamizing Conshohocken avenue from Belmont avenue to City Line road; Coulter street from Germantown avenue to Hancock street; Morris street from Chelten avenue to Rittenhouse street, and Lehman street from Morris street to Wissahickon avenue; for opening Fifty-first street from Westminster avenue to Wyalusing street; Twenty-eighth street from Thompson to Master street, and Fifty-second street from Girard avenue to Warren street.

The Select Branch concurred in Common Council bills for the macadamizing of Conshohocken avenue from Belmont avenue to City Line road; for the paving of Percy street and Mansion avenue, and Gay street from Wood to Main, in the Twenty-first ward, and for the macadamizing of Coulter street from Germantown avenue to Hancock street.

Mr. Allen B. Rorke denies that he has had any trouble with the mechanics or workmen engaged on Hood, Bonbright & Co.'s new building, at Eleventh and Market streets, neither does he anticipate any.

The Hydro-Carbon Gas Fuel Company.

Messrs. James McManes, Wm. H. Kemble, Clay Kemble, James C. Slater, John H. Cratty, and Joseph Stadtfold have applied for a charter for the above named company, under the Act of Assembly of April 29th, 1874, which confers exclusive rights upon a corporation until, for five years it shall have divided among its stockholders dividends equal to 8 per cent. on the capital stock. A protest was made through Thomas Leaming, Esq., counsel for the committee of ten which was appointed at a recent meeting of citizens who are opposed to the sale of the gas works, against the granting of the charter.

The protest declares that the Attorney-General, in 1878, decided that the powers under the act had been exhausted for Philadelphia as regards gas companies, and contends that the existence of such a charter as is asked for is calculated at the present time to prevent the consideration of the sale of the Gas Works on its merits. "It would also," says the protest, "in the event of a sale, have a tendency, by the raising of legal contingencies, to check competition and depreciate the price to be realized." For these reasons it is asked that no letters patent be issued until citizens have had a chance to be heard in opposition. The protest is signed by all the members of the committee except Henry C. Lea. The application for the charter was made on the 20th inst.

Important Decisions.

Judge Arnold has refused a new trial in the suit of Mary Kroll vs. Alonzo L. Jones, in which a jury has rendered a verdict in favor of the plaintiff, giving to her possession of premises which she had leased to the defendant.

She had leased a house to the defendant "from December 1, 1878, at the rent of $600 per annum, payable monthly." By another clause in the lease it was agreed that if the defendant should continue in the premises "after the termination of the above contract, then this contract is to continue in full force for another year, and so on, from year to year, until legal notice shall be given for a removal." By a subsequent clause it was agreed that if the defendant should continue on the premises "after the termination of the above contract, then he shall have the privilege of staying another five years at the above fixed rate per annnm."

The plaintiff gave the tenant notice to quit on December 1, 1884, and he refused to comply, whereupon she brought an action of ejectment, and the jury decided in her favor. The argument made by defendant's counsel on the point that the lease had not expired, was that a tenancy "for one year and so on from year to year" is a tenancy for two years at least, and cannot be determined at the end of the first year. As to this Judge Arnold says that such rulings have been made in England, but he quotes other English decisions to show that a lease for a year, and so from year to year, is a lease binding but for one year; and he says that this is the rule in the State of Pennsylvania. He thinks the jury decided rightly, and says that the "defendant was tenant of the premises for one year with the option of continuing from year to year for another five years, and having enjoyed all that his option gave him the plaintiff is entitled to the possession of the premises."

The City Solicitor Files a Bill in Equity Against the Traction Company.

City Solicitor Warwick has complied with the resolution of Councils directing him to institute proceedings for the purpose of testing the right of the West Philadelphia Passenger Railway Company to collect 6-cent fares on cars operated by cable motor, by filing a bill in equity in Common Pleas Court, No. 4, against that corporation and the Philadelphia Traction Company. After reciting the acts and ordinances regulating the West Philadelphia Passenger Railway Company, including the ordinance of May 31, 1883, which authorized the Market Street Road to use a cable motor, on condition that it reduced its fare to 5 cents, the bill makes the following prayers for relief:

First. That the railway company be enjoined from moving or permitting any of its cars to be moved by other than animal power without a reduction in fare to five cents.

Second. That it be enjoined from collecting fares at a higher rate than five cents for a single ride.

Third. That the Traction Company be restrained from demanding and collecting fares and exercising the rights and franchises of a passenger railway company.

Fourth. That it be restrained from drawing or moving the cars of the railway company until the fares are reduced.

The case will come up for argument before Judges Thayer, Arnold and Willson at an early day.

The above suit recites that, by its charter, the West Philadelphia Passenger Railway Company had the right to use horse-power only. On May 8th, 1876, the Legislature authorized the railway companies to use motors other than horses, but provided that the fare must be reduced to five cents. On May 31, 1883, an ordinance was passed authorizing the West Philadelphia Passenger Railway Company to dispense with animal power and substitute a cable motor, but a condition attached required the reduction of fares to five cents. On August 22d, 1883, the Traction Company was chartered under the act of June 13, 1883, which provides for the incorporation of companies to construct and operate motors and cables.

Gossip of the Week.

Stonemasons and stonecutters want $3.00 per day.

An 82 acre farm on Long Island road sold for $15,500.

$7,500 dwelling and lot, 18 ft. by 100 ft., No. 1904 Girard Ave.

The Tacony Real Estate Association has been chartered with a capital of $80,000.

$10,780 house and lot, 17½ ft. by 110 ft., cor. Eighteenth and Berks Sts.

Fidelity Trust shares sold at $329.

Leslie the absconding builder who disappeared thirteen years ago short $232,000 is at Rio.

The property 727 Chestnut St., cor. Eighth, sold for $103,000 to Thomas Green.

Robert Beatty will erect two five story factories, each 46 ft. by 160 ft., on Coral and Amber Sts.

The pavers and Rammers have voted their wages at $4.00 for pavers and $3 00 for rammers, an advance of 50 cents over last years' wages.

The Pennsylvania Lumber Company are erecting a mill 50 ft. by 60 ft., and a lumber shed, 109 ft. by 156 ft., on Tioga Street near the Trenton Railroad.

Henry Grant will erect a two-story factory, 52 ft. by 150 ft., and a boiler house, 30 ft. by 50 ft. Third and Somerset Sts.

Booth & Barker of Lower Merion, Montgomery County, have started to rebuild their mill which was burned down.

John Blood & Co., have taken a lot of ground at Franklin and Somerset streets, and will erect a fine mill property upon it.

Thos. Henry, Jr. & Co., who were burned out in the fire at Coral and Taylor streets, have broken ground for the erection of a new mill on Trenton avenue and Tioga street. It will be five stories high, 50 ft. by 200 ft., and will have a Green engine of 150 horse power.

Thomas Henry and Son are erecting a five story cotton hoisery yarn mill, 50 ft. by 170 ft., on Tioga St. There will also be a boiler and engine house, 36 ft. by 37½ ft. In the former will be placed two 80-horse power engines, and in the latter one 150-horse power boiler. The building will be supplied with separate fire-proof stairways and elevator shaft.

M. E. C. Watson secured the contract for the laying out of the fountain green drive in Fairmount Park for $13,017.25. The contract for broken stone was given to B. M. Shumley, at $2.25 per cubic yard. The cost of a proposed road from Lansdown drive to the northern entrance of Memorial Hall will cost $15,000.

—Mr. Samuel H. Davis, died at his home, 1529 North Seventeenth street, on Saturday morning, at the age of 78 years. Mr. Davis was one of the oldest lumber merchants in business in the city.

Real Estate Sold at Auction.

James A. Freeman & Co., auctioneers, sold last Tuesday at the Philadelphia Exchange the following:

18 shares United Firemen's Insurance Co., at	$ 13.75
3 shares United American Mechanics Hall Association, at	5.00
5 shares Third National Bank, at	115.62
Ground rent, $36 per annum, secured by a two-story brick house, 719 Pierce st., lot 14 ft. by 41 ft.	580
Ground rent, $33 per annum, secured by a two-story brick house, 902 Hoffman st., lot 14 ft. by 53 ft.	530
Three story brick factory, McFerran st., E. of Germantown ave., lot 89 ft. by 115 ft.	6,800
Two-story frame and brick cottage, 3813 Germantown ave., lot 15 ft. by 115 ft.	2,000
Three-story brick dwelling, 2108 E. York st., lot 18 ft. by 60 ft.	4,225
Two-story brick factory, Nice st., above MacFerran, lot 60 ft. by 100 ft.	3,225
Four-story brick factory, 150 Dock st., lot 32 ft. 3 in. by 46 ft. 10 in. on the North line and 64 ft. 8 in. on the South line.	7,800
Two-story brick dwelling, 416 S. Twenty-sixth st., lot 15 ft. 8 in. by 60 ft.	1,975
Three-and-a-half-story brick residence, 1122 Walnut st., subject to a ground rent of $840 per annum, lot 23 ft. 6 in. by 105 ft. One-third interest sold for $5,550. One-third interest sold for	6,050
Three-story brick dwelling, 1253 S. Seventeenth st., lot 16 ft. by 70 ft.	3,000
Two-story brick dwelling, 2839 Mervine st., lot 14 ft. by 75 ft.	1,600
Two three-story brick stores and dwelling, 1902 and 1906 South st., subject respectively to a yearly ground rent of $96, lots each 16 ft. by 72 ft.	4,850
Two-story brick dwelling, 2859 Mervine st., lot 15 ft. by 75 ft.	1,600
Two-story frame house, Aramingo, above Madison street, Tacony, lot 20 ft. by 130 ft.	925
Lot S. E. cor. Edgemont and Westmoreland streets, fronts 40 ft. 6 in., 52 ft. by 34 ft.	600
Two-story brick dwelling, 2660 Braddock street, lot 17 ft. by 79 ft.	990
Lot, Edgemont, below Westmoreland street, 108 ft. by 105 ft.	1,650

Fire Record.

At Chambersburg, N. J., West's cracker bakery, and Philadelphia Plush Company's building. Insurance, $30,000; loss, $40,000.

At Lansdown, N. J., two barns and contents belonging to Charles Hoyt. Loss, $20,000.

At Mt. Holly, N. J., two dwellings belonging to Mr. McIlvaine. Insured; loss; $5,000.

At Stafford, Conn., Wednesday, Steel & Swendell's woolen mill. Insurance, $17,000; loss, $25,000.

At Mt. Pleasant, Pa., Wednesday, Hecla Coal Works. Loss, $25,000

At Pleasant Valley, near Wilkesbarre, Pa., on Wednesday, W. E. Welter & Co 's store and several dwellings. Insurance, $30,000; loss, $60,000.

—The Jackson (Mich.) *Patriot* says that the Manistee Knights of Labor have petitioned Congress, asking that lumber and salt be placed on the free list. The petition sets forth that the pine forests of Michigan are owned by a few rich men, and that within a few years the home supply of lumber will give out, and the Knights contend that lumber ought to come in free, as the people of Michigan will soon have to depend on Canada for the most of their lumber.

BUILDERS' ITEMS.

Among the Architects.

MR. WILSON EYRE, JR., 506 Walnut St., is making some extensive alterations in the dwelling of J. M. Price, Esq., 2019 Walnut Street.

YARNELL & COOPER, 4 South Broad street, are building a factory of three stories, 150 ft. by 21 ft. frontage, for H. F. Chorley, Esq., to cost $12,000.

GEO. W. HEWITT is erecting a house and stable for Andrew Wheeler, Esq., near Bryn Mawr, two stories with high roof, size about 60 ft. by 78 ft. Cost $32,000.

MESSRS. COLLINS AND AUENVIETH, 410 Walnut St., are building a three story brick dye house, for Mr. A. Helwig, 36 ft. by 94 ft., at Ninth and Callowhill Sts.

CHAS. W. BOLTON, 1510 Chestnut St., is reconstructing the M. E. Church Sunday School, on East Montgomery Ave., 60 ft. by 60 ft., with brown stone front.

Mr. A. E. YARNELL, of Media, Pa., is building a brick and frame dwelling for Mr. Geo. S. Yarnell at Routledge; cost $3,000.

Also, putting up two brick cottages for Mr. Baker, at Media, to cost $4,000.

MR. HALLOWELL, Walnut street, is busy with plans for seven dwelling houses to be erected, four on Nineteenth street above Fairmount, and three on Fairmount, for Mr. W. D. Bennage, Jr. Cost, $40,000.

MESSRS. CULVER & ROGERS, Walnut street, are putting up two frame cottages at Elm Station. Cost $5,500 each.

Also, dwelling for Mr. H. Wickham, at Devon, cost $6,000; and are busy with plans for a fine house at Williamsport, Pa.; cost $14,000.

ARNOLD H. MOSES, 226 Walnut St., is putting up a house in Morristown for W. H. Thompson, at the cost of $3,000.

Also, four small brick dwellings for Miss Helen Wingate, cost 1,200 each.

Also, preparing plans for two brick and frame houses in Germantown, to cost $7,500 the pair.

Also, two small cottages at Media Pa. (frame), to cost $3,000 the pair.

Also, building store at Merchantsville for Mr. W. Kirby, cost $3,000.

Also, at same place, dwelling house (frame) for W. H. Rodgers, to cost $2,500.

PAUL BRAUDNER, 532 Walnut St., is building for T. A. Poth, Esq., at 2018 Girard Ave. a fine three story brown stone dwelling, 24 ft. by 92 ft., with 20 rooms, at the cost of 27,000.

Also, building Holy Trinity Schools, Sixth and Spruce, three stories with basement, 45 ft. by 47 ft., cost $15,000.

Also, dwelling house, for E. Werner, Huntington and Sepviva Sts., 19 ft. by 36 ft., three stories and rear building, $3,000.

Also, summer and greenhouse, for T. Leser, two stories, cost $2,000.

Also, extensive alterations to the transfer offices of W. Gerlach, Callowhill St., new interior and frontage, cost $2,000.

WILSON BROS. & CO., 435 Chestnut street, are building a fine stable for Mr. McLaughlin on Ludlow street above Thirty-eighth street, in rear of his house, which is on Chestnut street.

Also, Home for indigent widows and single women, on Chestnut street above Thirty-sixth street; it is of a U shape, 218 ft. by 131 ft. deep.

Also, cottage at Rosemount for H. F. Weeks to cost $5,000.

Also, cottage at Bcech Haven for J. H. Converse, cost $10,000.

Also, stable building for Messrs. Janney & Andrews, 50 ft. by 70 ft.

THOMAS P. LONDALE, 429 Walnut St., is building two dwelling houses at Broad and Oxford; one of them is for S. B. Colladale, Esq., and the other for C. B. Porter, Esq., which will have a stable attached; they will be three stories, brown stone, and mansard roof, and will be 100 ft. deep, and will cost $25,000 each.

Also, house Broad and Ellsworth Sts., for Thos. Allen; the first story will be of brown stone and the remaining two of brick.

Also, two three story stores on Ridge Road and Oxford, for Messrs. Landes and Erisoman.

Also, a stone house at Chestnut Hill, for E. Hopkinson, at the cost of about $8,000.

Also, a one story stone cottage at Ardmore, for W. H. Miller, Esq., to cost $3,500.

JACKSON & REED, 804 Walnut street, are putting up a house for C. O. Brown, Esq., at Moorestown, N. J., cost $8,000. Also one at Norton, $3,000; also two at Routledge, also brick at Routledge, cost $2,500 each; and are preparing plans for 15 semi-detached ornamental brick houses for Philadelphia. Cost $75,000.

Also, a dwelling house for W.S. Tees; cost $3,500

Also, cottage at Beverley, cost $5,000; and have just completed a fine house for Mrs. M. L. Thomason, at Edgewater Park. Cost, $7,000.

Also, building stables for W.C. DeAvmond, costing $2,000.

Also, just finished plans for a new oil cloth factory, to be built by Mr. M. F. Davis, at Camden, N. J.

W. H. DECKER, 1404 S. Penn Square, is building a brick stable with terra cotta trimming, 50 ft. by 153 ft., on the corner of Thirty-first and Jefferson streets, for the Centennial Brewing Co., to accommodate 52 horses, at the cost of $1,800.

Also, dwelling for Geo. F. Uver, corner Thirteenth and Brown; it will be of brick with marble trimmings. Cost, $6,000.

Also preparing plans for frame dwelling to be erected at Evansville, Ind., for W. G. Kirth; cost $5,000.

Also working on plans for a Society Hall to be built at Mount Holly, N. J.; and has just completed extensive stables, 168 ft. by 30 ft., of brick, with galvanized trimmings, for F. A. Poth, Esq., on the corner of Thirty-first and Jefferson streets; cost $23,000.

Mr. W. H. Decker will, in a few days, remove his offices to 1405 Chestnut street.

HAZLEHURST AND HUCKET, 508 Walnut St., are building stone dwelling 321 Cooper Street, Camden N. J., for Mrs. Nevins, it will be finished in hard wood, tiled roof, and colonnial style.

Also, building bank (for the Ninth National, new company), on Front below Norris, 36 ft. front by 100 ft. deep; the main banking room will be 45 ft. high (clear), and the rear building will be two stories, containing directors' room and dining room; it will be heated by steam and finished in hard wood.

They are also working on 75 houses for Messrs. Fox and Brown, to be erected on Eleventh and Diamond, the Eleventh Street side will be three story houses and the Warnock Street side two. They will have brown stone trimmings.

Also. are working on plans of a new hotel, to be built at Chesapeake Bay, on Point Lookout, which is a new seaside resort for Baltimore and Washington, and railway communication will be in operation to both points this summer; it will contain 200 bed rooms and have accomdations for upwards of 600 guests; it will be both a winter and summer resort; it will be heated by steam and lit by 700 electric lights.

Also, building coachman's house, carriage house and stable, for Dr. G. G. Green, of Woodbury, N. J., and is built in sectional fire proof parts, it is of iron, stone, and brick, and heated with steam, and contains an avery and kennel.

Also, preparing plans for a fine country seat for Samuel Gilbert, Esq., to stand on the site of the old Stoddard homestead, Benezet; it will be of stone.

Also, building fine dwelling of stone and frame, for the Secretary of the Lafayette College, S. S. Fisler, Esq., on College Hill, which will overlook the town.

Also, cottage and stable, for J. Long, Esq., at Longport, Atlantic County, N. J., of brick and frame, cost $15, 000.

Building Permits.

One one-story building, 36 ft. by 27 ft., Hamilton street, above Twentieth, to Wm. Devitt & Son, 1125 Brown street.

Interior alteration, 16 ft. by 36 ft., 920 Pine street, to C. Thorne, 705 Lebanon street.

One brick shop, 16 ft. by 30 ft., Fifty-sixth street, above Haverford Road, to C. H. Young, Fifty-sixth street, above Vine street.

Extension of mill, 30 ft., Aspen and Barker streets, to Atkinson & Nughlertz, Twenty-second and Market streets.

Two brown-stone fronts, 1810 and 1812 Spring Garden street, to Jacob Ridgway, 1812 Spring Garden street.

Four three-story houses, 16 ft. by 46 ft., Chew, above Mill street, to James Kinniers' Sons, Germantown.

A three-story house, 17 ft. by 53 ft., Fifth above Butler street, to E. C. Sheppard, 522 West Dauphin street.

One five-story and basement factory, 46 ft. by 160 ft. corner of Coral and Letterly streets, to Robert Beatty, 2046 East York street.

One five-story factory, 40 ft. by 160 ft., Coral, above Taylor street, to same party.

One two-story back building, 12 ft. by 20 ft., 2137 Catharine street, to M. Wilson, 1924 Fitzwater street.

Nine two-story brick houses, 28 ft. by 26 ft., Earp, above Twenty-first street, to H. C. Webster, 1811 Wharton street.

One-story brick building, 14 ft. by 26 ft., 2033 North Second street, to George Daring, 2140 Hancock street.

Two two-story stone houses, 17 ft. by 40 ft., Roxborough, to Charles H. Shinkle, same place.

Addition to stable, 30 ft. by 120 ft., 238 Queen street, to Lewis Haven, 113 South Fifth street.

One two-story house, 18 ft. by 50 ft., Tioga, above Tenth street, to Benjamin Walker, 3869 Germantown ave.

One three-story house, 18 ft. by 57 ft., Broad street, below Erie avenue, to same party.

One three-story house, 18 ft. by 50 ft., Mervine, below Cambria street, to same party.

Five two-story houses, 14 ft. by 28 ft., Garabaldi, below Tenth street, to same party.

One two-story house, 16 ft. by 28 ft., James, below Ridge avenue, to P. Lang, 1129 Oakfield avenue.

Front alteration, Thirteenth and Stiles streets, to E. Schmid, 1713 Mascher street.

One-story building, 12 ft. by 70 ft., Callowhill, above Ninth street, to J. Weinmann, same place.

A three-story dwelling and store, 18 ft. by 50 ft., Park avenue and Thirtieth street, to George Kessler, 1332 Marshall street.

One two-story building, 52 ft. by 150 ft., Third and Somerset streets, to same party.

Underpinning 1324 Vienna street, to Jas. H. Burnett, 1324 Otis street.

One two-story barn, 40 ft. by 66 ft., Haines, above Chew street, to John Haines, same address.

One three-story store and dwelling, 16 ft. by 40 ft., Master, above Twenty-seventh street, to Charleston E. Ceueston, 1403 N. Twelfth street.

Eight two-story brick houses, 14 ft. by 36 ft., Dove street, above Third, to Chas. O'Neill 620 South Thirteenth street.

Third-story addition, 3028 and 3030 Market street, to George Boon, Ludlow, above Thirtieth street.

New front, 18 ft., 1909 Ridge avenue, to C. H. Hallman, 1410 Wellington street.

One two-story building, 22 ft. by 46 ft., Germantown avenue, above Mill, Edward Patton, same place.

One frame building, 16 ft. by 24 ft., Jefferson and Salkup streets, to S. Yardsley, same place.

One three-story house, 20 ft. by 55 ft., Ridge avenue, above Leverington avenue, to same party.

Two three-story houses, 15 ft. by 24 ft., Temple, above Twelfth street, to Amos Suplee, 926 South Twelfth street.

One three-story house, 18 ft by 32 ft., East street, above Cresson avenue, to N. McIlvaine, 170 Mechanic street.

Two three-story stores and dwellings, 16 ft. by 40 ft., Robinson, below Tower street, to same party.

Twenty-four two-story dwellings, 13 ft. by 26 ft., Wilt, above Montgomery avenue, to J. R. Pyle, 1741 North Twentieth.

One two-story brick building, 16 ft. by 28 ft., Eleventh, above Dauphin street, to John T. Sanders, 2140 North Eleventh street.

Two three-story dwellings, 16 ft. by 28 ft., 1201 Temple street, to DuRoss & Welsh, 758 South Broad street.

One two-story dwelling, 14 ft. by 22 ft., 2152 Wright street to Joseph F. Meyers, 516 Willow street.

Two two-story houses, 16 ft. by 22 ft., Ellsworth, above Ninth street, to W. Thompson, 1736 Manton street.

Two-story addition, 18 ft. by 25 ft., Washington avenue, above Main street, to McManus Bros., Germantown.

One two story back building, 16 ft. by 16 ft., 1725 Manton street, to Enos McDonald, 1239 Anita street.

One two-story back building, 12 ft. by 13 ft., Seventh, above Thompson street, to S. B. MacDowell, 2147 Woodstock street.

A three-story brick house, 40 ft. by 100 ft., Broad, above Master street, to James McCartney, 1529 Franklin street.

A back kitchen, 16 ft. by 12 ft., 205 Oxford street, to John Lowless, same place.

Two-story addition, 18 ft. by 46 ft., 1624 Market street, to William C. McPherson & Sons, 325 Cherry street.

Addition to building, 16 ft. by 23 ft., 1936 Columbia avenue, to W. C. Beetem, 519 Commerce street.

One-story back building, 18 ft. by 14 ft., 2052 Catharine street, to M. E. O'Brien, 728 South Nineteenth street.

Second-story addition to hospital and one two-story infirmary, 22 ft. by 92 ft., and 20 ft. by 28 ft., Race street, above Eighteenth, to Geo. F. Payne & Co., 1211 Sansom street.

Two three-story buildings, 14 ft. by 14 ft., Somerset, above Boudinot street, to Niels Kunsden, 2773 Kensington avenue.

One two-story brick stable, 16 ft. by 20 ft., 3262 Ridge avenue, to C. E. Bartle, Thirty-third street and Lehigh avenue.

Ten two-story brick houses, 15 ft. by 24 ft., Orkney, above Somerset street, to John T. Torpey, 2666 Kensington avenue.

One three-story back building, 16 ft. by 10 ft., 1156 South Broad street, to J. Reesh & Sons, 1229 North Eighteenth street.

One two-story stable, 46 ft. by 64 ft., Spigett, above Twentieth street, to P. H. Somerset, 1518 North Twelfth street.

One brick dwelling house, 16 ft. by 30 ft., Lawrence street, above Girard avenue, to Paul J. Essick & Sons, 129 South Seventh street.

One three-story addition, 36 ft. by 45 ft., Jefferson, above Wakefield street, to John D. Caldwell, Germantown.

One bulk window, Germantown avenue, above Girard avenue, to Thomas Hudson, 1505 South Nineteenth street.

One one-story brick kitchen, 12 ft. by 8 ft., 2340 Catharine street, to John Budd, 1229 Pine street.

Third-story addition, 12 ft. by 12 ft., 2008 North Eighth street, to H. M. Martin, 521 Diamond street.

Third-story addition, 12 ft. by 15 ft., 2129 Germantown avenue, to same party.

One two-story brick house, 15 ft. by 30 ft., Adams, above Edward street, to Joseph P. Yerkes, 4529 Frankford avenue.

Two-story brick building, 50 ft. by 29 ft., League, above Nineteenth street, to Rufus R. Thomas, 1801 Market street.

Two two-story houses, 18 ft. by 47 ft., Twentieth, above Harris street, to Hugh Todd, 1913 Wilcox street.

One two-story house, 26 ft. by 9 ft., Olive street, above Seventeenth, to Joseph M. Pattison, 2430 North Broad street.

A one-story brick factory, 41 ft. by 60 ft., 407 Brown street, to A. Lincoln & Son, Sixth street and Girard ave.

One three-story brick house, 19 ft. by 72 ft., 909 North Eighth street, to Conrad Baehle, 1711 Fawn street.

A one-story back kitchen, 14 ft. by 12 ft., 2619 Clarence street, to H. Hook, same place.

Two-story brick building, 12 ft. by 5 ft., 223 Centre street, to Patrick Medham, 222 Centre street.

Four two-story houses, 16 ft. by 28 ft., Gray's Ferry Road, above Bridge street, to James McHenry, 2430 Christian street.

Six two-story brick houses, 14 ft. by 26 ft., Richmond, above Otis street, to A. H. Hulshizer, 1419 Otis street.

Alteration and addition to planing mill, 25 ft. by 20 ft., 916 Delaware ave., to Washington S. Gear, 12 North Seventh street.

One one-story brick building, 20 ft. by 45 ft., 918 Delaware ave., to same party.

One two-story brick building, 11 ft. by 15 ft., 765 Bucknell street, to D. C. Schuler, 2263 Fairhill street.

One one-story brick building, 11 ft. by 16 ft., 2227 Germantown ave., to same party.

One two-story stable, 20 ft. by 24 ft., Orkney, above Dauphin street, to same party.

One two-story stable, 32 ft. by 72 ft., Brown and Wheat streets, to J. W. Kuhn, 917 South Fourth street.

One three-story brick house, 16 ft. by 43 ft., 410 Jefferson street, to E. Gramick, 516 Oxford street.

One three-story brick house, 16 ft. by 32 ft., Penn street, above Germantown avenue, to George Baxter, Germantown.

Two two-story brick houses, 30 ft. by 9 ft., Twenty-ninth, above Clearfield street, to B. C. Lenahan, 3203 Ridge ave.

One one-story back building, 18 ft. by 12 ft., 122 James street, to same party.

One two-story house, 15 ft. by 40 ft. Hamilton, above Sixty-first street, to W. Douglass, 330 North Sixty-third street.

One two-story back building, 18 ft. by 17 ft., Venango and Richmond streets, to Amos Linn, Bridesburg.

Two-story back building, 16 ft. by 13 ft., 4742 Richmond street, to same party.

Front alteration, 20 ft., 1002 West Beach street, to same party.

One one-story brick building, 14 ft. by 15 ft., 227 North Twentieth street, to John Duncan, 905 Chant street.

Three new fronts, La Grande, between Second and Third streets, to same party.

One one-story brick building, 14 ft. by 24 ft., rear of 112 Elwin st., to A. C. Wilson, 645 N. Forty-second st.

One alteration, 2718 Columbia ave., to E. Peters, 1846 N. Thirteenth st.

Eleven three-story brick houses, 18 ft. by 64 ft., Broad and Norris sts., to Charles C. Moore, 1801 N. Broad st.

One-story addition, 35 ft. by 41 ft., Hart lane and Emerald st., to Brocklehurst & Ewing, 523 W. Norris st.

Six two-story brick dwellings, 9 ft. by 9 ft., Darien, above Huntingdon street, to same party.

Six two-story brick houses, 14 ft. by 40 ft., Eighth, above Huntingdon street, to same party.

One three-story brick dwelling, 15 ft. by 38 ft., Sergeant, above Emerald st., to W. B. Brown, 2145 Dickinson st.

One two-story brick building, 12 ft. by 13 ft., 815 N. Fifteenth st., to John Foreman, 1220 Citron st.

One two-story brick building, 12 ft. by 12 ft., Race, above Broad st., to Chas. W. Ourt, 1947 Camac st.

One two-story stable, 36 ft. by 65 ft., Fairhill and Seybert sts., to Dingee & Engle, 1709 Master st.

Second-story addition, 13 ft. by 15 ft., 629 Columbia ave., to C. Maier, same place.

One two-story brick building, 16 ft. by 14 ft., to W. S. Myers, 3354 N. Eighth st.

Four two-story houses, 13 ft. by 29 ft., Orianna, above Somerset st., to H. E. Chambers, 1042 W. Dauphin st.

One two-story dwelling, 14 ft. by 50 ft., Richmond st. and Wheat Sheaf lane, to Albert T. Rau, 1755 N. Seventh st.

Two two-story brick houses, 14 ft. by 40 ft., Trenton avenue and Orthodox street, to R. C. Winnals, 4620 Worth street.

One two-story brick building, 10 ft. by 12 ft., 2425 Thompson street, to W.R. Dougherty 1419 Sansom street.

One one-story stable, 12 ft. by 12 ft., 2327 Jefferson street, to Elizabeth Kearney, 2323 Jefferson street.

Third-story addition, 24 ft. by 37 ft., 1320 Kingston street, to James W. Howard & Sons, 1336 Pine street.

A brick church, 65 ft. by 75 ft., Twenty-second and Tioga streets, to James Johnson, 1616 Exeter street.

Twenty two-story houses, 14 ft. by 37 ft., Warnock, above Somerset street, to Joseph Gormax, 1124 Somerset street.

One one-story brick building, 10 ft. by 7 ft., 1314 Fairmount avenue, to Wm. Chamberlain, 1519 Lawrence street.

Five two-story brick houses, 15 ft. by 40 ft., Oakford, above Twenty-second street, to Robert Paul, 2137 Federal street.

One three story store and dwelling, 18 ft by 60 ft., 2624 Poplar street, to Jacob Lang, 2208 Columbia avenue.

One two-story stable, Fairmount avenue, above Twenty-third street, to James Beatty & Sons, 2114 Green, street.

One frame building, 8 ft. by 10 ft., 2026 Turner st., to Arthur Hindle, 1522 N. Twenty-first st.

Front alteration, 1516 N. Twenty-third st., to same party.

One-story addition to factory, 20 ft. by 46 ft., Nineteenth and Callowhill sts., to John Telley, same place.

One third-story addition, 18 ft. by 32 ft., 4439 Paul street, to Thomas P. Taylor, same place.

One third-story addition, 14 ft. by 27 ft., Front, above Montgomery av., to Wm. Steel & Son, 2141 Howard st.

One five-story addition, 47 ft. by 60 ft., Third street, above Lehigh avenue, to same party.

One one-story building, 25 ft. by 60 ft., Market, above Forty-first st., to Wm. Bunch, Jr., 408 N. Forty-first st.

One two-story brick kitchen, 11 ft. by 13 ft., 173 Ashmead street, to Simon Reiter, same place.

One three-story dwelling, 16 ft. by 32 ft., North, above Seventy-first street, to Patrick Bernard, Woodland avenue and Seventieth street.

One three-story dwelling, 40 ft. by 52 ft., Green, above Upsal street, to Ashton T. Tourison, 5541 Germantown Avenue.

One three-story dwelling, 17 ft. by 42 ft., Mt. Pleasant street and Germantown avenue, to same party.

One three-story house and stable, 18 ft. by 50 ft., Lawrence and Cambria streets, to John Mitchell, 2441 Mascher street.

Two two-story houses, 14 ft. by 42 ft., Cambria, above Lawrence street, to same party.

Six three-story houses, 20 ft. by 65 ft., Girard avenue, above Fifteenth street, to B. Ketcham & Son, 1029 Brown street.

One one-story kitchen, 15 ft. by 13 ft., 2161 Ridge avenue, to John Roper, Mill Road.

One three-story house, 23 ft. by 90 ft., 2018 Girard avenue, to Jacob Reimer, 2739 Poplar street.

One-story addition, 12 ft. by 25 ft., 1027 Filbert street, to Henry Taylor, 922 Filbert street.

One two-story brick building, 14 ft by 42 ft., 2625 East Somerset street, to A. McClay, 1520 Salmon street.

One three-story brick house, 18 ft. by 20 ft., Jackson and Harrison streets, to P. Leavy, same place.

Two six-story stores, 83 ft. by 16 ft., and 68 ft. by 16 ft., Cherry, above Eight street, to Stacy Reeves & Sons., 120 North Thirteenth street.

Four-story addition, 56 ft., Cherry, above Eigth street, to same party.

Thirty-two two-story dwellings, 14 ft. by 36 ft., Ringgold, above Berks street, to N. B. Sprocl, 2025 Columbia avenue.

Two three-story houses, 16 ft. by 41 ft., Northwest corner of Berks and Ringgold streets, to same party.

One two-story house, 16 ft. by 50 ft., Twenty-seventh and Herman streets, to Frank McEnte, 2708 Herman street.

JUDGMENTS.

PHILADELPHIA.

Entered March 20, 1886.

Allen R S—H McCallum et al 4 M 86 79..... 190

Albion Print Works—J D Elliott 4 M 86 34..... .....

Atwood Wm A—John H Seed 3 M 86 322..... 1,511

*Ackermann Rudolph & Herman—L Amrhein (Execution issued) 4 M 86 687..... 156

Bender Samuel R—D B Ruffner 1 M 79 835..... .....

Brown Jas—John T Bailey & Co 1 D 80 676..... 453

Brown James—Percy Heilner 2 D 80 661..... 5,832

Brady M A—W H Curtis Jr 2 D 80 1153..... 130

Brown James—M Browning 2 M 81 107..... 3,033

Brown James—C Smith et al 3 M 81 345..... 1,117

Blee Edward C & Margt—D G Gilliman 3 J 82 103..... .....

*Bowman Job K—Jas P Petit 4 M 86 703..... 150

Burns Thos & Margt, Lamb Mrs Jos—Wm Gormley 3 M 86 396..... 105

Brooks W Howard—J V Hoffman 3 M 86 284..... 265

Bradshaw Jas T—M M Betz 3 M 86 318..... 526

Barcus John A & W W—Manhattan Brass Co 3 M 86 223..... 168

Bond Francis S, Gallagher Geo B—Perey Heilner 3 M 86 272..... 809

Brady James T—Geo A Berry 4 M 86 35..... 317,609

*Brown Woodward—John Healy 4 M 86 675..... 294

Beal Joseph—Thomas Callahan 4 M 86 85..... .....

Royle Chas—Bergner & Engel Co 4 M 86 48..... 171

Cassidy Thos—Consolidation Nat Bk 4 M 86 19..... 823

Carrow John S, Bishop Clement B—Jas Anderson et al 4 M 86 89..... 307
Cooper J D—J D Thornton 3 M 86 100..... 305
Cooper J D—Thos Bloomer 3 M 86 296..... 227
Clark Rufus W—Shackamaxon Bank 3 M 86 221..... 144
Cohen Nathan—D J Murphy 3 M 86 326..... 385
Crooks Wm B—Cath Rafferty 3 M 86 331..... 7,973
Continental Mfg Co—J R Foulke 3 M 86 347..... 495
Cavanaugh Mary—A Myers et al 3 M 86 376..... 129
City of Phila—S M Accor 3 M 86 378..... 283
*Cloud Enos F—Jacob Rightley 4 M 86 681..... 700
Chambers H A—John R Senior 4 D 76 226..... 802
Crawford Samuel H—B C Rumsey 2 D 80 754..... 1,950
Cohen Geo—Osborne & McTague 2 D 85 828..... 225
Daly W H—Lewis P Stone 3 M 86 359..... 151
Donohue Thos J—C T Lancaster et al 3 M 86 115..... 156
*Dillon Wm H—S R Huey 4 M 86 669..... 325
Daniel M—H Rice et al 4 M 86 80..... 332
Eltonhead E Y—Seventh Nat Bank 4 M 86 84..... 352
Etley William—Owen Smith 4 M 86 31..... 926
Elkins Wm L, Widener Peter A B—Chas Klebe 3 M 86 116..... 367
Edwards Francis S—Jos S Ashbridge 3 M 86 231..... 120
Eyre John P, Allen Jos S—Wm McAvoy 3 M 86 407..... 108
Evans Theo M—Franklin Fire Ins etc 2 D 85 457..... 816
Felling Leonard and Vincent—Newbold & Spiegle 4 M 86 98..... 95
Frost Geo T—Shackamaxon Bank 4 S 85 203..... 541
Flanagin Wm J—Provident Life etc 2 D 85 699 (4)..... 58
Flanagin Wm—W C Scudder 1 M 86 3.....Shff costs
*Friedgen Wilhelm—Jos Leibrand 4 M 86 680..... 300
Finnegan Rose—M Havey (Indemnity Bond) 4 M 86 698..... 3,000
Ford Albert C—Theo Evans et al 3 M 86 405..... .....
Fox John T—John Gardiner & Co 3 M 86 391..... .....
Guilbert Thos M—E F Eisenmann 3 M 86 21..... .....
Greer Gideon H, H Davis and John N—H Bedfield et al 3 M 86 140..... 187
Godwin W Harrison—John F Keen et al 4 M 86 408..... 2,058
Godwin Samuel P—John F Keen et al 4 M 86 409..... 2,058
Godwin Samuel P—Corn Exchange Bk 3 M 86 181..... 2,044
Godwin Samuel P—Manuf Nat Bk 4 M 86 460..... 2,040
Godwin Samuel P—J H Rowland 4 M 86 475..... 2,041
Godwin W Harrison—J H Rowland 4 M 86 476..... 2,041
Godwin W Harrison—Manuf Nat Bk 4 M 86 461..... 2,040
Godwin W Harrison—Corn Exch'ge Bk 3 M 86 182..... 2,044
Gormley Geo—Milton B and L 3 M 86 282..... .....
Groome Samuel—W Fawcett 3 M 86 320..... .....
Groome Samuel W—John Donaghy 3 M 86 350..... 200
Garsed Richd and John—R E Patterson O S C Jan 71 163..... 47,628
Gehrung Chas H—John F Betz & Son 2 M 86 91..... 242
Harper & Ternan—John T Riley 3 M 86 88..... 8,638
Harper & Ternan—Kensington Nat Bk 3 M 86 94..... 1,211
Huston John K—F P Eppers et al 2 D 84 794..... 4,371
Hall M—S B Tizzard 3 D 85 241..... .....
*Hawkins Rufus K—T W Smaltz 4 M 86 694..... 225
Hitchcock Geo—Householders B & L 3 M 86 384..... 2,959
Hoger Gustave S—Weisbrod & Hess 3 M 86 393..... 203
Huston Jas E & John K—M J Glynn 3 M 86 304..... 1,848
Heydrick Wm W, Cook Edward H—W C Horn et al 3 M 86 256..... 294
Heydrick Wm W, Cook Edward H—H H Richard & Co 3 M 86 150.... 417
Haman Geo W—S W Evans 4 M 86 92..... 162
Hunter Owen H—John Simmons 4 M 86 65..... 951
Jowett Alfred—Bergner & Engel Co 4 M 86 49..... 157
Joslin David K—Corn Exchange Bk 3 M 86 183..... 6,283
*Johnson Chas A—Lydia Jones (Execution issued) 4 M 86 698..... 2,631
Karcher A—John F Betz & Son 2 M 86 90..... 330
Kammerer Andrew, Van Gunten Fredk—W F Shaw 4 D 85 284..... 2,234
Kelly Thos F—Geo Lengert 1 D 77 896..... 73
*Kershaw Sam'l & Amelia B—Chas Einwechter 4 M 86 691..... 700
Kern Joseph G—E R Gross 3 M 86 410..... 597
Kelly James—Richard Magee 3 M 86 413..... 797
Keller Robert—Societe De Banque 3 M 86 432..... 191
Knorr Oscar D, West Alexr L—Washington Lodge (Treasurers Bond) 4 M 86 661..... 661
Kellogg Edward—W G Audenried 4 M 86 31..... 330
Lawrence Wm M—Owen Smith 2 M 86 30..... 753
Lumb James, Greenhaulch Arthur—W C Greaves 3 M 86 244..... 326
Lennox & Burgess—Jos A McClure 3 M 86 302..... 314
Lavenson Isaac—John M Rowe 3 M 86 369..... 1,407
Leonard Scott Pubg Co—G Gunther 3 M 86 386..... 275
Lansdown Wm P—J S Thorn 3 M 86 418..... 84
*Lancaster Chas T—W S Manderson 4 M 86 660..... 1,250
*Little Peter—Michael Heron 3 M 86 670..... 350
*Little Peter—Michael Heron 3 M 86 671..... 500
Loeb Wm—L Fels & Co 3 J 85 795.... .....
Longstreth John—Fidelity Ins etc 2 D 85 442 (2)..... .....
Lauber Philip J—E L Schoenberg 2 D 85 478..... 11,020
McCauley E D—John F Betz & Son 2 M 86 88..... 303
Morning Wm—H B Bunting 2 D 85 620..... .....
Maxwell John—W S Moorehead 2 D 85 159..... 201
Mund Philip, Albrecht Bernard—D B Ruffner 4 M 79 779..... .....
Mayer Max S, Wolf M J and Edwin—P Von-Volkenburg 1 S 81 226..... 1,164
Mayer Max S, Wolf M J and Edwin—A D Juilliard & Co 2 D 81 777..... 755
*McGlue E S—W B Mitchell 4 M 86 684..... 553
*Milligan Samuel P—Hague & Co (Execution issued) 4 M 86 693..... 1,145
*Marshall Wm—C Lange (Bond and Warrant) 4 M 86 707..... 1,600
*Marshall Wm—C Fritz (Bond and Warrant) 4 M 86 708..... 1,200
McKeever Jas H et al—R Patterson 4 M 86 700..... Part
*Mohr Henry—Gus Muller (Execution issued) 4 M 86 672..... 55
*McGinness Dennis—Jos B Lauer 4 M 87 674..... 27
McCullough Thos—E Shippen 3 M 86 366..... 300
Moore William S—S Lichter 3 M 86 290..... 104
Mullackey J F—Catholic Socy 3 M 86 228..... .....
McCormick John T—P Armour & Co 3 M 86 238..... 303
Maher John—C T Lancaster et al 3 M 86 248..... 156
Maher John—W A Manderson 3 M 86 257..... 102
Maher T A—H B Bunting et al 3 M 86 117..... 754
McClay John L—Owen Smith 3 M 86 29..... 980
Meyers Jacob—John McArdle 4 M 86 70..... 471
Nathans David—P Niland et al 3 M 86 362..... 392
*Nelson Edwin—Woodbury Glass Works (Execution issued) 4 M 86 696..... 275
Owens Jos—Shamrock B and L 3 M 86 336..... .....
O'Brien Patrick—W Boyle et al 3 M 86 124..... 184
Paynter Jos M Jr—M L Fell & Co 4 M 86 23..... 561
Pettit Harry—John Parker 4 M 86 88..... 114
Pleasonton A—A H Adams 4 M 86 130..... .....
Pleasonton A—W H Rively 4 M 86 131..... .....
Phila and Reading R R—J C Longstreth 3 M 86 151..... 185
Pfeffer F—Corn Exchange Bank 3 M 86 184..... 759
Peirce John—Wm Sharpless 3 M 86 241..... 576
Porter Alfred F—R D Carey et al 3 M 86 371..... 210
Penn Lubric Co—Quaker City Oil Co 3 M 86 372..... 252
*Prizer Harriet, Maharg John L—J R Foulke 4 M 86 677..... 120
Petty Wm—R F Warner D C D 71 16..... 3,454
Powers Samuel—Thos Shipley 3 D 80 826½..... 1,036
Peck Winfield S—Brown et al 2 D 85 245..... 119
Pleasonton Alfred — John Wanamaker & Co 2 D 85 461..... 605
Russell Samuel, Campbell J L R—P Wright & Son 3 M 86 352..... 826
*Robertson Wm—B E Kerber 4 M 86 697..... 360
Reining Lewis—Zach Minnick 3 M 86 355..... 674
Reese John J—S Muhr's Sons 3 M 86 323..... 896
Rhinehart Wm L—S K Davidson 3 M 86 242..... .....
Rosenberg Louis—H W Stuard 3 M 86 90..... 88
Snyder C H—Geo W Simons 3 M 86 127..... 1,170
Shirley Alfred J—Edward Fitzgerald 3 M 86 190..... 195
Shank Thos—P Armour & Co 3 M 86 237..... 143
Smith Summers A—Philip Rufe 3 M 86 303..... 143
Smith H Oscar—Ella M Hearing 3 M 86 333..... 179
Smith H Oscar—George Ford 3 M 86 358..... 102
Stuart John Jr—F W McDowell 3 M 86 428..... 717
*Smith Helen M—H S P Nichols 4 M 86 688..... 300
Sheble Fredk B—R N Keely D C S 69 1926..... 872

Shields Edward—F P Henry 2 D 85 834 .....

Stein Jacob—Chicago Beef Co 2 M 86 281

Suessenguth Gustav, Sess Jacob, Hoersch G—Beethoven B and L 1 S 84 307.....

Tobler Geo—W T Gummey 2 D 85 368..... 268

Tobler Geo—Richard Rickett 4 M 86 71..... 363

*Trimper John—Charlotte Bodenstein 4 M 86 689..... 100

Timoney Dennis—D W Chandler 3 M 86 319..... 183

Timoney Dennis—Wm Sharpless 3 M 86 240..... 576

Teter Mfg Co—J M Conway & Co 3 M 86 348..... 193

Taggart Alfred A—Consolidation B and L 3 M 86 281.....

The Geo F Leland Refining Co—Geo F Leland 4 M 86 46..... 1,070

Uberoth Jacob J and W J—Shackamaxon Bank 4 S 85 207..... 561

Wright John B, Empire Dry Color Co—Daniel Kelly 4 M 86 42..... 264

Wallace Joseph—J D Thornton 3 M 86 101..... 353

Webster Wash W and Chas D, Wilson Chas A—B F Brundred 3 M 86 175..... 1,007

Wallace Joseph—Thos Bloomer 3 M 86 293..... 227

Wallace Joseph—Ella M Hearing 3 M 86 332..... 207

Waas Henry A—E Batchelor 3 M 86 308..... 144

Wright J C W—S Ullman 3 M 86 375..... 101

*Wehrle Alfred—Henry Berges (Execution issued) 4 M 86 663..... 95

Wolf Fredk—S L Kirk & Co 4 D 75 1318..... 1,127

Wilson J G—J J Dezouche & Co 2 D 85 535..... 139

Young John W—Kensington Nat Bank 3 M 86 95..... 1,211

Young L T—C B Howard et al 4 M 86 90..... 428

Young Sophia A and L T—Pitkin & Thomas 4 M 86 28..... 256

Entered, March 22, 1886.

*Bartlow Warren B—Cath Juram 4 M 86 727..... 300

*Bowers Chas S, Bowers & King—A S Ashbridge (Execution issued) 4 M 86 723..... 553

Bush J Addison—Nat Bk of Republic 3 M 86 155.....

Born Rudolph A—E F Hoffman 4 J 86 25.....Shff Costs

Crawford John—Geo E Wagner 1 D 85 371.....

Continental Mfg Co—Nat Bk of Republic 3 M 86 153.....

Dripps John & Robt—John L Waxler 1 S 80 567..... 1,872

Detre C H et al—City (Bond) 4 M 86 732.....

Dunlap Joseph—City (Bond) 4 M 86 734.....

Denn Clayton—James Talcott 4 M 80 608..... 158

Eberle Martin—R C Laird et al 4 M 86 712..... 18

Eberle Martin—H Thompson 4 M 86 724..... 87

*Eckert Chas T—Geo W Rookstool Jr 4 M 86 745..... 100

Foudey M T—Nat Bk of Republic 3 M 86 154.....

Fenton Hector T—E C Markley 4 M 86 83..... 304

Goodall S I et al—City (Bond) 4 M 86 733.....

Gieb or Geil Harry B dec—E S Stull 2 D 81 153..... ver 149

*Hart Benj—Jas Hyland (Execution issued) 4 M 86 709..... 100

*Hunter Thos H—W H Butler 4 M 86 714..... 307

Hartzell D K—I Steppacker et al 1 J 82 337..... S F

Kncass Christian—E C Markley 4 M 86 716..... 35

*Kohler Damian—John Nickels 4 M 86 728..... 200

*Kelly John S—P J Branklin (Bond and Warrant) 4 M 86 744..... 14,000

*Leary Cath and Danl—Patk Devinney 4 M 86 747..... 76

*Leary Cath and Danl—Geo Born 4 86 749..... 441

Ligget John et al—City (Bond) 4 M 86 731.....

Lowenstein Levi—Shackamaxon Bk 2 J 85 630..... 308

Lowenstein Solomon—Shackamaxon Bk 2 J 85 745..... 170

Mayberry Jos—Shackamaxon Bk 3 M 86 224..... 543

Maytrott Gebhard dec—S Wernert D C M 61 457.....

McManus P et al—City (Bond) 4 M 86 729.....

Ormrod Geo et al—City (Bond) 4 M 86 736.....

Perkes Chas et al—City (Bond) 4 M 86 437.....

Pleasonton Gertrude—Angelina Nutt 2 M 84 536..... ver 850

Risdon Chas H—GeoW Tressley 2 D 80 1062..... ver 687

*Rosney John—L Bergdoll Co 4 M 86 741..... 600

Scott Jas F et al—City (Bond) 4 M 86 735.....

Summ Chas—Fred Binley et al 4 M 86 719..... 24

Shackamaxon Bank—A Geissel 3 M 86 223.....

Shackamaxon Bank—J W Stanger 3 M 86 226.....

Wink B—Shackamaxon Bank 2 J 85 741..... 29

Waltz Chas—L Bergdoll 2 S 81 840... 91

Weis Harry—Chas Theis (Execution issued) 4 M 86 717..... 82

Young John et al—City (Bond) 4 M 86 730.....

Entered March 23, 1886.

Agnew Michael—Ann L Emery et al 4 D 85 716..... 2,079

Brown James—John Ridsdale 3 M 81 373..... S F

Dye Elizth K et al—Thos C Seddinger 2 S 85 538.....

Fitzgerald Edward—Farther Barbelin Society (Treasurers Bond) 4 M 86 755..... 1,000

Geisz John B—John McAleer & Sons 4 M 86 768..... 46

Graeff Geo W Jr—M F Paul et al D C M 73 762..... 18,333

*Harlan John S—Thos Rees (Bond & Warrant, Execution issued) 4 M 86 756..... 13,172

*Heard Rachel, Bowers John W—R Blum B & L (Bond and Warrant) 4 M 86 766..... 800

Hansen Geo—Chas Bischoff 2 M 84 537.....

Kraan Theo—Thos Bromley 3 D 83 843..... ver 250

*Kohn Mendel—J H Smith & Co (Execution issued 4 M 86 761..... 39

Krips Henry dec—E Allen et al D C D 72 2258..... 4,312

*Luburg Chas E—Daniel C Merklee 4 M 86 757..... 348

*Miller John H—Henry R Brooks (Execution issued) 4 M 86 765..... 61

*McGarrity Ella et al, McKellion Patrick, Cummings Charles W—Bridesburg Bldg Asso (Bond and Warrant) 4 M 86 760..... 400

*McHenry Matilda C and J S—E R Artman 4 M 86 773..... 520

Rauch Sebastian—John Hohenadel 1 M 76 189..... 200

*Schraishuhun C T H—Chas Goeller et al 4 M 86 764..... 150

*Tobler Geo—S Gourlay 4 M 86 754... 402

Ulrich Martin—L A Marshall 3 M 86 173..... 122

*Whitfield Chas L—Lacy & Emens (Execution issued) 4 M 86 751..... 50

*Whitfield Chas L—Lacy & Emens (Execution issued) 4 M 86 752..... 80

Entered March 24, 1886.

Adler J B—George V Rex D C S 68 200.....

*Archer Le Roy G—Samuel Moulton 4 M 86 781..... 160

*Brennor Gabor—Samuel Brennor (Execution issued) 4 M 86 807..... 708

*Brennor Gabor—L Appelbaum (Execution issued) 4 M 86 808..... 808

Clymer Chas W—A Paschall (Execution issued) 4 M 86 790..... 46

*Carr Cath—A A Hirst 4 M 86 791.... 220

*Hill John—F Abt B and L (Bond and Warrant, Execution issued) 4 M 86 794..... 3,200

Irvine Jas—American L and T Co 4 S 85 103..... 1,086

Kuhn Augustus J, Nugent James—Quokelink Tribe (Treasurers Bond) 1 M 86 25.....

*Koller John, Hohberger Chas—Active B and L (Bond and Warrant) 4 M 86 784..... 800

*Kippner Caroline—Social Mechs B and L 4 M 86 774..... 200

*McCabe Mary C—Thos C Fluket & Co 4 M 86 797..... 83

*Pfromm Geo—Louis Paris 4 M 86 789..... 40

Rees Hulbert—Mary A Rees 3 M 81 599..... S F

*Schofield John B, Glaub Peter—Goethe Bldg Asso (Bond and Warrant) 4 M 86 798..... 1,600

*Slack Daniel W—Andrew Mayer 4 M 86 787..... 800

*Scott James H, Allen Aarn—Edw'd Massey (Execution issued) 4 M 86 792..... 34

Singer A—John A Beeber 2 M 83 191..... ver 219

Starr Jesse W Jr—E Weaver M 80 166.....

*Schafer Chas—John F Mann 4 M 86 779..... 100

*Wilson E C—C D Norton & Co (Execution issued) 4 M 86 776..... 332

Entered March 25, 1886.

Arms H P—Fanny Owens (Attachment Execution issued) 1 M 86 36..... 91

Bruce Sarah, Hill Edwin, Chas G & Edwin F—Joseph L Quinn 3 S 85 106.....

Branson Geo W—R A Bauers 1 M 86 64..... E J

*Carpenter E P—Donaghy & Sons 1 M 86 28..... 57

*Cally Jas—Wm Wagstaff (Bond & Warrant) 1 M 86 43..... 2,200

Crocker Kate B, Williams Kate B and Wm D—M Woodburn 4 M 80 826..... 1,023

Fryer Chas D, Renninger Wm S—Jos Esherick Jr 3 M 81 245..... S F

*Ghiosso G Batista—Lorenzo Arata 1 M 86 27..... 500

Hopkins Enoch G—Washn Righter 2 M 81 313..... S F

Hopkins Enoch G—Washn Righter 3 M 76 589..... 4,032

Hey John—Harlan Page 2 J 85 459..... ver 219

*Knapp Harry C—H W Gimber (Execution issued) 1 M 86 48..... 800

*Kerper Josiah—L Cuckle (Bond & Warrant) 1 M 86 38..... 1,000

*Metzler Jos & Christian—Voigtlander Asso 1 M 86 26 ... 200

*Miller Chas F—Amelia Ozias 1 M 86 56 ... 900

Moritz Nicholas—John G Goebel 1 M 86 66 ... E J

*McMullen Geo—Thos McKeeman 1 M 86 53 ... 128

*Rigley John—B F Teller 1 M 86 62 ... 100

Shaw Geo E—H G Freeman Jr 2 J 85 837 ... ver 150

Watson Chas S et al—City (Bond) 1 M 86 54 ... .

*Washington Geo—Adams & Baker 1 M 86 44 ... 13

Yomer Wm H—John W Murphy & Co 1 M 86 47 ... 40

Mechanics' Liens.

Amos G. Cooper owner and cont—D F Lewis claimant, S s Prescott st 75 ft E of 50th st ... 58

John Maxwell owner and cont—Jas Mulligan & Son claimants, 6 bldgs W s Broad st 121 ft to 206 ft N of Susquehanna ave ... 437

Jos Stuckey, Geo J McFarland owners, Joseph Stuckey cont—Daniel Mershon's Son claimant, E s 15th st 112 ft S of Hester st ... 246

John Maxwell owner and cont—Jas Lanning claimant, 6 bldgs W s Broad st 121 ft to 206 ft N of Susquehanna ave ... 245

Isaac S and Morris B Stackhouse owners, Morris B Stackhouse cont—C E Paine & Son claimants, 9 bldgs N s Fernon st 118 ft to 230 ft N of 19th st ... 532

Samuel Lyster owner and cont—Richd Righter claimant, S E s Gates st 250 ft N E of Wood ... 169

Mary B and Wm H Maule owners, Chas D Supplee cont—Atkinson & Myhlertz claimants, No 1711 Filbert st ... 118

Isaac S Stackhouse owner, Morris B Stackhouse cont—Chas McDevitt claimant, 8 blds N s Fernon st 118 ft to 216 ft W of 19th st ... 320

Lafayette Horter owner, Harry Pettit cont—Matthew Hall & Co claimants, 8 bldgs E s 38th st 105 ft to 213 ft N of Aspen st each ... 109

Jane Taylor owner, Thos B Taylor cont—Emmett O'Neill claimant, W s 6th st 127 ft S of Buttonwood st ... 67

Bartelomeo Gurraglio owner, Lyale Hirst cont—John Gorton claimant, N E cor 8th and May sts ... 11

A M Greene owner, Robert M Mitchell cont—John Maguire claimant, S s Ellsworth st and W s 22d st ... 48

Abbreviations.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M.L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, March 22, 1886.

Allegheny ave., N. E. s., 66 ft. S. E. Chatham, Jacob Kuhl to Daniel L. Smith, March 18, 1886, 33 ft. by 56 ft.; S. W. s., Division, 14 ft. 6 in. and 88 ft. 6 in. S. E. Almond, each 12 ft. 4 in. by 51 ft. 6 in ... $6,000

Allen st., N. W. s. and E. s. Innis, Margaret Boyd to Isaac M. Nixon, March 13, 1886, irreg. shape; g. r. $25 ... 3,500

Ashmead st., S. E. s., 262 ft. 2½ in. East Germantown ave., David L. McNabb to Rosanna Hagan, Mar. 18, 1886, 30 ft. by 67 ft ... 2,600

Clarion st., 1538, Wm. R. Matchett to Bernard Ester, March 17, 1886, 13 ft. by 48 ft ... 1,350

Comly st., S. W. s., 144 ft. S. E. Torresdale ave., Walter W. Hood, to George Warren, March 18, 1886, irreg. shape; also S. E. s. Torresdale ave., and S. W. s. Comly, 100 ft. by 144 ft. 2⅜ in ... 1,200

Eighth st., N.E. cor. Jefferson, Thos. Riley to Robert W. Simpers, in trust, March 19, 1886, 18 ft. by 100 ft ... nom.

Fairview ave., N. W. s., 450 ft. S.W. Thirty-fifth, Guarantee T. and S. D. Co. to Hy. J. Becker, March 19, 1886, 50 ft. by 100 ft ... 3,100

Fisher ave., N. E. cor. Race, George H. Vandegrift to Wm. M. Clayton, March 13, 1886, irreg. shape ... nom.

Francis st., 1713, Wm. Murray, trustee, to George Endress, March 17, 1886, 16 ft. 11 in. by 100 ft ... 3,500

Front st., 209 N., William L. Graver to the William L. Graver Company, March, 18, 1886, 15 ft.; also another lot 33 ft. front ... nom.

Funk st., N. E. s., 44 ft. 2⅜ in. S. E. Torresdale ave., George Warner to Walter W. Hood, March 18, 1886, 100 ft. by 100 ft; mtges. $2,400 ... 1,200

Edmund st., N. W. s., 180 ft. S. W. Margaret, Decatur B. Assn. to Jas. Chadwick, March 13, 1886, irreg. shape ... 50

Germantown ave., W. s., 21 ft. ½ in. S. Huntingdon, Charles Godfrey to John J. Woods, March 15, 1886, 17 ft. by 66 ft. 9 in ... 3,650

Girard ave., 1904, John K. Cuming to Francis E. Eshleman, March 18, 1886, 18 ft. by 100 ft ... 7,500

Girard ave., N. cor. Morton, Wm. C. M. Jones et al. to Wm. M. Clayton, Sept. 11, 1872; and various dates (5 18 ft. lots), 90 ft. on Girard ave., 82 ft. on Morton ... .

Keystone st, N. W. s., 150 ft. N. E. Funk, A. B Taylor to Walter W. Hood, March 12, 1886, 50 ft. by 200 ft.; g. r. $45 ... 250

Lambert st., S.W. cor. Susquehanna ave., Jacob Rightley to Isabella S. Rapp, March 17, 1886, 16 ft. 6 in. by 60 ft ... 4,400

Lombard st., N. s., 196 ft. E. Fifth, August Philips to Anette Philips, March 19, 1886, 16 ft. by 123 ft ... nom.

Latona st., N. s, 293 ft. W. Seventeenth, John E. Town to Jane Adams, March 3, 1886, 15 ft. by 57 ft ... 1,550

Lawrence st., W. s, 229 ft. 8 in. S. Master, Patrick Collins to John W. Priestley, March 6, 1886, 80 ft. by 137 ft ... 34,000

Long Lane. N. W. s., 36 ft. 10 in. N. E. Reed, Jacob Jarden to Sebastian Kueny, March 20, 1886, irreg. shape; g. r. $42 ... nom.

Long Lane, N. W. s., 54 ft. 8⅜ in. N. Reed, James Jarden to Nichl. M. Kueny, March 20, 1886, irreg. shape; g. r. $42 ... nom.

Markoe st., E. s., 14 ft., 28 ft. and 42 ft. S. Aspen, John H. Goldbeck to David M. Hess, March 18, 1886, 14 ft. by 44 ft. 4½ in. each; mtge. $700 ... nom.

Marshall st., 1603, John J. McCarty to Robert Scott, Oct. 9, 1885, 16 ft. by 77 ft. 2⅝ in ... 1,800

Melon st., S. s., 100 ft. 2½ in. E. Twelfth, M. P. Norris to the City of Philadelphia, March 16, 1886, 15 ft. by 69 ft. 3½ in ... 900

Montgomery st., N. s., 78 ft. W. Fifteenth, William G. Serrill, March 18, 1886, 16 ft. by 69 ft. 6 in.; g. r. $175 ... 2,500

Fourth st., S. W. cor. Norris, Wister Building Association to Samuel Shearer, March 11, 1886, 16 ft. by 53 ft. 4 in ... 2,600

Ontario st., N. E. s., 236 ft. S. E. Kensington, C. C. Cooper, trustee, to Jas. Rogers, March 3, 1886, 17 ft. by 146 ft. 7 in ... 354

Oriana st., E. s., 137 ft. S. Lehigh ave., Albert Batty to Diana Clegg, March 19, 1886, 13 ft. 6 in. by 46 ft. ... 1,425

Race st., N. s., 38 ft. W. Tenth, Ann E. Lieber to William J. Norris, March 18, 1886, 21 ft. by 70 ft.; g. r. $63. Also S. s. 8 ft. Alley N. of Race st., W. of Tenth, 21 ft. by 42 ft.; g. r. $19.67 ... 7,500

Race st., N. s., 36 ft. W. Sixteenth, William F. Deakyne to George Taylor Smith, March 19, 1886, 18 ft. by 140 ft ... 8,900

Gaul st., S. cor. Townsend, D. H. Erdman, et al., trustees, to Edwd. R. Ireland, March 12, 1886, irreg ... nom.

Gaul st., N. W. s., 70 ft. 3 in. N. E. Dauphin, George Klotz to George L. Kohlenberg, March 20, 1886, 14 ft. ½ in. by 60 ft ... 1,600

Ridge ave., N. E. s., Twenty-first Ward, Thomas F. Mower to Wm. R. Knipe, March 19, 1886 ... 3,000

Seventh st, W. s., 138 ft. N. Cumberland, Francis Hascher to Martin Blind, March 13, 1886, 16 ft. by 67 ft. 6 in ... 4,800

Seybert st., S. s., 57 ft. 8 in. E. Eighteenth, Aug. A. Yerkes to Michael Ward, March 17, 1886, 14 ft. by 41 ft ... 1,450

Somerset st., N. E. cor. Seventh, E. D. Baugher to Wm. Stewart to Thomas S. Shoemaker, March 18, 1886, thirteen lots ... nom.

Twenty-third st., 1953 N., John Schmeig to Frank X. Amberg, March 13, 1886, 17 ft. 9 in. by 75 ft. ... 1,300

Wallace st., N. s., 58 ft. 10 in. W. Seventeenth, Edgar E. Perry to George A. Perry to Edgar E. Perry, March 19, 1886, 19 ft. 6 in. by 105 ft. ... 6,000

Cadwallader st., 1655, Martin Truckenmueller to Philip Boerrn, March 12, 1886, irreg. shape ... 3,300

Walnut st., S. s., 97 ft. 6 in. W. Thirty-sixth, Charles T. Stewart to Anthony J. Drexel, Jan. 27, 1886, 25 ft. by 117 ft.; S. s. Proctor Square, 122 ft. E. Thirty-eighth, 22 ft. by 55 ft. 4¾ in ... nom.

Amber st., N.W. s. and S.W. s. Cambria, Patrick J. Brankin to John S. Kelly, March 22, 1886, 19 lots, 1 on Cambria and 1 on Williams..... nom.

Reed st., N. s., 95 ft. E. Bateman, Robert T. Mitchell to Robert W. Crombie, March 22, 1886, 15 ft. 5 in. by 60 ft..... 400

Wharton st., 382, Margaret Vanderslice to Margaret Hancock, Jan. 23, 1885, 16 ft. by 106 ft..... nom.

Wright st., 2525, Joseph L. Caven to William Shuman, March 18, 1886, 13 ft. 11 in. by 41 ft..... 1,800

Benjamin F. Chestnut et al., trustees, to the Board of Public Education, First School District, Pennsylvania, Feb. 26, 1886, ¼ acre, Bristol Tpke., Twenty-second Ward.... nom.

TUESDAY, March 23, 1886.

Adams st., N. E. s., 293 ft. 10¾ in. S. E. Tulpehocken, Thomas S. Shoemaker to Wm. H. Atkins, March 20, 1886, 47 ft. by 155 ft..... $1,800

Baring st., S. E. cor. Sanders ave., interest of Lydia E. Browne to Clarence A. Browne, March 20, 1886, irreg. shape..... 3,700

Belmont ave., 940, Jacob Rightley to Enos F. Cloud, March 19, 1886, 19 ft. by 80 ft.; g. r $150..... 1,500

Buttonwood st., 1721, Annie L. Budd et al. to Albert H. Moore, Feb. 10, 1886, irreg. shape..... nom.

Cambria st., N. E. cor. Haas, John Muller et al. to P. Molter and Wm. Shoemaker et ux., Sept. 9, 1885, 16 ft. by 80 ft..... 125

Catharine st., S. s., 16 ft. 4 in. E. Sixteenth, Edward C. Lever to Elizabeth Mitchener Brown, March 17, 1886, 16 ft. by 49 ft. 6 in.; mtge. $1,600..... 1,200

Catharine st., 2047, Wm. J. McNichol to Robert Loughlin, March 17, 1886, 15 ft. by 60 ft..... 2,750

Columbia ave., 1824, Chas. G. Henderson, Jr. to Lydia Ann Myers, March 13, 1886, 16 ft. by 88 ft. 11½ in..... 6,000

Dauphin st., 4 lots, N. s., W. of Thirty-second, Frank Robinson to Henry A. Duhring et al., March 19, 1886..... 8,000

Dickinson st., 2420, John P. Lugar to John Leskie, March 19, 1886, 14 ft. by 57 ft. 6 in.; g. r. $60..... 250

Eighteenth st., 928 S., Thos. S. Harper et al., &c., to Fanny Harvey, March 17, 1886, 16 ft. by 70 ft. 11 in. 3,300

Eighteenth st., W. s., 16 ft. N. Tasker, Bridget Madden to Mary Collins, Jan. 25, 1886, 16 ft. by 65 ft..... 1,000

Eighteenth st., N. W. cor. Berks, J. Louis Kates to Mary S. Grigg, Mar. 15, 1886, 17 ft. 6 in. by 100 ft..... 10,700

Fourth st., W. s., N. of Walnut, Walter P. Fell to Catharine T. Fell, March 17, 1886, 18 ft. by 80 ft.; moiety..... 4,000

Fifty-second st., cor. Cedar or South, Robert T. Corson to Margaretta W. Twaddell et al., March 23, 1886, irreg. shape..... 2,310

Girard ave., S. s., 54 ft. W. Nineteenth, J. L. Cresse to Aug. Davis, March 18, 1886, 18 ft. by 100 ft.; g. r. $300..... 3,000

Grape st., S. s., 192 ft. W. Thirty-sixth, John Healy to Woodward Brown, March 4, 1886, 16 ft. by 76 ft..... 2,000

Hepburn st., E. s., 96 ft. 3 in. S. Bainbridge, William Kelly, trustee, to James Gourley, March 5, 1886, 14 ft. by 51 ft..... 1,390

High st., S. E. s., 315 ft. N. E. Morton, David McMahon to Richard P. Bennis, March 19, 1886, 25 ft. by 124 ft. 4 in..... 100

Island rd., 82 acres 20 perches, John Dowling to John H. Phillips, Mar. 20, 1886..... 15,500

Jannett ave., N. W. s., and N. E. s. Wetherill, Benjamin Kenworthy to Maria T. Haddy, Feb. 25, 1886, 40 ft. by 100 ft..... 650

Kensington ave., W. s., 140 ft. N. Harrowgate lane, Harrowgate and Plank Road Land Company to Joseph Summers, June 6, 1870, irreg. shape..... 425

Allen st., 120, J. C. Cramp to John R. McLean, March 10, 1886, 17 ft. 6 in. by 37 ft. 6 in..... 1,412

Marriott st., N. s., 103 ft. E. Eighth, Mercantile Beneficial and Loan Association to Delia M. Corcoran, March 15, 1886, 14 ft. by 52 ft..... 1,900

Berks st., 2026, John L. Carre to Eli M. Gavis et ux., March 17, 1886, 15 ft. by 61 ft..... 3,100

Berks st., 814, Gottlieb Koehler to Julius H. Risman, March 16, 1886, 14 ft. by 54 ft. 6 in..... 2,225

Morris st., S.W. cor. Fifteenth, ex'rs of John J. Ridgway to Anthony J. Drexel, Feb. 13, 1886, to William R. Matchett, March 20, 1886, 121 ft. by 200 ft. 3 in.; S. W. cor. Morris and Hicks, 97 ft. by 200 ft.; S. W. cor. Morris and Mole, 118 ft. by 200 ft. 3 in.; S. W. cor. Tasker and Hicks, 97 ft. by 400 ft. 3 in.; S. W. cor. Fifteenth and Tasker, 121 ft. by 400 ft. 3 in.; S. W. cor. Mole and Tasker, 118 ft. by 400 ft. 3 in..... nom.

Nineteenth st., W. s., 222 ft. S. Tasker, James Milnamow, Jr., to Jas. P. Lowry, March 3, 1886, 17 ft. by 68 ft..... 850

Oak lane S. s., 81 ft. W. Seventh, Thos. Bradfield to Mary Amanda Marot, March 17, 1886, irreg. shape 6,500

Page st., 1624, James P. Cromberger to Linda F. Crawford, March 16, 1886, 16 ft. by 51 ft..... 1,950

Passyunk rd., N. W. s., 145 ft. S. W. Twelfth, West End Loan and Building Association to Patrick Proctor, March 19, 1886, irreg. shape..... 2,750

Pearl st., 2435, 2437, 2445, 2449 and 2451, William B. Ervine to Patrick Kennedy, March 12, 1886, each 14 ft. by 40 ft..... 2,240

Poplar st., S. s., 66 ft. 2½ in. E. Tenth, German Building Association to Charles Schuler, March 19, 1886, irreg..... 2,900

Ridge ave., N. E. s., 117 ft. 7 in. N. Crawford, John Cruice et al. to Charles Brown, Feb. 27, 1886, 18 ft. by 72 ft..... 2,925

Seventh st., 991 N., Christopher Zindel to Charles J. Braun, March 5, 1886, irreg. shape..... 3,400

Seymour st., N. W. s., 50 ft. N. E. Green, Louis Paris to Zilpha Craven, March 20, 1886, 25 ft by 100 ft. 1,081

Third st., 911, S. Confirmation, Wm. Von A. Williamson to Mary A. Williamson, March 17, 1886, 14 ft. 9½ in. by 48 ft. 6 in. by 51 ft. 3½ in.. nom.

Tenth st., 1619 N., Josephine B. Widmer to Jas. McQuaide, March 10, 1886, 23 ft. 2 in. by 84 ft..... 7,100

Norris st., 444, Susanna Waldman to Jos. Weimer, March 21, 1886, 16 ft. by 57 ft..... 1,000

Oriana st., 2152, Andreas Hofinger to Jacob Kobleuzer, March 5, 1886, 12 ft. by 48 ft. 6 in..... 1,450

Parrish st., 2527, Walter B. Morris to Wm. G. Foulke, March 19, 1886, 17 ft. by 70 ft..... 3,000

Twenty-second st., E. s., 90 ft. N. Spruce, Lemuel Coffin to Edw. D. Toland, March 18, 1886, 45 ft. by 117 ft. 6 in..... 12,000

Winter st., N. s., 54 ft. W. Fifteenth, James Williams to John F. Cronin, March 19, 1886, 18 ft. by 30 ft..... 1,900

Winton st., N. s., 96 ft. W. Eighth, Hugh McNeill to John Dunn, Mar. 17, 1886, 14 ft. by 47 ft. 6 in.; g. r. $45..... 600

Woodbine st., S. E. s., 116 ft. 4 in. S. W. Sprague, Morris R. Bockius to Reuben Evans, March 16, 1886, 50 ft. by 109 ft..... 450

Buttonwood st., 1731-1737, Isaac Budd to Isaac W. Budd to Anna M. Budd, March 22, 1886; also 509 N. Eighteenth, irreg. shape..... 10,000

WEDNESDAY, March 24, 1886.

Aramingo st., N. W. s., 40 ft. N. E. Friendship, Annie Costigan to Fred. Hayes, March 19, 1886, 20 ft. by 120 ft..... $ 250

Bolton st., S. s., 129 ft. 4 in. E. Twenty-third, N. C. Clelland to Samuel B. Deal, March 15, 1886, 14 ft. 8 in. by 48 ft..... 1,725

Camac st., W. s., 220 ft. 6 in. N. Columbia, Chas. T. Brown to Christ. Zindel, March 17, 1886, 12 ft. 6 in. by 43 ft.; mtge. $850..... 1,250

Camac st., W. s., 233 ft. N. Columbia, Charles T. Brown to Wm. Zindel, March 17, 1886, 12 ft. 6 in. by 43 ft., mtge. $850..... 1,250

Carlisle st., W. s., 239 ft. S. Dauphin, Charles C. Moore to Thos. Lahey, March 9, 1886, 17 ft. by 78 ft. 10 in.; mtge. $1,500..... nom.

Dauphin st., W. s., 54 ft. W. Thirtieth, Frank Robinson to Henry A. Duhring et al., March 19, 1886, 18 lots, 17 and 18 ft. by 80 ft..... 30,000

Eleventh st., W. s., 107 ft. 10 in. N. Diamond, Charles C. Van Riper to Cornelius Dubois, Feb. 27, 1886, 16 ft. 2 in. by 98 ft.; mtge. $300..... 2,000

Frankford Rd., 2232, John Schmank to William J. and Adam Kennedy, March 19, 1886, 18 ft. by 100 ft..... 8,300

Funk st., S. W. s., 200 ft. Erdrick, Wissinoming Loan and Insurance Company to Hannah G. Hood, Nov. 9, 1885, to Henry Neill, Mar. 22, 1886, 50 ft. by 100 ft..... 150

Germantown ave., S. W. s., 380 ft. S. E. Allen's Lane, James Walters to Jas. Rinker, March 15, 1886, irreg. shape..... 2,400

Hedley st., N. E. s., 88 ft. 2½ in. S. E. Richmond, Magdalene Peter to Ida Silberman, March 23, 1886, irreg. shape..... 600

Hudson st., E. s., 110 ft. 9 7-10 in., Daniel Witham et al., to James C. Moore, March 17, 1886, 14 ft. 10 7-10 in. by 36 ft. ¾ in..... 3,000

Huntingdon st., N. E. s., 80 ft. 9½ in. S. E. Thompson, J. W. Supplee to Samuel Humes, March 1, 1886, 15 ft. by 80 ft.; g. r. $41..... 1,500

Kimball st., N. s., 151 ft. E. Twentieth, James P. McNichol to Wm. J. and James W. Barr, March 18, 1886, 14 ft. by 48 ft..... .....

Lancaster ave., S. W. s. and S. E. s. Thirty-seventh, James A. L Wilson, admr., to James C. Magee, March 10, 1886, 18 ft. by 110 ft..... 7,600

Eighteenth and Montrose sts., N. E. cor., George Lafferty to Janet Mowat, March 24, 1886, 17 ft. by 64 ft.; g. r. $85..... 5,000

Limekiln Pike, cor. Cora st., John Davis to William G. Spencer, Mar. 19, 1886, 25 acres, 155 perches..... 25,000

Market st., 3430, Cornelius Dubois to Charles C. Van Riper, Feb. 26, 1886, 15 ft. by 72 ft.; mtge. $300..... 2,000

Manton st., N. s., 68 ft. W. Twenty-second, Lucius S. Landreth to Wm. B. Wharton, March 20, 1886, 13 lots, 14 ft. and 15 ft. by 55 ft..... nom.

Manton st., S. s., 80 ft. W. Twenty-first, L. S. Landreth to Thomas Marshall, March 20, 1886, 7 lots, 14 ft., 15 ft. and 16 ft. front and 58 ft. deep; Oakford, N. s., 64 ft. W. Twenty-first, 7 lots, 14 ft. and 15 ft. by 58 ft..... nom.

Orkney st., E. s., 50 ft. N. of alley N. of Dauphin, George R. Roeller to Reuben B. Groman, March 12, 1886, 30 ft. by 24 ft. 3 in..... 360

Paschall ave., N. W. s., 175 ft. S. W. Sixty-third, Geo. Brown to Richd. T. Ogden, March 8, 1886, 50 ft. by 100 ft..... 390

Percy st., E. s., 309 ft. S. Thompson, Robert Smith to Girard Avenue Farmers' Market Company, March 19, 1886, irreg. shape..... nom.

Ridge ave., S. W. s., 56 ft. S. E. Bolton, Mary W. McManemy to Mary Ann Levering, March 22, 1886, 28 ft. by 159 ft..... 825

Ruscomb st., from Eighteenth to Nineteenth, N. s., Robert R. Phillips to Edwin T. Coxe, March 20, 1886, 395 ft. 8 in. by 130 ft. and 179 ft.; N. s. Ruscomb, between Nineteenth and Twentieth, irreg. shape 1,750

Second st., W. s., 313 ft. 8 in. S. Dauphin, John H. Martin to Robt. Wilson, March 15, 1886, 16 ft. 4 in. by 70 ft..... 3,000

Sixteenth st., N. W. cor. Ontario, B. L. Taylor to Albert Moore, March 17, 1886, 280 ft. by 170 ft. 4 in..... 1,000

Spruce st., S. s., 360 ft. E. Forty-first, Samuel Grant Smith to Mary Grant Smith, March 24, 1886; also lot 50 ft. by 40 ft. in rear..... 3,050

Stewart st., 2230-2232, Sarah A. Duff to Margaret J. Black, March 16, 1886, 27 ft. 9 in. by 37 ft. 8½ in; mtges. $1,700..... 1,180

Tackawanna st., N.W. s., 40 ft. S.W. John, Isabella C. Booz to Kate Ulrich, March 15, 1886, 20 ft. by 100 ft..... 725

Twenty-first st., S. W. cor. Manton, L. S. Landreth to William B. Wharton, March 20, 1886, 7 lots, 16 ft., 17 ft. and 18 ft. by 60 ft.; E. s. Twenty-first, 68 ft. S. Federal, 16 ft. by 60 ft., each of 4 lots; 3 lots W. s. Twenty-first, 59 ft. S. Federal, 16 ft. by 65 ft. each; S. E. cor. Twenty-first and Manton, 16 ft. and 18 ft. by 60 ft. each; S. W. cor. Twenty-second and Federal, 8 lots nom.

Twenty-fourth st., W. s., 49 ft. S. Berks, Chas. Kirn to Henry H. Cunningham, March 20, 1886, 15 ft. 6 in. by 72 ft.; g. r. $20..... 5,500

Twenty-seventh st., W. s., 210 ft. N. Saulnier, Henry Schnell to John Schnell, November 12, 1885, irreg. shape; mtge. $1,750..... 1,500

Water st. S. s., 40 ft. E. Ann, Otho E. Booz to Mary Dunn, March 23, 1886, 20 ft. by 100 ft..... 1,300

Watkins st., S. s., 53 ft. W. Tenth, George W. Fennimore to Patrick A. Moran, March 22, 1886, irreg. shape..... 1,500

Winton st., 923, Thos. J. Carroll to Thos. J. Carroll, March 22, 1886, 14 ft. by 49 ft.; g. r. $36..... 400

Wright st., S. s., 15 ft. W. Twenty-second, Henry Cole to W. Durell Shuster, Jan. 22, 1886, 13 ft. 4 in. by 40 ft..... 500

John H. Scott to George S. Marshall, January 23, 1886, 2386, '87, '88 '89 in Section 69, Clear View..... 420

THURSDAY, March 25, 1886.

Andress st., W. s., 16 ft. N. Citron, Michael Gannon, Sr., to Jas. Sadlier, March 20, 1886, 16 ft. by 35 ft. 10½ in..... $1,000

Bartram st., 1515, Lewis T. Garrett to John Roper, March 20, 1886, 14 ft. by 37 ft..... 1,100

Broad st., E. s. and S. s Reed, Wm. R. Matchett to Herman Horn, March 22, 1886, 18 ft 6 in. by 123 ft..... 8,500

Brooklyn st., 642, Emma Harnish to Letitia McAdoo, March 19, 1886, 17 ft. 6 in. by 77 ft. 6 in..... 3,500

College ave., 827 W., Chas. W. Henry to Isaac S. Clark, Mar. 20, 1886, 14 ft. by 50 ft..... 2,400

College ave., 831-837 W., Charles W. Henry to Wm. Marley, March 18, 1886, 56 ft. by 50 ft..... 9,600

Coral st., S. E. s. and S. W. Taylor, Matthew Gailey to Mary Hughes, March 18, 1886, 12 ft. by 60 ft..... 1,300

East Walnut lane, S. E. s., 317 ft. 2 in. F. Germantown ave., Conyers Button to Aspinal Radcliffe, Mar. 23, 1886, irreg. shape..... 6,500

Evergreen ave., N. W. s., 500 ft. N. E. Germantown ave., John Stallman to Thos. J. Jones, March 18, 1886, 45 ft. by 120 ft. 10 in..... 1,200

Fairmount ave., 1918, Jas. W. English to Martha L. Miller, March 13, 1886, 20 ft. by 100 ft. 6½ in..... 7,000

Fillmore st., N. E. cor. Lehigh, William A. M. Fuller, ex'r, to John H. Bromley et al., Mar. 11, 1886, irreg. shape; g. r. $3.000..... 16,000

Fourth st., 232 N., Fred'k Brecht to August F. Brecht, March 19, 1886, 19 ft. 4½ in. by 115 ft..... 13,000

Frankford rd., N. W. s., 150 ft. N. E. Unity, interest of Chas. M. Goodknecht to Charlotte M. Jewell, March 22, 1886, 20 ft. 6 in. by 247 ft. 8 in.; N. W. s. Franklin, 89 ft. 2 in. N. E. Unity, 89 ft. 2 in. by 542 ft..... nom.

Gaul st., S. E. s., and S. W. s. Townsend, Edward R. Ireland to Elizabeth S. Morris, March 15, 1886, irreg..... 2,600

Gettz st., E. s., 58 ft. N. McKean, Samuel K. Reichner to Annie V. Sentz, Mar. 18, 1886, 14 ft. by 46 ft.; g. r. $46..... 650

Howard st., W. s., 134 ft. S. Cumberland, William H. Kern to John Morton, Feb. 22, 1886, 18 ft. by 95 ft. 6 in..... 1,100

Huntingdon st., S. W. s., 250 ft. 1 in. S. E. Kensington ave., Charles F. Collom to Caroline Hamilton, Mar. 22, 1886, 16 ft. 7 in. by 73 ft. 8 in.; g. r. $88..... 800

Carlisle st., 2320 & 2324, L. A. White to Edw'd H. Cloud, Mar. 25, 1886, each 14 ft. by 70 ft..... 2,500

Carlisle st., 2322, L. A. White to Theoph. B. Stork, Mar. 25, 1886, 14 ft. by 70 ft..... 2,000

Kingsessing ave., N. W. s., 85 ft. S. W. Sixty-eighth, Isabella W. Riley to Robert Garrett, Mar. 16, 1886, 40 ft. by 105 ft..... 2,000

Manton st., S. s., 80 ft. W. Twenty-first, 7 lots; W. s. Oakford, 64 ft. W. Twenty-first, 7 lots; S. W. cor. Twenty-first and Manton, 7 lots; E. s. Twenty-first, 68 ft. S. Federal, 4 lots; S. E. cor. Twenty-first and Manton and S. W. cor. Twenty-second and Federal, William B. Wharton to H. R. Coulomb, Mar. 20, 1886..... nom.

Mifflin st., S. s., 96 ft. W. Ninth, Jacob Lodge to John C. D. Smith, Mar. 25, 1886, 96 ft. by 64 ft..... 4,500

Second st., W. s., 96 ft. N. Lehigh ave., Isaac and Henry Norris, trustees, to Samuel Baxter, March 23, 1886, 18 ft. by 121 ft. 9 in.: g. r. $81..... nom.

Austin street, 1322-1324, Rebecca S. Lentz to John D. Lentz, March 23, 1886, 32 ft. by 60 ft. 10 in.; 1002 Green, 15 ft. 11 in. by 50 ft. 9⅜ in.; 1322 Passyunk rd., 16 ft. by 97 ft. and 92 ft.; 816 and 818 Wharton, irreg. shape..... 1,500

Spring Garden st., 2133, Frank C. McCown et al. to Matilda Hall, March 9, 1886, 22 ft. 3 in. by 95 ft..... 10,000

Taylor st., 1829, H R. Shoch to Christian Schuele, March 18, 1886, 14 ft. 2 in. by 46 ft. 9½ in..... 2,000

Twenty-second street, E. s., 90 ft. N. Spruce, Edward D. Toland to Chs. Chauncey, March 22, 1886, 24 ft. by 121 ft. 6 in..... 8,000

Twenty-eighth st., 1445-1447, Jacob J. Hitchler to James McCartney, March 19, 1886, 28 ft. 2 in. by 71 ft.; mtges. $3,020..... 1.200

Webster st., N. s., 138 ft. W. Eighteenth, David Hemphill to Margaret Dougherty, Mar. 15, 1886, 15 ft. by 39 ft.; g. r. $60..... 490

Keefe st., 114, Joseph R. English to John H. Rutledge, Feb. 26, 1886, 14 ft. ½ in. by 33 ft 1,100

FRIDAY, March 26, 1886.

Arch st., 237, Geo. D. Bruce to Wm. H. Berger et al., irreg. shape..... $11,000

Agate st., 3332, Charles F. Linde to George Frescoln, March 26, 1886, 14 ft. by 50 ft..... 325

Bodine st., W. s., 162 ft. N. Norris, Martha Anderson to Charles B. Doyle, March 12, 1886, 12 ft. by 47 ft.; g. r. $48..... 500

Brown st., S. E. cor. Union, Wm. R. Nicholson to Morris M. Wood, March 22, 1886, 23 ft by 88 ft..... 6,250

Clinton st., E. s., 81 ft. 8 in. and 121 ft. 8 in. N. Macferren, and one lot 280 ft. S. Baker, Andrew Miller to Oscar A. Fow, March 23, 1886, each 20 ft. by 100 ft..... 1,250

Cumberland st., 711, Seeley Wallen to David Glading, March 17, 1886, 15 ft. by 73 ft. 8 in..... 3,400

Eighth st., S. E. cor. Catharine, Clara Lurker et al. to G. Batista Ghiossa, March 17, 1886, 15 ft. by 44 ft..... 3,500

Eighth st., 1133 S., Edward Dudley to Samuel T. Fox, Nov. 18, 1885, 15 ft. by 60 ft.; g. r. $30..... 1,650

Eldridge st, 12 and 13, Edmund Eldridge to Annie M. Warner, Mar. 23, 1886, 27 ft. by 33 ft..... 2,300

Fairmount ave., N. E. cor. Shirley, Fras. Palmer to John F. Betz, Mar. 5, 1886, 17 ft. ½ in. by 90 ft..... 9,500

Fifth st., W. s., 277 ft. N. Susquehanna, Charles H. Ott to James L. Weyant, March 20, 1886, 16 ft. by 85 ft..... 1,325

Frankford road, S. E. s., 449 ft. 7½ in. N. E. Ontario, Franklin Eyre to Wm. H. Lewis to Franklin Eyre, March 15, 1886, 16 ft. by 100 ft..... 900

Hare street, N. W. cor. Twenty-fifth, Phila. T., S. D. and Ins. Co. to John M. Sharp, March 24, 1886, irreg. shape; also, S. W. cor. Twenty-fifth and Hare, 74 ft. by 84 ft. 9 in.; N. W. cor. Twenty-fifth and Swain, irreg. shape..... 35,000

Howard st., W. s., 116 ft. S. Cumberland, John Martin to George P. Reuter, March 23, 1886, 36 ft. by 95 ft. 6 in..... 2,400

Jasper st., E. s., 279 ft. N. Venango, Mary Rometsch et al. to William Schlater, March 20, 1886, 40 ft. by 16 ft. 7 in.; g. r. $50..... 200

Lambert st., W. s., 271 ft. 6 in. S. Susquehanna, Jacob Rightly to Wm. M. Jacobs, March 19, 1886, 15 ft. by 60 ft.; g. r. $102..... 1,000

Filbert st., 3639-3641, Jas. A. L. Wilson, admn'r, to Jas. E. Hall, Mar. 16, 1886, 30 ft. ⅛ in. by 180 ft.......... 4,650

Lawrence st., W. s., 79 ft. S. Jefferson, Isaiah C. Wears (interest) to Jacob A. Boyer et al., Sept. 28, 1875, 15 ft. by 88 ft. 6 in.......................... nom.

Lingo st., E. s., 226 ft. and 240 ft. W. Dickinson, William R. Matchett to Caroline P. Lippincott, Feb. 11, 1886, each 14 ft. by 48 ft.; subj. to g. r. $52 each...................................... 650

McIlvain st., S. s., 135 ft. 6 in. W. Third, John E. Horschel to Annie E. Horschel, March 22, 1886, 16 ft. by 51 ft.. nom.

Marshall st., E. s., 249 ft. S. Cumberland, Daniel B. Wendle to Michael P. Murray, March 25, 1886, 14 ft. 9 in. by 74 ft......................... 3,500

Mather st., W. s. and S. s. Tioga, John Williams to John Baral, Sr., March 19, 1886, 50 ft. by 72 ft. 10 in. 2,400

Mead st., 17, William C Desmond to John Hayes et ux., March 13, 1886, 16 ft. 6 in. by 81 ft.......... 1,850

Norris st., 2235, Edwin H. Flood to Emma Lesser, March 12, 1886, 16 ft. by 77 ft. 6 in............................. 4,500

Oxford st., 1217, Elwood H. Otby to Timothy Callion, March 18, 1886, 16 ft. by 60 ft................................ 2,650

Perth st., N. E. cor. Master, Frederick Klosterman to Louisa Klosterman, March 23, 1886, 17 ft. 2½ in. by 42 ft..................... 2,500

Pine st., 609, J. H. Williams to Andrew T. Kay to Mamie Williams, March 23, 1886, 12 ft. by 100 ft....... nom.

Poplar st., N. E. cor. Fifteenth, A. C. Rembaugh to Euphemia S. Crum, March 10, 1886, 33 ft. 10 in. by 83 ft. 6 in...................................... nom.

Queen st., S. E. s., 29 ft. N. E. Morris, Anna D. Rittenhouse to Daniel M. Feeney, March 24, 1886, 25 ft. by 98 ft. 612

Seventh st., S.W. cor. Emily, James D. Howley Loan and Building Association to Hannah Moore to Severo Mallet Prevost, March 18, 1886, 19 ft. 6 in. by 56 ft.; also W. s. Eighth, 65 ft. N. McKean, 15 ft. 5⅝ in. by 66 ft 1,200

Seventh st., W. s., from Emily to Mercy, Severo Mallet Prevost to George Veuder, March 20, 1886, irreg. shape...................................... 2,550

Spruce st., 1823, Geo. W. Burton to Sarah C. Price, March 22, 1886, 18 ft. by 104 ft.................................... 18,000

Susquehanna ave., N. E. s., 238 ft. 4 in. N. W. Richmond, Hy. Posey et al. to Jacob Auffort, Feb. 22, 1886, 17 ft. 10 in. by 80 ft........................ 1,242

Third st., 236 S., J. Hy. Williams to Andrew T. Kay to Mamie Williams, March 23, 1886, 19 ft. 6 in. by 175 ft. 6 in .... nom.

Twentieth st., E. s., 16 ft. N. Buttonwood, W. Garret et ux. to Wm. T. McPhail, in trust, March 19, 1886, 16 ft. by 69 ft. 8 in.; g. r. $50.......... nom.

Second st., S. W. cor. Oakford, M. Kennedy to Hy. Jackson, Feb. 25, 1886, 17 ft. by 74 ft.; g. r. $78. 1,600

Twenty-third st., 1950 N., Emily Bethell to Malinda Peacock, March 20, 1886, 17 ft. by 87 ft. 9 in............ 6,500

Thirty-second st., E. s., 98 ft. 4 in. N. Hamilton, Leopold Moore to Emily Gertrude Van Hook, March 23, 1886, 16 ft. 4 in. by 92 ft. 6 in..... 6,500

Thirty-eighth st., S. W. cor. Aspen, Nathan Shoemaker to Fisher A. Hall, March 22, 1886, 17 ft. by 72 ft 4,000

Woodstock st., W. s., 179 ft. 5¾ in. S. Dickinson, Wm. Forbes to Philip Kakel, March 23, 1886, 42 ft, by 44 ft.; 3 g. r. $36 each 700

Sears st., 604, 1203 Peters, 2220 and 2222 N. Eighth and 2215 N. Eighth, Wm. Hopple, Jr., to Elizabeth J. Woodward, Dec. 10, 1885.............. ......

SATURDAY, March 28, 1886.

Arch st., S. s., 98 ft. E. Twenty-second, Joseph L. Caven to Wm. H. Abbott, March 24, 1886, 20 ft. by 111 ft. 8 in.; N. s., 118 ft E. Twenty-second, 60 ft. by 9 ft. 8 in.. $3,500

Ash st., N. E. s., 340 ft. N. W. Salmon, Frederick Seitter et ux. to Thomas Rapp, Aug. 26, 1885, 40 ft. by 55 ft. and 66 ft......................... 575

Aspen st., N.W. cor. Thirty-six-and-one-half st., Wm. Wharton, Jr. to Louis C. Smith, March 24, 1886, irreg. shape.................................. 3,150

Budd st., S. s., 72 ft. 1¼ in. E. Juniper, William Shellen, executor, to John Dignan, March 17, 1886, 13 ft. 9¾ in. by 40 ft.......................... 1,525

Canal st., S. W. cor. Walker, Joseph E. Gillingham to Geo. T. Lewis, March 18, 1886, irreg. shape.......... 6,500

Clare st., 1026, Peter Denning to Alfred D. Wiler, March 13, 1886, 14 ft. 6 in. by 29 ft.; g. r. $21.................. 475

Clinton st., E. s., 340 ft. N. Baker, Wm. Wagstaff to James Cally, March 22, 1886, 20 ft. by 100 ft........ 1,300

Cumberland st., N. E. s., 140 ft. N. W. Emerald, Benjamin H. Brown to Charles F. Schroeder, March 25, 1886, 15 ft. 6 in. by 77 ft...... 3,000

Eleventh st., E. s., 288 ft. S. Cambria, Anson H. Hamilton to Edmund Eldridge, March 23, 1886, 16 ft. by 84 ft 2,900

Eleventh st., N. W. cor. Cambria, John Dunlap, Sr., to John Dunlap & Sons, March 19, 1886, 200 ft. by 198 ft. ; mtge. $1,000..................... 1,500

Fifth st., W. s., 146 ft. 6 in. S. Diamond, Louis A. Sartori to Hy. C. Kulp, March 24, 1886, 12 ft. by 100 ft 1,800

Fifth st., W. s., 158 ft. 6 in. S. Diamond, L. A. Sartori to Sylvanus K. Ott, March 24, 1886, 12 ft. by 100 ft 1,800

Gilbert st., 3639-3641, Jas. E. Hall to Edwin S. Armstrong, March 24, 1886, 30 ft. ⅛ in. by 180 ft.............. 6,800

Florence ave., S. E. s., 40 ft. S. E. Fifty-first, A. Lizzie Bailey to Edwin S. Mosley, March 24, 1886, 20 ft. by 100 ft.................................. 300

Germantown ave., S. W. s., 22 ft. 2⅝ in. N. W. Tenth, John J. Woods to Jos. Leute, March 19, 1886, irreg. shape.. 4,200

Hazzard st., N. E. s., 100 ft. S. E. Kensington, Alb. Mackubbin to Jas. Lowe, March 23, 1885, 14 ft. by 68 ft.; g. r. $46.50......... 775

Keefe st., S. s., 175 ft. 10⅛ in. W. Front, Jos. R. English et al. to Cynthia H. Clendaniel, Feb. 26, 1886, irreg. shape........................... 1,100

Linden Pl., N. E. s., 98 ft. 7½ in. S. E. Linden st., Catharine Haines to Susanna E. Field, March 24, 1886, irreg. shape.................................. nom.

Lyceum ave., N. W. s., 50 ft. S. W. Mitchell, John L. Hodson to Geo. P. Hodson, Dec. 3, 1885, 45 ft. by 110 ft.. 4,000

Lyceum ave., same, to Elizabeth Hodson, Dec. 21, 1885; mtge. $4,000 nom.

Mountain st., N. s., 308 ft. W. Tenth, William Logan to Joanna Vaughn, March 2, 1886, 15 ft. by 48 ft.......... 900

Norris st., N. W. cor. Carlisle, Elizabeth Aaron to Elizabeth A. Nobles, March 22, 1886, 15 ft. by 76 ft. 3 in.. 3,400

Paschall ave., S. W. cor. Sixty-third, William G. Hill to Rachel B. Laycock, March 17, 1886, 50 ft. by 85 ft. 400

Montgomery st., S. s., 314 ft. E. Frankford Rd., John G. Neuber to Martin Voetsch, March 10, 1886, 18 ft. by 90 ft.................................... 4,100

Ridge ave., Twenty-first Ward, 4 parcels, John W. Sheldrake to George H. Smyth to Cornella H. Sheldrake, Feb. 13, 1886....................... nom.

Somerset st., N. E. cor. Orkney, Sarah C. Bell to the Phila. Trust, S. D. and Ins. Co., trustees, March 25, 1885, 14 ft. by 58 ft.; mtge. $1,600 nom.

Summer st., 3201, Janet Graham to Sophie E. Garber, March 16, 1886, 25 ft. by 72 ft........... 10,300

Cambridge st., N. s., 280 ft. W. Duncan, Joseph Wilsenholme to Emanuel Davey, April 23, 1884, 40 ft. by 100 ft.. 250

Taylor st., W. s., 75 ft. 6 in. N. Parrish, Fannie H. Wolf to Emily K. Smith, March 24, 1886, 1 ft. by 48 ft. nom.

Tenth st., 1238 N., Anton Adolph to George M. Seemueller, March 19, 1886, 17 ft. by 70 ft......................... 4,600

Twenty-eighth st., E. s., 74 ft. S. Federal, Patrick Hogan to Michael Cunningham, March 20, 1886, 14 ft. by 60 ft.; g. r. $45.......................... 625

Twenty-eighth st., E. s., 143 ft. 4¾ in. N. Girard ave., rector, etc., of the Church of St. Ambrose to William P. Uhlinger, 32 ft. by 100 ft.; g. r. $116.55 800

Thirty-first st., W. s., 364 ft. 3¼ in. N. Wharton, Jesse Holbrook to Geo. Russell et al. trustees, March 5, 1886, irreg. shape.......................... nom.

Wallace st., 1211, Augustus Strate to Eliza Ellen Wolf, March 17, 1886, 18 ft. by 51 ft. 5¼ in............ 4,400

Wallace st., S. W. cor. Thirty-fourth, J. W. Coulston to Samuel Innes Knight, Feb. 24, 1886, 37 ft. by 131 ft. 4 in...... 4,850

West Chester ave., N. W. s., and S. W. s. Thirty-second, Edward D. Burke to Mary N. Moss, March 19, 1886, 40 ft. by 91 ft. 4 in. 150

Westmoreland st., N. cor. Witte, John Martin to James White, Mar. 25, 1886, 87 ft. by 70 ft..................... 1,950

SUBURBAN SALES.

DELAWARE COUNTY.

John H. Shultz, Norristown, a house and lot in Chester, to Isaiah Mirkil, of the latter place, for.. .. $1,000.00

Joseph Laird, Upland, a house and tract of land in Aston township, to Alice Ann Weld, of the latter township, for................. .... 3,100.00

William S. Logan, Chester, a house and lot in that city to Mary Hartley, of same place, for......... 1,500.00

BURLINGTON COUNTY.

Charles Morris and Eliza Morris to Mary Miller, lot of land in Pennsville.. nom.

Theodore Briggs to Nathan D. Pancoast, farm in Evesham township, containing 79 acres........... 2,500.00

Joseph A. Cramer to J. Budd Cramer, undivided one-half of a store property in Burlington...... 2,000.00

John H. Kendrick to John A. Hoover, lot of land in West Moorestown............................ 230.00

Wm. B. Strong to Andrew Merkle, two lots of land in Pennsville..... 60.00

Franklin T. Morton to William C. Parry, two lots of land in Mount Holly.. 250.00

Edward Emley, sheriff, to J. Wm. Hettinger, lot of land in Delanco 1,000.00

J. William Hettinger to Victor A. Bertram, two lots of land at Delanco..... 3,000.00
William H. Wills to Emeline L. Sharp, small farm in Medford township..... 2,000.00
Edward C. Helfenstein to William Wilson, house and lot in Edgewater Park..... 600.00
John E. Shannon to James Caldwell, lot of land in Northampton 400.00
David Haines to Alice D. Haines, farm in Mansfield township..... 8,000.00
Mary E. Pierson to James McFarland, tract of land at Hartford... 1,700.00
Ira H. Jones to John P. Jacob, C. and F. C. Lippincott, house and two lots of land at Mount Holly.. 2,500.00
Wm. T. Turpin to Wm. L. Turpin, lot of land in Chester township... 125.00
Henrietta Weston John M. Wallace, lot of land at Palmyra..... 70 00
James McFarland to James Gartland, farm in Mount Laurel township 6,112.20
James Gartland to Mary E. Pierson, tract of land in Lumberton 2,110.50
John P. Lippincott to A. Van Liew Pumyea, lot of land in Mount Holly..... 2,450.00
Henry C. Rogers to John E. Taylor, two lots of land in Southampton township..... 3,927.70
Wilhelmina Taylor to John E. Taylor, tract of land Southampton township..... 2,618.47
John R. Doron to Wm. J. Irick, lot of land in Vincentown..... 711.00
William J. Irick to John R. Doron, house and lot in Vincetown..... 711.00
John R. Doron and Alfred Doron to Benjamin D. Haines, farm in Southampton township..... 2,550.00
Joel Haines et als. to Thomas T. Burr, farm of 97 acres in Westampton township..... 4,025.50
Sea Haven Improvement Company to George J. Mullen, lot of land at Sea Haven..... 40.00
Sea Haven Improvement Company to George J. Mullen, lot of land at Sea Haven.. ..... 35.00
Same to same, lot of land at Sea Haven 40.00
Joseph Morgan to Wm. H. Spayd, lot of land at Palmyra..... 250.00
Henrietta Haines to James T. Trimble, lot of land in Moorestown..... 2,000.00
William H. Kemble, Rachel Stockton, Thomas Baker, Chas. Kay, Sarah F. Taylor, M. W. Birtz, Mary Fenimore, Susan Horn, E. Hopkins, Mrs. Joseph Marter, John H. Given and Wm. Kane, defendants, to the inhabitants of the city of Burlington, various lots of land in Burlington, for taxes..... .....
James Harron to Annie Foster, house and lot in Burlington..... 1,000.00
John C. Rueppel to Charles A. Rueppel, two lots of land in Riverside..... 100.00
Richard Rightmire to Joseph C Stroud, house and lot in Moorestown..... 800.00
Hannah Potts to Samuel H. Gray, house and lot at Juliustown..... 1,300.00
Joseph L. Budd to James Harron, house and lot in Burlington..... 2,500.00
Israel Kirby, executor, to Richard Sexton, farm in New Hanover township..... 6,300.00
William F. Morgan to Charles C. Daniel, lot of land in Palmyra... 200.00
Sally A. Davis to Mary A. Fort, farm in Springfield township.... 7,000.00
The trustees of the M. E. Church of Moorestown, to John S. Wilson, lot of land near Moorestown. 400.00
Samuel C. Cook to Anna R. Miller, lot of land at Riverton, for..... $600.00
William R. Vandegrift to A. W. Streaker, house and lot in Burlington..... 1,200.00
H. C. Ballinger et als., executors, to James M. Evans, house and lot in Moorestown 620.00
Hannah Warrington to James L. Trimble, lot of land in Moorestown, release ....
Trustees of Moorestown M. E. Church to John S. Wilson, the chapel at Wilson's Station, bill of sale..... .....

BUCKS COUNTY.

Exrs. of Wm. Kressman to Leidy N. Fulmer, 122 acres 111 perches in Nockamixon, Feb. 27, 1885..... $6,380.07
Leidy N. Fulmer to Wm. L. Kressmann, 122 acres 111 perches in Nockamixon, Feb. 27, 1885..... 6,380.07
Heirs of James Kirk to Harry F. Malloy, 50 acres 140 perches in Buckingham, April 2, 1885..... 5,850.63
Levi and Pearson B. Nace to Jonas Nace, 6 acres in Hilltown, March 19, 1886..... 450.00
Regina Goldbeck to David N. Hess, lot in Bristol, March 18, 1886..... 1.00
Exrs. of Ephraim Sellers to Granville Sellers, 52 acres in New Britain, March 20, 1886..... 4,186.00
Granville Sellers to Levi Sellers, 52 acres in New Britain, March 20, 1886..... 4,186.00
Anna C. Betts to Franklin Cadwallader, 72 acres 132 perches in Solebury, Feb. 7, 1886..... 2,761.85
David Raisner to Isaac Rufe, 12 acres 130 perches in Nockamixon, Feb. 5, 1867..... 37.00
Admrs. of Albert Sackett to Rachel Sacket, lot in Tinicum, April 2, 1883..... 1,600.00
Exrs. of David Evans to Jacob Myers, lot in Doylestown, Nov. 16, 1885..... 207.50
Geo. Wismer to Simon S. Brumback, 45 acres 98 perches in Bedminster, Dec. 12, 1885..... 1,500.00
Wm. B. Parry to Erwin Agnew, lot in Middletown, March 19, 1886..... 2,600 00
John Walhiser to Roseanna Updyke, 26 acres 77 perches in Tinicum, March 22, 1886..... 480.00
Jacob H. Bryan to Isaac K. Myers, lot in Bedminster, March 22, 1886 37.50
John C. Stuckert to Adelaide V. Petty, two lots in Bensalem, March 20, 1886..... 3,684.70
Owen Craven to Linford Fenton, two tracts in Southampton, April 1, 1869..... 7,500.09
Christanna Canning to Albert Canning, lot in Quakerstown, March 22, 1886..... 100.00
Exrs. of John Haring to Jacob Haring, Jr., 68 acres in Plumstead, March 23, 1886..... 5,000.00
Benj. F. Boyer to Samuel S. Fulmer, lot in Springfield, April 1, 1872..... 312.00
Francis A. Kitchen to same, lot in Springfield, March 7, 1874..... 350.00
Exrs. of Benj. Wright to Sheridan T. Patterson, 70 acres in New Britain, March 15, 1886..... 2,325.00
Geo. Bart to Henry M. Detweiler, two tracts in Haycock, March 20, 1886..... 100.00
John M. Kirk to J. Wilson Vandegrift, 86 acres 76 perches in Buckingham, March 24, 1886..... 5,572.00
Philip H. and John S. Fretz to Jacob Haldeman, lot in Doylestown, Feb. 20, 1879..... 84.33
David Grove to Jacob Grove, lot in Doylestown, April 13, 1831..... 77.18
Trustees Bridgepoint School Building to Jacob Haldeman, lot in Warwick, Oct. 31, 1882..... 151.00
Francis Adams to Elizabeth Ulmer, 129 acres in Tinicum, March 22, 1886..... 5,600.00

CHESTER COUNTY.

William B. Davis, a 10 acre lot in the township of West Whiteland, to James Robinson..... $250.00
James E. Irons, messuage and 112 acres 67 perches in the township of Penn, to Harry A. Herbott..... 8,000.00
Woodward Brown, messuage and 32¼ acres in the township of Willistown, to Ellen Healy..... 3,700.00
Mary A. Lynch, a building lot on South High street, in the borough of West Chester, to Thomas B. Brown..... 1,450.00
Joseph M. Hobson, a lot containtaining 6,000 square feet, in the township of London Britain, to Sallie J. Greenwalt..... 60.00
J. K. Hollingsworth, 3¼ acres in the township of Pennsbury, to J. Harvey Jackson..... 1,150.00
Matthew Barker, messuage and tract of 194 acres in the township of East Whiteland, to A. K. Barker 5,000.00
Francis Drake, messuage and lot in the borough of Phœnixville, to Levi B. Kaler..... 4,000.00
George Jack, messuage and 148 acres 47 perches in the township of Sadsbury, to David Parke..... 15,000.00
James Lannon, tract of 11 acres 106 perches in the township of New Garden, to Hugh Keely..... 1,605.00
David Guilden, a lot in the township of West Brandywine, to the Kennebec Ice and Coal Company 100.00
Thomas B. Brown, building lot cor. High and Linden streets, 4,7-2 square feet, West Chester, to Abner Pyle 300.00
Daniel McClintock, tract 37 acres in the township of E. Bradford to Henry Hall..... 1,705.00
Thomas Galbally, messuage and 7¼ acres in the township of Penn, to Joseph W. Baker..... 2,500.00
William Dowlin ex., messuage and 127 acres, in the township of E. Brandywine, to Jesse T. Pollock $6,000.00
Sallie J. Scott et al., messuage and 102 acres 43 perches, in the township of Thornbury, to Thomas Rees..... 11,000.00
S. Franklin Ewart, messuage and 31 acres, in the township of Newgarden, to John N. Speakman... 5,000.00
Maria Eliza Brasier, messuage and tract 128 156-1000 acres, "Ship Farm," in the township of East Whiteland, to John W. Townsend 15,000.00
Theo. P. Apple, tract 19 acres 13 perches, in the township of E. Bradford, to John Farrell..... 5,000.00
Davis E. Allen, messuage and lot, on Marshall Square, West Chester, to Mary A. Stiteler..... 4,800.00
Joseph W. Baker, messuage and lot, in the village of Chatham, to Ed. A. Pennock..... 1,450.00
Phebe B. Hannum, 2 acres, in the township of East Marlborough, to Wm. B. King 150.00
George T. Satterwait, adm'r., tract 21 acres 85 perches, in the township of Pennsbury, to Rebecca A. Underwood..... 1,159.34
John Brown, messuage and 91 acres 3 roods 39 perches, in the township of Franklin, to Isaac Brown 4,550.00

Items of News.

—Work upon the new Court House at Woodbury, New Jersey, has been resumed.

—The personal estate of Edward Leidy, tobacco manufacturer, is appraised at $21,313.49.

—Mr. James Irvine, another California millionaire has died, leaving $8,000,000 to an only son.

—There is a prospect that work will be resumed on the Hudson river tunnel, between Jersey City and New York.

—The subscription books for the new gas company, of Woodbury, New Jersey, closed on Saturday. The shares are $25.

—The door and sash-makers of the city held a meeting on Saturday evening at 814 Girard Avenue and organized an association.

—The electrical department has been authorized to lay underground conduits under the pavement on North Broad street, above Columbia avenue.

—City Solicitor Warwick has been instructed by Councils to collect $39,750 from the State, the amount over-paid by the city, on account of the State hospital at Norristown.

—There are six frame houses on a court running from 406 South Sixth street to Minster street, that are in such a dangerous condition as to necessitate the building inspector's attention.

—Messrs. Bruschke & Riker, of Chicago, have taken the strike at their factory into the courts. The firm asks $25,000 damages from the Socialistic Publishing company and individuals named.

—On June 1 the gauge of the Southern railroads will be changed to correspond with the Northern or standard gauge. It is said that nearly 13,000 miles of track will be changed inside of twelve hours.

—Forty-five acres of land have been purchased near Pittsburg upon which will be erected a large Bessemer steel plant. A number of gentlemen lately connected with the Penn Gas Fuel Company are interested in it.

—At the annual election of the Pennsylvania Railroad Co., last Tuesday, 176,000 shares in England were voted by proxy, and 240,000 held in this country were voted. There was no opposition to the regular ticket.

—Under the new coal combination the Pennsylvania Railroad Company is to get 10 per cent. of the production, against 8 per cent. last year. Each company is to pay 50 cents per ton on all the coal it produces over its quota.

—The Thompson Houston Light Co. is to be granted the privilege of stringing electric wires over the market houses on Spring Garden street, between Franklin and Twelfth streets, provided the wires be taken down when wanted.

—A stock company for the erection of a commodious temperance hotel in Bridgeton has been formed, with Francis B. Minch, President, Walter H. Bacon, Secretary, and Ed. M. Fithian, Treasurer. The stock has all been subscribed.

—An effort is being made to hold a meeting in April in the city of Chicago of the leading business men and manufacturers of the United States for the purpose of organizing defensive measures against the Knights of Labor and other labor organizations.

—The Survey Committee of Common Council opened proposals on last Tuesday for building 22 branch sewers in various sections of the city, and for a storm water conduit on the north side of the Reading Railroad, at Falls Village. The bids were referred.

—An attempt was made last week by Mr. Lawson in the select branch to reduce certain appropriations of the Gas Trust surplus, so that there would be enough money for the construction of a bridge across the Schuylkill river at Walnut street. The thing failed.

—Suits upon overdue and unpaid coupons were on Wednesday last brought against the Reading Railroad Company by C. & H. Borie, Charles L. Borie and the executors of Adolph E. Borie. Counsel declined to state to what issue of bonds the coupons were attached.

—A largely attended meeting of bricklayers and brick yard hands was held on Wednesday evening to form a brickmakers' protective association. Brickmakers are getting from $2.00 to $2.50 per day, in some other sections of the city they are getting $3.00 per day.

—Horn, Brannon & Forsythe, chandelier and bronze-work manufacturers at No. 1218 S. Eighth street, notified their hands on Tuesday last that they would allow no Knights of Labor in their shop. As a consequence, nearly all of their men, numbering about 130 joined an assembly the following night.

—The will of Matthew Crowley, of Abington township, Montgomery county, contains bequests of $100 each to St. Charles' Seminary, at Overbrook; St. John's Orphan Asylum, of West Philadelphia; the Little Sisters of the Poor, of Germantown, and St. Joseph's Orphan Asylum, of Philadelphia.

—The Germantown Hotel Company intend to erect a first-class hotel in all respects. It will be under the management of George K. Mullin, late of the St. Cloud Hotel, of this city. It is intended to make this hotel suitable for the giving of receptions. The lot upon which it will be erected is 377x375 feet.

—The new Northwestern National Bank has elected the following Directors: Jacob Schandein, John Joseph Alter, H. C. Mosebach, Theodore C. Engle, J. Catherwood Robinson, James B. Doyle, Harry P. Crowell, James E. Dingee, William Charlton, Andrew C. Patterson, James Buckingham, George W. Roydhouse and Clark J. Wood.

—A company has been organized at Chattanooga, Tenn., with a paid up capital of $30,000, to engage extensively in fruit canning. The buildings have been leased, the machinery purchased and operations will begin on June 1. An experienced Indiana fruit canner has $10,000 in the company. Its capacity will be 15,000 cans per day, and it will consume 900 bushels of fruit daily when running to its full capacity.

—The Fire Commissioners held a meeting on last Tuesday at which several interesting questions were asked as to the purpose of the Commissioners in certain matters of details. Mr. McCully wanted to know why the committee on supplies and repairs did not purchase the new engines authorized by councils; why a new engine was placed at Seventeenth and Chestnut, where it is not wanted, when an old rattle trap engine was left at Third and Walnut.

—The Philadelphia Fire Companies are having a lively time. Mr. McCully at the meeting held on the 23d inst. denounced the superintendent of the repair shops as incompetent. Commissioner Harvey attacked Commissioner Furlong, chairman of the committee on real estate and leases, because of his report in favor of accepting the offer of W. H. VanKirk to build an engine house on Twenty-eighth street above Girard ave. for a rental of $1,400 or the selling price of $14,000, as the proposition of Mr. VanKirk's was $500 in excess of that asked by the J. & P. Baltz Brewing Company for a building they proposed to erect on Thirty-first street. After an angry discussion the Furlong report was adopted.

—A Bridgeport, Conn., manufacturing firm are erecting a building for working women employed in their factory. The building will be about seventy feet square and three stories high. The first story will be devoted to a restaurant, where good meals will be furnished at cost. The second story will contain a large reading room and library, conversation room, music room, bath room and lavatory. The third story will contain a large hall, seating 600, a small hall, seating 150, and class rooms, where evening classes in singing, penmanship, drawing, bookkeeping, fancy needle work, &c., will be taught.

—Chicago has a real estate board, which was organized two years ago, and is now one of the most successful trade organizations in that city, the fees are $100 for each Agent member. The following are the board's schedule of charges:—

For Negotiating and making Leases where Rents are not Collected by Agent.

Stores and business property, lease not exceeding three years, charge on amount first year's rental.....2½ per cent.
When term exceeds three years, and for each additional year.....1 "
Residence property, on total rent for term of lease.....2½ "
Ground leases, term not exceeding fifty years, on total rent for first ten years.....2½ "
(If appraised each five years, charge to be computed for the ten years on basis first five years' rental).
Ground leases exceeding fifty years, on appraised value of property at date of making lease.2½ "

For making Sales of Real Estate.

On a Sale for $3,000 or less .....5 per cent.
On a Sale for $10,000:
The first $3,000.....5 "
Excess over $3,000.....2½ "
On Sale exceeding $3,000.....2½ "

The board now numbers among its members the leading real estate agents and owners, and is becoming a power for good in the correct government of the great real estate interests of Chicago.

—A lumber drier has been patented by Mr. Orman A. Duke, of Clanton, Ala. It is so constructed that all the hot air and gases of the furnace are utilized directly in the drying of the lumber, while the flues are so arranged that there is no danger of the lumber being fired by sparks escaping from the furnace.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 13. PHILADELPHIA, MONDAY, APRIL 5, 1886. PRICE 15 CENTS

CROFT & ALLEN'S BUILDING,

No. 1226 MARKET STREET, PHILADELPHIA.

ERECTED 1876.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St , Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

J. G. MYERS,
ATTORNEY AT LAW,
21 Park Row,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON, MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

BENJAMIN F. TELLER. JOSEPH R. TELLER.
BENJAMIN F. TELLER & BRO.,
Conveyancers and Real Estate Agents,
537 Chestnut Street,
NOTARY PUBLIC. PHILADELPHIA.

GEORGE LAYCOCK,
Real Estate & Insurance Broker,
No. 914 WALNUT STREET,
PHILADELPHIA.
—27th Ward Rural Property a specialty.—

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States,	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

George B. Johnson,
ATTORNEY AT LAW,
32 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

LOUIS M. SUPLEE,
REAL ESTATE BROKER,
4 SOUTH MERRICK STREET,
(OPPOSITE NEW PUBLIC BUILDINGS.)
Buys and sells Penn'a Farms. PHILADELPHIA.

"MERRIHEW PRINT,"
[A. K. BURKE,]
BOOK, JOB AND POSTER PRINTING,
501 CHESTNUT STREET,
PHILADELPHIA.

BURD P. EVANS,
CARPENTER AND BUILDER,
KNOX ST., BELOW MANHEIM,
GERMANTOWN.
Care of Estates especially solicited and repairs thoroughly executed at short notice.
City Office, 619 Walnut St., Room 14.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 13. PHILADELPHIA, MONDAY, APRIL 5, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, APRIL 5, 1886.

It would hardly be the fair thing for an individual, or a community for that matter, to assume the right to dictate to a man owning a lot of ground as to either the character of the structure he should erect or the purposes he should put it to when erected, so long as he conformed to legal restrictions; yet it seems to us cruelly unjust that the power should be vested in a single individual to deteriorate or depreciate in value hundreds of thousands of dollars' worth of property, the owners of which having built and beautified with the cherished hope that the neighborhood would, for their lifetime at least, remain free from obnoxious and vitiating influences.

It is no small thing to a man, no matter how wealthy, who has purchased a home for his family in keeping with his means, the selection of which having been controlled by his refined tastes and gentlemanly instincts, to see a building going up on the lot adjoining his residence which is to be used for a livery stable or a beer shop. The financial loss may be large, yet not sufficiently great to seriously impair his fortune. This, perchance, he would suffer without murmur or complaint, but there are other considerations which weigh more heavily upon him even than pecuniary loss, and which largely affect the real estate interests everywhere—the sense of utter helplessness against future disappointments of a similar or dissimilar kind, or perhaps an entire change of sentiment is apt to influence or even deter him as well as others from further investments in costly houses.

There should exist among property owners a recognized and well-established code of ethics, which should at least prompt lot owners to take into consideration the influences their operations may have upon the rights and property of their neighbors. Of course, in these days of practical utility and reckless indifference, we cannot expect too much, and yet much might be done to avoid such bitterness and opposition as the erection of the livery stable on South Broad street has engendered.

One of our daily journals, in speaking of the City Law Department, says:

"The city has a Law Department, with a chief and eight assistants, yet the Building Inspectors, who handle all their own cash receipts with no accountability to the City Controller, employ a solicitor at $1,500 a year. Besides, nearly every board and commission in this city has private counsel at snug salaries. These services should be performed by the Law Department."

The point is not only well made, but it seems a travesty upon municipal reform that these abuses should be permitted when economic measures are so much needed. A million people crying for a decent and sufficient water supply, streets needing repairs on almost every square, besides other and greatly needed expenditures, money required for city uses to that extent that it is even proposed to sell the city's gas plant, and yet our city fathers ignore the thousands that are drained from the treasury for super-services which properly belong to the Law Department.

The special delivery system in this city does not seem to be an absolute necessity, and in several other cities there seems to be a lack of appreciation of its advantages. There is legislation now pending in Congress authorizing the mailing of packages, and if passed will help to make the system a paying one. Last October 22,000 letters were handled in this city, while in January the number fell to 15,000, and in March to 10,000.

We have endeavored to ascertain what progress is being made in the north-western section of the city in regard to the talked-of elevated railroad. No organized steps have been taken; what is everybody's business, is nobody's business. No doubt if a vote was taken of the proposition to permit the construction on an elevated railroad, it would be authorized. The cable system has put back the elevated road scheme for some years, unless an organization could be made, which would combine the political element and the financial. There is plenty of money to be had for such an enterprise, and an elevated road could be built at not much more than one-half the price of the road built a few years ago.

No more bonus houses are being built. Years ago, when labor and material were high, and when builders had some different notions in regard to construction, work was more carelessly done, but of late years greater attention is given to good work, and bad work is discountenanced.

E. F Fassett, architect, writes to the *Inland Architect* to say that "of necessity we must look to the humbler classes for our coming builders and mechanics." If the present trades union will not assist in the work of education of apprentices and the contractors refuse to take the care and responsibility of teaching an apprentice he must of necessity resort to other and perhaps better means.

This is another cropping out of a strong protest against the action of our trades unions in reference to apprentices; there are two sides to this question. Architects and builders are not slow to express the opinion that in comparing work of this age with former ages that the modern mechanic is far inferior. Our 19th century mechanic has very little knowledge of drawing; he leaves it to the architect to lay out the work. Our apprentice system has been completely broken up. The letting of work to the lowest bidders is another cause of inferiority. Mr. Fassett announces the action of trades unions in preventing the employment of the desired number of apprentices as outrageous and communistic. This is putting it rather strong. The existence of trades unions is due to the necessity for establishing some better means to secure fair wages than can be secured by unrestrained competition. Trades unions will grow in power just as machinery grows in power. The one accompanies the other. It is as sensible to growl at machinery as at the trade unionists; we will get rid of one as soon as the other. The trade unionists asserts that wages are fixed on the basis of the poorest workmen rather than the best; this is a subject out of which no good can come from discussion.

Fortunately, for the community, the street car companies and their employés, the threatened strike has been harmoniously adjusted on a basis of 12 hours per day, and $2.00, a rate satisfactory to companies and employés. Thus has been wiped out, a great wrong to drivers and conductors. This class of men have for years submitted to a degree of oppression, to which the slavery of the southern slaves in the anti-bellum times was nothing but happiness. The men have been conservative, and have acted with courage, and deserve the victory they have won. The companies deserve credit for recognizing the rights of manhood, and conforming to the strong public sentiment.

The increase of wages still goes on throughout the city, and in all parts of the country. This equalization of wages to the basis of two years ago, will shortly be completed, and everything will go on harmoniously.

Trade Prospects.

If the hunter after trade prospects is after bear he will find plenty in the woods. If he is after catamount, he will also find them. There is no difficulty in finding both favorable and unfavorable trade conditions anywhere we look. Real estate is high and operations is moving, as the transfer list shows, with considerable activity. Business men report a fair volume of business, and the list of commercial failures are decreasing in number as well as in volume and liabilities. On the other hand, an honest investigation will develop the fact, that there is a great deal with which to find fault in trade and in manufacturing. The evil may be a temporary one and it may not be. The best commercial minds do not see through the subject clearly. Manufacturers entered upon the year with excellent prospects, and with every confidence, and received for two months a large amount of business, on which they are now engaged. Then came the strikes and agitations of one kind or another, the uprising of labor and the building up of the threatening power. This has been followed by the granting of the desired advances; the establishment of arbitration in many cases, but also in the creation of a feeling of uncertainty and distrust at the growth of this enormous power. The employers do not know where it will end or what consequences may be involved. The agitation has even reached Congress, where a tub has been coopered up to be thrown to the labor whale in the shape of a foolish piece of legislation, which will not arbitrate. There are evidences everywhere of the determination upon the part of employers to combine for their own protection. A national convention will be held in Chicago next month to lay the foundation for the federation. A meeting was held in this city on last Monday, mostly of textile manufacturers; to look after their own local interests. Combinations have been formed in Cohose and in some of the manufacturing towns of Massachusetts and Rhode Island for the accomplishment of the same general results. Manufacturers recognize the fact that something must be done to put themselves in shape to protect their own interests as against the consolidated influences of organized labor. The labor associations themselves will welcome this movement. They have always desired and preferred to meet their employers in an organized capacity than in individual capacity. Employers, in most cases, refuse to confer with any but their own employés, while the movement of labor organizations is to offer recognition of their own organized conference through their leaders. An organization of employers will obviate this difficulty. No doubt this movement will assume larger than present dimensions. As to what it will ultimately accomplish it is impossible to say. A large amount of business is being held back on account of the doubts generated by these agitations. A great deal of building would be now in hand but for strikes. A great many transactions of one kind or another are delayed simply because men, who have money to invest prefer to wait until they feel there is no risk to be run. No doubt the ultimate outcome of these agitations will be the restoration of harmony, the establishment of confidence and development of business, upon a broader and safer foundation.

—The Building Inspectors are doing some thorough work in examining insecure buildings and condemning them. Some time ago. they condemned three small dwellings on Olive street, and last week while they were being repaired, they began to crumble, and the foundation wall fell in. A boiler shop was also condemned, recently, on Cherry street, above Sixth. There is still room for further investigation.

REAL ESTATE.

Real Estate Matters.

Real estate agents report an improving demand for building and manufacturing sites, in several sections of the city principally in the upper end of the town, towards Kensington. Quite a number of negotiations are in hand now which will be shortly consummated it is thought, for property on which establishments will be erected for manufacturing purposes. The expanding demand of the past six months for all kinds of textile products, has encouraged textile manufacturers to lay plans for an enlargement of capacity in nearly all textile branches. A good many mill sites have been looked at and negotiations have about terminated for eight or ten of them. In consequence of this inquiry, desirable sites have advanced in price 25 to 50 per cent., and in some cases even higher prices are asked. John Bromley & Sons, out on Front and Lehigh avenue, will build an establishment which will employ several hundred men. The west side of Front street, below Norris, has been selected for the site of the Ninth National Bank. The banking room will be 40 ft. by 70 ft. Two or three carpet manufacturers contemplate an enlargement and are looking around in a quiet way for cheap properties. A number of smaller manufacturing establishments will buy adjoining lots in order to make moderate extension.

Among the Real Estate Men.

J. W. Louder, 207 South Fifth street:—There is considerable demand for large properties; has made several large sales in the Twenty-Seventh Ward. Has recently sold to a builder a lot situated at Forty-fourth and Spruce, sufficient for twenty good sized houses; will commence building on the same soon.

J. R. McElroy, 205 South Sixth street, states that there is a brisk business doing along the line of the P. R. R., between Philadelphia and Paoli; prices are being kept up and will advance. Business has not fully opened yet on account of the weather. There is a great demand for suburban houses at good rents.

C. A. Truitt, 418 Walnut street:—Made a settlement on Wednesday for a house on Madison Square, Twenty-third and Christian streets, for $2,250. Have just sold 16 acres at Eddington Station, New York Division of P. R. R., for $5,000; there is an eight-roomed house, barn, and out buildings on the property. Is about trading 250 acres at Newfield Station for property in Camden; also, 452 acres in St. Mary's County, Md., for property in Pleasantville, N. J.

J. L. Miller, 705 Walnut street:—Real estate is doing well; have made some good sales this spring; prices have an upward tendency and thinks there will be far more building operations this year than last. Mr. Miller has just completed a dwelling for himself at Media, Pa. Mr. Geo. D. Pearson, of 427 Walnut street was the architect. It is built first story of stone, brick above, with Akron tile gables; it is finished with hard woods and has every modern improvement.

L. T. Brooke, 731 Walnut street:—There is considerable activity in suburban properties; with the opening of spring and good weather there will be a great deal of building done. Has lately sold a fine property of 125 acres with house, barn and all necessary out buildings at Radnor, Pa., to Rodman B. Ellison, who proposes making extensive improvements. Have also sold considerable property in Reading, and real estate in that city is very active. Will have a number of transfers by the 1st of May.

A New Factory.

The Weston & Wells Braided Wire Manufacturing Company, whose office is at 1017 Chestnut street, and not Frank Siddall and Joseph Wells, as was erroneously stated in the *Evening News*, have purchased the properties, 1115 and 1117 Cherry street, for a factory.

An Important Rumor.

It is rumored that ex-Senator Conkling has been retained by the Sub-committee of the Committee of One Hundred, to push the Gas Trust equity suit; it is said that as soon as the ex-senator gets through with the New York Surface Railway suits he is to be brought here to take charge of the Gas Trust suit.

2,451,200 Acres Restored.

The Atlantic & Pacific Railroad Company, according to the decision of the Secretary of the Interior, are compelled to surrender to the public domain, 2,451,200 acres of land, situated along the line of the road from San-Brenaventura, on the Pacific ocean, in California, to San Francisco, a distance of 384 miles. The land has been heavily mortgaged by the railroad company and it is probable that the mortgagers will lose every dollar.

New Mortgage Trust Company.

A charter has been granted to the Mortgage Trust Company, with a capital of $500,000; the names mentioned, as identified with the new company are: Joseph E. Gillingham, president, D. B. Cummins, George B. Roberts, Francis C. Yarnall, David Scull, A. Lewis Smith, Joshua Lippincott, Charles Hartshorne, Philip C. Garrett, Joel J. Baily, Benjamin H. Shoemaker, I. V. Williamson, Francis R. Cope, Isaac H. Clothier, J. C. Strawbridge, Wistar Morris, T. Wistar Brown, Stewart Wood and C. B. Wilkinson.

Fire Escapes Ordered

Ninety-two property owners in the Eleventh Ward were reported as not having their properties provided with fire escapes according to law. The list includes tenement houses, saloons, malt houses, factories, etc. In the Twentieth Ward there are only twenty cases of neglect reported to the Board of Fire Escapes. Last December 165 cases of neglect were placed in the hands of the City Solicitor and the escapes were erected. The above 112 cases will be promptly notified.

James Bonbright's Will.

Mr. Bonbright, who was one of the firm of Hood, Bonbright & Co., and who died recently, left an estate valued at $400,000. In his will he leaves it all to his wife and five children.

The will was executed two years ago, the widow and a son, William P. Bonbright, being the executors. One of the clauses in the will is this:

"I bequeath $5,000 to my wife and Wm. P., which they may distribute among such charities as they may deem expedient."

An Habitual Drunkard's Estate Not Liable for Confessed Judgment.

A levy has been set aside in Court of Common Pleas, by Judge Allison, that had been made by a creditor upon the estate of a man who was declared an habitual drunkard. The petition asking for an inquisition concerning the condition of the debtor was filed in November last. In December he confessed judgment in favor of the creditor, and afterwards, in January, the inquisition resulted in declaring the debtor an habitual

drunkard. The judgment had been entered up before the inquisition was filed. Judge Allison set aside the levy, saying that the creditor must come in and ask the leave of the Court before he can pursue his claim, the debtor being dead in law.

Dirt Carters' Strike.

The contractors for cellar-digging are feeling the effects of the labor question. Porter & Wilts' carters left work on Thursday evening last, and refused to resume for less than seventy cents per load. James Doak, who has the contract for cleaning out the cellars of the buildings burned at the Arch street fire was compelled to raise his price to seventy cents per load. J. Wiggins, doing the digging at Mustin's building, on Cherry street, above Ffteenth street, has also agreed to the increased price.

The New Orthopœdic Hospital.

The new building for the Orthopœdic Hospital, at the northwest corner of Seventeenth and Summer streets, is to cost $60,000. It is to be built of pressed brick, with Hummelstown brown stone trimmings. It will be four stories high, with a basement, and is to have a frontage of 106 feet on Seventeenth street, and 72 feet on Summer street. The interior will be finished throughout in chestnut, with double ash floors in the rooms and corridors, except the first floor corridors, which are to be laid with marble.

For the Public Buildings.

Last Wednesday the Executive Committee of the Public Building Commission passed the usual bills for material and labor, on the building. The Phœnix Iron Company, of Trenton, was awarded the contract for the construction of the iron railing around the inner Court yard. The price is $81,157.50.

Mr. Howard Murphy estimates that the cost for the necessary fixtures in the building, including tanks for water in the four corner pavilions, will cost $16,305. The plan proposed for the doing of the work was accepted. It was decided to ask for money to supply hot water appliances for the electrical department.

The committee on heating and ventilating, decided to complete the boiler house and construct four boilers, needed for electric lighting and elevator.

Chemical Fire Engines.

The following companies have presented their respective claims for supplying chemical engines, to the fire commission, who have been authorized to make purchases: the Holloway Company, of Baltimore; the Chemical Fire Extinguishing Company, of Buffalo, and the Fire Extinguishing Company, of New York. Two engines will be purchased; one will be stationed at Chestnut Hill and the other on Sixth street, below Market; the first will have a capacity of 50 gallons, and the second of 80 gallons. These engines are to be tried, and if found satisfactory, other engines will be purchased, and a system more widely adopted. The experiment, so far as they have gone, shows that fires can be very rapidly extinguished, but whether they will work in a general conflagration remains to be seen. It is admitted that they are excellent at the start, but doubts are felt as to their efficiency when the fire gains headway.

Building Association Matters.

At the last quarterly meeting of the Association League, at 923 Spring Garden street, the discontinuance of issuance of the stock certificates as practiced by certain associations was discussed.

There was a difference of opinion as to whether they were required by the law, and the paper presented by Mr. Gilkeson, embodying his views on the subject, was referred to the Legislative Committee, which is composed of A. B. Burk, J. Levering Jones, M. J. Brown, John I. Rogers and H. W. Gimber.

A resolution proposing to reduce the yearly dues of societies belonging to the League from $5 to $2 was discussed, and the committee decided to report that any reduction would at present be inadvisable. It was believed to be against the Act of Assembly. The payment of 6 per cent. to those who withdrew from the Association was also discussed, but in neither case was final action taken.

Councils' Highway Committee.

Councils' Highway Committee, on Wednesday last, awarded the contract for rebuilding the bridge over the George's Run at Fifty-second street and Lancaster avenue with heavy masonry, to J. H. Hathaway, at $5.50 per cubic yard.

A large number of bids were received for grading, curbing and repairing such sidewalks as the department may order to be put in proper condition during the year and for crossing-stones. For 24-inch granite crossing-stones, T. Maxwell's Sons and D. & P. McNichol were the lowest bidders, at 72 cents per lineal foot each, and for 20 and 16-inch stones and 16-inch tramway-stones, D. Mahoney presented the lowest bids, 50, 51 and 53 cents per foot respectively. W. H. Vanhoesen was the lowest bidder for flagging, at 64½ cents for 24-inch stones, 51½ cents for 20-inch, 43½ cents for 16-inch, and 45½ cents for 16-inch tramway-stones. The bids were all ordered scheduled, as were also a number for grading and paving streets.

The Annual Report of the Bell Telephone Company.

According to the annual report of the directors of the Bell Telephone Company, the gross earnings of the company for 1885 were $2,765,884.93, and the net earnings, $1,793,196.48. The dividends paid amounted to $1,562,236, and the company's surplus on January 1, was $1,204,120.01.

There was an increase in the number of subscribers to licensed exchanges of 2,969, and of 4,466 in the number of telephones in use. The various exchanges controlled by the company have 100,630 miles of wire on poles, 10,049 miles on buildings, and 3,428 miles underground. The wires underground are thus distributed: Washington, 992 miles; Chicago, 760; New York, 627; Pittsburg, 614; Boston, 289; Brooklyn, 134; Baltimore, 11; and Milwaukee, 1. There are 931 extra territorial lines, with 42,461 miles of wire. The instruments now in the hands of licenses, under rental, number 330,040.

During the year a pole line of seventy wires capacity, now carrying twenty-four copper wires, has been built between New York and Philadelphia. Sufficient facilities are not yet secured for reaching customers in Philadelphia, but it is expected that this will soon be accomplished. The Metropolitan Company, of New York, pays for and owns over one-half of this line, and divides receipts and expenses with the Bell Company. It cost, with twenty-five wires, $215,000.

The report closes with an argument in favor of a complete telephone monopoly.

Orphans' Court.

SATURDAY, April 3.—Estate of H. H. Littell and estate of Henry Homiller; exceptions to adjudications dismissed and adjudications confirmed. The exceptions to the adjudication of the estate of Priscilla Smethhurst were in part sustained and the adjudication amended. Estate of C. Schreiber; sur appeal from Register; petition dismissed. Estate of C. J. Williamson; exceptions to adjudication dismissed; adjudication confirmed. Estate of Hugh Boyd; petition for executor to enter security; security ordered. Estate of A. K. Mylin, petition for rehearing; account ordered to be filed. Estates of E. Pabst and S. Clark; citations granted to make partition of real estate. Petition to set aside sale of the estate of I. Lyster was granted. Inquests in partition were granted in the estates of B. T. Curtis, C. F. Buecker and C. Buecker. The Fidelity Trust Company was appointed trustee of the estate of E. P. Wilson. The petitions for discharge of J. S. Watts, guardian of the estate of G. D. Coleman, late minor, and that of C. S. Nelson et al, administrators of the estate of H. S. Ogle, deceased, were granted. Sales of real estate were confirmed in the estates of E. W. Freeman, H. Freeman, E. J, Crossen and M. McGinly, deceased. In the estate of A. Broffy an order to file account was made against T. Collins et al., executors. Petitions to sell real estate to pay debts were granted in the estates of M. Lanz, W. Hay, and M. Graham. A petition to pay purchase-money to executor was granted in the estate of J. C. Hohne. Widows' exemptions were granted in the estates of A. Cuddy, S. W. Lasor, A. Dawson and J. Miller. An order on executors to pay award was granted in the estate of O. Evans, H. Wolbold was appointed guardian of the Baisch minors, K. A. Ferry of the Ferry minors, the Fidelity Trust Company of the Shockley minors, A. J. Wilkinson of W. C. Smith, J. P. Shermin of M. S. Johnson, and R. V. Barber of W. McLardy.

Gossip of the Week.

Two thousand houses will be erected this year, in the south-western section of the city.

The property on the north-east corner of Seventeenth street and Girard avenue, sold for $10,000.

The property on the north side of Spring Garden street and Twenty-fifth, 64x180 feet, sold for $15,000.

The dwelling on the south-east corner of Fourth street and Indiana avenue, sold for $18,000; 250x102½ ft.

A new school building is to be erected in Germantown, 54x100 feet, two stories high, eight class rooms; cost $18,000 or $20,000

The Harlen & Hollingsworth Company have the contracts for the repairing of all the West Jersey Railroad Company's ferry boats.

Mr. George Burnham, of the Baldwin Locomotive Works, is having plans made for a new house, at Thirty-fourth street and Powelton avenue, West Philadelphia.

Proposals were considered last week by Chief Engineer Smedley for the building of a storm-water conduit at Falls Village. The lowest bidder was Henry J. Becker, $46,906.50. The American Surety Company was accepted on the bonds. Contracts were also awarded for the building of 20 branch sewers to nine contractors, at prices ranging from $1.87 to $3.73 per foot. The successful bidders for the construction of branch sewers were W. A. Hendel, D. & P. McNichol, H. C. Eyre, W. H. H. Achuff, W. B. M. Conklin, Thomas McEntee, John Noonan, M. C. Hong and Thos. McCann.

—The prevention of decay in wood is said to be effectively accomplished by exhausting the air from the pores and filling them with a gutta-percha solution, a substance which preserves the wood alike from moisture, water and the action of the sun. The solution is made by mixing two-thirds of gutta-percha to one-third of paraffine, this mixture being then heated to liquefy the gutta-percha, when it is readily introduced into the pores of the wood, the effect of the gutta-percha being, when it becomes cool, to harden the pores.

Items of News.

—Ground has been broken for the stocking factory at Phœnixville.

—The Key West fire has thrown 4,000 persons out of Employment.

—The personal estate of the late Dr. John Holmes is appraised at $45,057.50.

—Labor difficulties are quietly disappearing in the textile mills in this city.

—The reduction of the public debt during March is estimated at $14,250,000.

—12½ cents per ton has been offered the gas trust for the carbonized coal of the gas works.

—Sixty buildings were destroyed at Key West on last Tuesday, involving a loss of $1,500,000.

—The fare on the Pennsylvania Railroad, from Philadelphia to Pittsburg, has been reduced to $10.50

—The present estate of Marion M. Steel is appraised at $20,171.70, and that of George Newhall, at $16,118.77.

—Major Philip R. Freas, of the Germantown *Telegraph*, died April 1st. He was born February 22d, 1809.

—The brickmakers intend striking as soon as they are thoroughly organized, unless their demands are acceeded to.

—It is to be hoped that in the revision of coal charges, now being fixed, that Philadelphia will be favored by lower rates.

—Mr. Cullom's bill appropriating $500,000 for the erection of a monument to Abraham Lincoln, has passed in the U. S. Senate.

—The receipts of lumber from the northwest and south continue quite large, last Wednesday's receipts were 3,000,000 feet.

—Attention was called at the last meeting of the 22d ward school board to the unfit condition of the Franklinville school building.

—Several changes were made on last Thursday, in the highway department. We congratulate the ins and sympathize with the outs.

—On last Wednesday the American Surety Company filed a bond in the sum of $47,500, in favor of Michael O'Rourke, upon a city contract.

—The report of the ordinance commission recently submitted to Congress, leans in favor of the Delaware river as a site for ship building.

—Some forty Cornell students have been visiting some of our larger manufacturing establishments, and have been hospitably entertained.

—Over 600 carters have been organized to secure better wages, and this item of expense will likely be increased to builders and others employing them.

—The nail works at Cresent, recently destroyed by fire, are to be rebuilt on a scale about double the size and capacity of the previous establishment.

—The collection of city taxes for the first three months of the present year was $1,808,159.50, an increase of $118,278.89 over the collection for the same time in 1885.

—Water tax clerks, of Camden, were kept very busy for the few days previous to April 1, receiving taxes from delinquents, whose supply would have been cut off on April 1, unless settlement was made.

—The Pennsylvania Railroad Company have staked off the proposed siding destined to be run to the projected stove works of the Knights of Labor of Spring City.

—Hugh Maxwell & Co., last Wednesday entered judgment against Robert Patterson, of No. 108 Walnut street, upon a judgment note for $6,000, dated March 31, and payable Thursday.

—Our industrial art school sent over two hundred specimens of its pupils' work, to be displayed at the Children's Industrial Exhibition which opened in New York last Tuesday evening.

—The first serious conflict between the strikers and the authorities took place at Fort Worth, Texas, on Saturday last. Three Deputy Sheriffs were shot, and several of the strikers wounded.

—The City Councils of Committee on Gas approved bills for public lighting, in favor of the Pennsylvania Globe Gas Light Co., for $6,892.25, and in favor of the Northern Liberties Gas Company, for $944.79.

—The Harlan & Hollingsworth Ship building Company have contracted to overhaul all the ferry-boats belonging to the West Jersey Railroad Company. The Beverly has been taken off to undergo repairs first.

—It is probable that Henry Margerison & Sons, of Germantown, Philadelphia, will remove their Turkish Towel and table-cover factory to Millville, a site upon which a large factory building will be erected having been secured.

—The West Chester Public School Board have negotiated for a loan of $35,000 from the Philadelphia Safe Deposit and Trust Company at 4 per cent, with which to build a new school building on the $7,800 lot recently purchased by them.

—A syndicate organized in Los Angelos, California, have purchased from Chaffee Bros. the Ontario Colony; the transfer includes 7,500 acres of land, including the Ontario Hotel and the big Water System; the price paid was $275,000.

—John S. Kennedy, of New York, trustee under the adjustment mortgage of the Jersey Central Railroad Company, has offered to take the securities of the Reading Company pledged for the floating debt, amounting to $1,500,000, in consideration thereof.

—A tract of land on Five-Mile Beach, Cape May county, which was purchased a year ago by the Baker Brothers, of Vineland, is to be placed upon the market, a company having been formed for that purpose. The new resort has been named Wildwood Beach.

—At the close of business on March 31, there was in the General Fund of the State Treasury $1,903,986.71, of which the following sums were in Philadelphia banks: People's, $180,000; Girard National, $50,000; Farmer's and Mechanics' National, $630,999.59.

—Chairman Miller, of the House Committee on Banking and Currency, has been instructed to report favorably his bill providing for the issue of $25,000,000 in silver certificates of the denomination of $1, and $50,000,000 in certificates of the $2 denomination.

—The New York Cable Railway Company according to a decision made in the Court of Common Pleas, continuing the injunction against the Board of Aldermen, restraining them from granting a franchise to the company over the Mayor's veto, has no legal existence.

—During March the building permits issued numbered 511, and the operations 1528, an increase of 172 and 403 respectively, on those of March, 1885. The permits called for 880 two-story dwellings and 325 two-story dwellings, a total of 1205, against 733 in March, 1885.

—The Liverpool Journal of Commerce, of March 20, predicts that American steel rails will soon be sold in English markets in competition with those of English make.

—The Secretary of the Volunteer Firemen's Association has received a letter from the manager of the New Orleans Exposition, stating that the relics sent by them to the exhibition will be returned next week. It is expected that there will be a demonstration of some kind in honor of their return.

—The Board of Trustees of the West Chester State Normal School have decided to put in a plant for the electric light for the use of the school, the system being that known as the Westinghouse Church Current. For a number of years the school has been lighted with coal oil, because of the high price of gas.

—The new chapel to be built in South Bethlehem, in this State, by Mrs. Mary Packer Cummings, in honor of her father, the late Asa Packer, will cost $200,000. The stone tower will be 170 feet high. Work on the building is to be pushed as rapidly as possible, so as to have it ready for occupancy by May, 1877.

—The usual instructions as to conducting the assessments of real estate and personal property were given last Wednesday by the Board of Revision of Taxes to the forty-two assessors in that department. The utmost care was urged in transcribing the names of property holders with the description of each property and its valuation.

—A meeting of up-town brick yard employés was held at Freiling's Hall, Fourth street and Lehigh avenue, on Wednesday evening, at which a committee was appointed to confer with machine brick makers and other brick yard employés in reference to an advance in wages, and also with reference to a proposed organization under the Knights of Labor.

—Judge Hanna, of the Orphans' Court, last Wednesday, filed an adjudication of the account of the Philadelphia Trust Company, administrator of the estate of William L. Schaeffer, who died August 16, 1884. Under the decedent's will the entire estate, amounting to over half a million dollars, goes to Elizabeth Schaeffer, the testator's sister, who survives him.

—The Knights of the Golden Eagle propose to erect a new hall, which will cost some $50,000; it is proposed that is shall have four lodge rooms, reading rooms and a general meeting room; no location has been thought of, and a Committee of Ways and Means was appointed, consisting of Sydney Maurice, J. R. Dever, H.W. Smith, T. D. Jones, George W. Fisher, Joseph B. Howell and D. H. Presket.

—Judge Allison has rendered a decision sustaining the report of Referee Crowe, who decided in a suit brought by S. A. Spofford against the city to recover for coal delivered at the Almshouse three years ago on Major Phipps' order, that as the plaintiff had no contract with the city, and there was at the time no appropriation for coal unexpended, he was not entitled to recover.

—Hon. Thomas R. Elcock, on Wednesday last, filed a report as referee, giving judgment in favor of the defendant in a suit brought by the assignee of the Shackamaxon Bank against H. J. Montague, the maker of an accommodation note endorsed and discounted at the bank by his employer, Edward Kiker. The note was for $1,000, and the latter had a deposit of over $1,500 in the bank, which he set off against it.

—An ordinance passed Councils last week authorizing the addition of a truck company at Eighth street and Girard avenue, and a chemical engine at 16 South Sixth street. Common Councils concurred in a resolution of Select Councils authorizing the Chief of the Electrical Department to lay under-

ground wires on Broad street, from Columbia avenue northward. The last meeting of the season took place on Wednesday.

—Mr. Twining, foreman of the grand jury, has called attention to the unsatisfactory manner in which the Traction Company cleans its conduits. The grand jury visited several places to see how the cleaning was done, and regard it as detrimental to the public health. The Board of Health has this and some other matters under consideration, among them, the complaint against the oil rendering establishment, at Tioga and Cedar streets, which upon discussion was dismissed. Request was made of the Chief Engineer and Surveyor to not grant permits to other than registered plumbers to connect buildings with public sewers or drain pipes. The Chief inspector was directed to notify all persons who failed to abate nuisances in 1885, when ordered by the Board, that the Health Officer will proceed with the work if the same are not abated within five days.

—Chief Engineer Smedley was sued by Gustave Lindenthal, a civil engineer, for services rendered some two years ago. About that time he offered to prepare a plan for the strengthening of the new Market street bridge, and suggested that cylindrical iron struts be applied to strengthening the main abutment. Mr. Lindenthal declares that the plan which was subsequently adopted was essentially his own. The contract for the doing of the work was awarded at $53,000. The question in dispute is whether the plan adopted was original, and, if so, was it necessary for the plaintiff in this case to contract to retain his preparatory interest in it. The City Engineer denies the originality of the plan, or that the plans adopted were as much as suggested by the proposition of the plaintiff in the case. It will be a question for experts.

—Extensive improvements have been made to the Cherry Street Baptist Church (colored), Cherry street, below Eleventh, and it was reopened and rededicated last Sunday. All the woodwork inside the four walls has been renewed, being of pine, finished in the natural color, including new pews and galleries. The walls are frescoed and a new carpet covers the floor, and stained glass has been placed in the windows. An addition has been built to the second story, behind the pulpit platform, allowing the construction of a stationary pool for baptismal purposes. In the addition there are dressing-rooms for the candidates and a pastor's study. The recess in which the pool is situated is very prettily finished in hard wood panels. The entrance, which was formerly from Wheat street, has been closed, and a new entrance to both auditorium and lecture room built on the Cherry street front. The floor of the lecture room was lowered, and the position of the platform changed from the east to the north end of the room. The entire cost of the improvements will be about $8,000.

City Councils.

Councils are hurrying through with their spring work. Last Tuesday, at a special session, the following ordinances were passed: To construct sewers on Mascher, Cumberland, Thirty-seventh, Meredith, Perot, Third, Tenth, Diamond, Eleventh, Fifth, Cuthbert, Mill, Oxford, Twentieth, Wallace, Eighth, Seventeenth, Fifteenth, Brandywine, Judson, Green, Dauphin, Broad, Montgomery, Forty-ninth, Griscom, Lombard, Huntingdon, Hope, Clearfield, Ninth, Cross, Galloway, Carpenter and Johnson streets, of an aggregate length of 19,156 feet, and whose cost will be borne by an assessment of $40,915 upon the property along the streets benefitted, and by a payment of $15,000 by the city; to strike from the city plan Seltzer, Silver and Sterner streets, and to revise the lines and grades of Somerset and Leamy streets, so that they may cross the Reading Railroad by a bridge in the Twenty-fifth ward; to revise the grades on Columbia avenue, between Twenty-eighth and Twenty-ninth streets, in the Twenty-ninth ward; to revise the lines of Tioga street, between Gaul street and Trenton avenue, by increasing its width to eighty feet; to revise the lines and grade of Cresson street, in front of St. John the Baptist's Catholic Church, in Manayunk; to revise the north line of Filbert street, between Thirteenth and Fifteenth, so as to make it four feet north of the present line: to revise the grades on Thompson street and Pennsylvania avenue, from Thirty-second to Thirty-third street, and on Thirty-third street, from Pennsylvania avenue to Master street; to place Reed street upon the city plan on the northwest side of Moyamensing Prison; to strike from the city plan French and Edgely streets from Eighteenth to Nineteenth, and instead place on the plan Gratz street from Diamond street to Susquehanna avenue; to revise the grade of Forty-seventh street from Woodland avenue to Gray's Ferry road, in the Twenty-seventh ward; to place Rusconb street on the city plan from Twentieth street to the Philadelphia and Germantown Railroad; to revise the grade of Jefferson street from Linden street to Manayunk avenue, in the Twenty-first ward; to locate a truck company in the neighborhood of Eighth and Girard avenue, and a chemical engine in the engine-house No. 16 South Sixth street; to construct sewers on Lawrence, Moore, Pratt and Fifth streets and Lehigh, Kensington and Passyunk avenues; to permit the Pennsylvania Lumber Company to erect a frame shed for the storage of lumber at Trenton avenue and Tioga street. At the same session, the ordinance for the abolition of projecting and swinging signs was indefinitely postponed. The Trustees of the Gas Works were requested to light the Gray's Ferry Bridge, and to place Siemens regenerative lamps in Norris Square, and the Select Council ordinance for lighting North Broad street with electric lamps was concurred in.

Select Councils, at last Thursday's meeting, concurred in a batch of Common Council bills and closed up a large amount of business preparatory to the re-organization of the new Councils on Monday. Messrs. Firth & Foster Bros. were granted permission to erect an iron bridge over Emerald street. Charles Walters was authorized to lay one or two iron pipes under Mervine street. An ordinance was finally passed relating to the extension of cellar doors and steps into the footways of streets, making it a nuisance to maintain any cellar door or steps beyond four feet six inches of the footway of any fifty-foot street, provided that in streets one hundred feet wide steps may extend more than four feet six inches if the pavement from curb to step is not less than eighteen feet.

To authorize the opening of Tioga street, from Germantown avenue to Kenderton street, and the grading of Clearfield street, from Broad to Thirteenth street; Third, Indiana, Westmoreland and Seventeenth street, and Ashland avenue, from Penn street to Shur's lane.

The construction of a large amount of sewer work was also authorized in various sections of the city. The revision of grades on several streets and avenues was also determined upon.

In the Common Council there was a sharp debate upon the low fare question, but the Traction Company, as usual, gained its point. There is a strong minority in Council in favor of 5 cent fares, but they are unable to convince the majority of the justness of their position. Councilman Holeman, on last Thursday moved to strike out the repealing clause, in the measure authorizing the Union Passenger Railway Company to lay single tracks upon certain streets and avenues of the city. He asked Councilmen not to commit themselves in favor of 6 cent fares, in defiance of the will of the people. He instances the fact that the Lombard and South Street Line was obliged to reduce its fares to 5 cents, and that other companies should be treated in the same way. Mr. Vanderslice argued in the opposite direction and endeavored to show that if the bill was passed as proposed, it would increase the value of taxable properties in the sections of the city benefitted by the road. Mr. Bardsley took the side of the Traction Company and wanted to know where the citizens were who were opposed to the ordinance. The inquiries seem to infer that the one hundred and eighty thousand voters of Philadelphia should stand around Independence Hall every meeting of Councils to say what they want. They have endeavored to elect Councilmen in their interests, but the Councilmen play into the hands of the Traction Company, and then give as an excuse that there are no citizens to demand 5 cent fares. While every one knows that 6 cent fares are an extortion, there are not enough in Councils to make even a respectable fight for the legal fare. One Councilman opposed a reduction because such action, he said, would prevent the extension of the Union Line tracks where they were desired. This is a refreshing statement certainly, the citizens will be willing to see the experiment tried. Another Councilman was extremely anxious for the passage of the bill as the Traction people wanted it, so that the people of his section would not be deprived of street car facilities. If the question was not such a serious one, it would provoke a smile, at the thin covering which Councilmen put on their real motives. They are simply servants of the Traction Company, and dare not stand up and represent the one million people of Philadelphia. Mr. William Smith made some remarks which are deserving of reproduction, and which every right-minded citizen will thoroughly endorse. He said:

"This question affects not only one section of the city, but all sections. The railway people say they ask for only three miles more of street, yet it makes no difference in principle if the distance is small. The plain truth is they ask to occupy the streets without agreeing to pay one cent for the privilege. We must put a stop to this usurpation, and I say now is the day and now is the hour to do it. For every rail these corporations lay we should demand that they pay something in money into the treasury. If the use of the streets is not paid for in that way let them pay the people for the privileges they get by reducing the fares to five cents, as Councils have ordered. We are told that the Union Line really doesn't care much to make these extensions, and that they are only made as a concession to the people. That is ridiculous."

Mr. Vanderslice endeavored to justify the slavery of the city to the Traction Company by saying that what we are trying to do now should have been undertaken years ago, and that the reduction of fares should not be insisted upon, because of the request to build three additional miles of track, and made to extend over fifty-two miles of track. Mr. Bardsley endeavored to reply to the common sense and sledge hammer argument of Mr. Smith, by saying that "A number of speakers have made a very serious mistake in their arguments. They have forgotten that we have no right to withhold the franchises of the streets from corporations. The highways belong exclusively to the Commonwealth. There now come into the treasury as revenues from the horse-car lines about $100,000 yearly. There is a tax on the cars and on every dollar of dividend declared above 6 per cent. This talk about stultifying ourselves by repealing the ordinance passed five years ago is nonsense."

The people of Philadelphia, it seems, have nothing to hope from their Councils.

BUILDERS' ITEMS.

Among the Builders.

GEORGE A. WAGNER, 1517 Reed street, is putting up four two-story dwelling and a store which will sell from $2,600 to $2,800.

FRIELAND & SIMPSON, 1936 Reed street, are putting up sixty-one two and three-story dwellings on Hicks, Mole and Tasker streets. These will sell from $2,000 up.

JOHN MACONAGHY, 1710 Christian street, is building four stores and fifty-four dwellings. These will all be two-story, finished in modern style, and will all contain six rooms. They will be sold at prices ranging from $1,800 to $3,500.

J. H. GOLDBECK, 4217 Lancaster avenue, have just completed nine houses at Forty-second and Brown streets, each having seven rooms and bath; these are selling from $2,750 to $3,400. They have several large operations on hand, but are holding back till the labor question is settled.

ROBT. MONTGOMERY, 1836 Wharton street, is erecting fifty-three houses of two-story each, containing six rooms and bath. Twenty-eight of these are on Bancroft street, south of Tasker, and twenty-five on Sixteenth street, also south of Tasker. These will be thoroughly finished houses and will sell at reasonable prices.

F. H. VOGDES, 3959 Lancaster avenue, has just finished six houses on Haverford street, between Fortieth and Forty-first streets, for Wm. H. Kern. These houses are all finished with hard wood and have every modern improvement; the corner houses sell for $3,800, and the centre houses for $3,500. The rent of these houses is $30.00 per month.

WM. R. MATCHETT, 1515 S. Broad street, is building one hundred and twenty-three houses on Norris street from Ninteenth to Twentieth streets, and from Twentieth street to Park ave., and on Page street from Nineteenth to Twentieth streets, and on Fontaine street from Nineteenth to Twentieth streets. All of these houses are built with every convenience and are rented at prices to suit the mechanic. The houses on Norris street are nine roomed, and sell for $4,200; those on Park avenue have eleven rooms and sell for $7,500; those on Page street are seven roomed houses and sell for $2,800; those on Fontaine street are worth about $3,000; the Twentieth street houses are worth $4,700 dollars. Also, is about to build two hundred and twenty-five two and three-story dwellings, containing five, nine, and eleven rooms, in the square between Tasker and Morris, Fifteenth and Sixteenth, and Mole and Hicks streets. These houses will sell from $1,400 to $5,000.

NICHOLSON, ERICKSON & MICHAELSEN, builders and operators in real estate, 3949 Lancaster avenue, have just finished on the south side of Brown street, between Thirty-ninth and Fortieth streets, twenty-two three-story brick dwellings of nine and twelve rooms, which sell at prices ranging from $4,300 to $5,200. Also, fifteen three-story dwellings on the south side of Parrish, between Forty-first and Forty-second streets. These dwellings have nine rooms and are selling at $3,600. They have also recently finished four three-story dwellings on the west side of Preston below Parrish street, each of which have nine rooms and sell for $4,500. All of these houses are A. No. 1, and have been fitted up with all modern improvements. They have commenced on Forty-nine two-story houses, seven rooms, on the square bounded by Thirty-eighth street, Fairmount ave., Aspen and DeKalb streets. These houses range in price from $1,800 to to $3,100. They are also building five three-story brick dwellings on the west side of Preston street below Parrish street; each house has nine rooms and are finished in first-class style, and sell for $4,750. They are also building nineteen two-story seven roomed houses on Holly, Forty-second and Reno streets, for prices ranging from $2,000 to $2,800; and seven two-story cottages with seven rooms on the north side of Franklin street between Fifty-first and Fifty-second streets, which will sell for $2,000; and five on the west side of Fiftieth street, north of Kershaw ave., at $2,000. All the above cottages have front yards and porches and everything appertaining to a first-class modern dwelling. They are also about to build five two story dwellings on Warren and Centre streets, west of Thirty-sixth street, for prices ranging from $2,000 to $2,500. They have also purchased a large lot on Lancaster avenue, between Fortieth and Forty-first streets, and contemplate the erection of sixteen stores and dwellings. They report sales far better than usual at this time of year and think there will be a largely increased activity this season in the building trade.

Building Permits.

One two-story kitchen, 12 ft. by 10 ft., Otter st., above Germantown ave., to James Quigley, 1514 North Front st.

Second-story addition, 12 ft. by 12 ft., 1541 South Twelfth st., to Kister & Owen, 129 South Seventh st.

Eighteen two-story houses and one three-story house, 14 ft. by 50 ft., Poplar st., above Twenty-ninth, to J. L. Shoemaker, 3109 Powelton ave.

One two-story back wall, 9 ft. front, North st., above Second, to Frank Hewitt, 146 Broad st.

One two-story house, 15 ft. by 30 ft., Edgemont st., above Lehigh ave., to Frank P. Conroy, 2332 East Huntingdon st.

One two-story house, 14 ft. by 29 ft., 1819 Garret st., to Bernard Call & Bro., 509 South Seventeenth st.

One three-story house, 13 ft. by 45 ft., Penn, above Green st., to E. McDermond, 114 West Penn st.

Three new fronts, 18 ft., 1227 Long Lane, to Charles G. Vansant, 1238 South Sixteenth st.

Alteration and stone front, 10 ft. front, Mulberry ave., above Sixty-first st., to Jacob Zell, Fernwood.

One brick kitchen, 16 ft. by 16 ft., South, above Sixty-first st., to same party.

Two three-story dwellings and two two-story adjoining buildings, 18 ft. by 57 ft., Unity, above Orchard st., to William W. Worrell, Frankford.

Five three-story dwellings, 18 ft. by 50 ft., to F. C. Paxson, 1707 Cayuga st.

One three-story store and dwelling, 43 ft. by 20 ft., Weldy, above Hanover st., to John S. Baldt & Son, 2014 Clementine st.

A one-story shop, 16 by 22 ft., Knox, below Seymour st., to B. P. Evans, same place.

A two-story addition, 36 ft. by 43 ft., 827 Cherry st., to E. S. Nock, 2813 Girard ave.

New front, 16 ft. by 45 ft., 3716 Lancaster ave., to John Sullivan, Fifty-second and Woodland ave.

Interior alterations, 5 ft. by 10 ft., 2019 Walnut st., to Tanisue & Cooper, 4 South Broad st.

One three-story brick building, 150 ft., by 12 ft., Mulberry, above Fifth st., to same party.

Alteration to building 1705 Chestnut st., to John M. Leamy, 523 South Forty-second st.

One two-story brick dwelling, 19 ft. by 34 ft., Fifty-first and Florence ave., to Andrew J. Mosley & Sons, Fifty-first st. and Baltimore ave.

Twelve two-story houses, 12 ft. by 26 ft., Leithgow st., above Indiana ave., to C. A. Snyder, 1710 Master st.

One three-story brick house, 18 ft by 58 ft., Fifth, below Lehigh ave., to C. E. Myers, 2436 North Sixth st.

One new front, 1930 Rittenhouse st., to Morrison and Johnson, 2521 Stewart st.

Six three-story houses, Second, above Diamond st., to A. T. Richards, 1512 Otis st.

Three three-story houses, 18 ft. by 45 ft., Mechlin st. and Germantown ave., to George W. Baxter, Germantown.

One one-story store, 18 ft. by 35 ft., 4607 Main st., to John D. Caldwell, Germantown.

One two-story back building, 16 ft. by 30 ft., 4075 Main st., to same party.

Twenty-seven three-story houses, 16 ft. by 42 ft., Gratz ave., above Berks st., to John L. Kates, 1607 Arch st.

To rebuild mill, 48 ft. by 80 ft., Allen and Stackman sts., to James Hood, 212 New st.

Nine three-story houses, 16 ft. by 50 ft., Norris, above Franklin st., to A. Zane, 1915 North Eighth st.

To rebuild factory, 49 ft. by 55 ft., Wood, above Third st., to James Hood, 212 New st.

Six two-story houses, 14 ft. by 40 ft., Sergeant, above Jasper st., to John M. Buchanan & Brother, 1618 Vienna st.

Front alteration, 12 ft. Otis and Gaul sts., to same party.

Eighteen two-story houses, 14 ft. by 28 ft., Latona, above Twenty-second st., to William Shelley, 1530 Wharton st.

One two-story stable, 46 ft. by 150 ft., Broad, above Ellsworth st., to Y. T. Harris, 1241 Shackamaxon st.

One two-story back building, 12 ft. by 26 ft., 4146 Lancaster ave., to Wm. T. Stevens & Bro., 2323 Wallace st.

One-story back building, 16 ft. by 13 ft., 2671 Frankford ave., to Charles Booth, 2052 Taylor st.

A five story brick mill, 49 ft. by 250 ft., Northwest corner of Coral and Taylor sts., to the Arrott Steam Power Company, 115 South Fourth st.

A five-story mill, 35 ft. by 72 ft., Adams, above Coral st., to same party.

A five-story mill, 47 ft. by 180 ft., Southwest corner of Adams and Coral sts., to same party.

One three-story house, 16 ft. by 28 ft., Fitzwater, above Nineteenth st., to Thomas Livingston, 721 South Twentieth st.

Front alteration, 905 Vine st., to John M. Anderson, 1321 South Eighteenth st.

Alteration to dwelling, 25 ft. by 25 ft., Ezekiel and Warner sts., to Ezekiel S. Jones, 145 Shurs lane.

One two-story brick dwelling, 16 ft. by 47 ft., Front, above Denmark st., to J. B. McGonigal, 210 Morris st.

Front alteration, 1260 Hutchinson st., to Evan T. Kreider, 964 North Tenth st.

Front alterations 11 ft. front, Olive, above Thirteenth st., to J. B. Matlack, 6 North Seventh st.

One two-story back building, 13 ft. by 12 ft., 2048 Ellsworth st., to Emma Martin, same place.

One-story brick kitchen, 13 ft. by 22 ft., 1725 Francis st., to J. A. Buckman, same place.

Front alteration, 16 ft. front, 1704 South Sixth st., to Herman Weilly, 516 Owen st.

One three-story factory, 26 ft., by 126 ft., No. 9 building of Blabon's Oilcloth Works, to George F. Payne & Co., 1211 Sansom st.

Eleven two-story brick houses, 14 ft. by 28 ft., Mercer, above Ashmead st., to William Garvin, Germantown.

Ten two-story brick houses, 14 ft. by 40 ft., Emerald and Ann sts., to J. W. Maltz, 1545 Hutchinson st.

Six three-story houses, 18 ft. by 54 ft., Mantua ave. and Thirty-second st., to Howard Watkins, 3305 Baring st.

Twenty three-story brick houses, 17 ft. by 52 ft., East and West side of Thirty-second st., between Wallace and Mt. Vernon sts., to same party.

One two-story back building, 12 ft. by 14 ft., 1220 South Fifth st., to Dahl & Kidd, 132 Bainbridge st.

Addition to Industrial Hall, Broad, above Vine street, to R. J. Dobbins, 308 N. Broad st.

Two two-story stables, 26 ft. by 90 ft., Emerald st., above Hart Lane, to Bernard Heron, 1015 Otis st.

One two-story stable, 15 ft. by 17 ft., 1815 S. Ninth st., to Charles Newkirk, 1827 Passyunk ave.

Third-story addition, 24 ft. by 38 ft., 2147 Germantown ave., to D. C. Schuyler, 2263 Fairhill st.

Twelve two-story houses, 14 ft. by 30 ft., Mountain, above Twentieth st., to Alexander Gustorie, 1514 S. Twentieth st.

One two-story stable, 19 ft. by 17 ft., Eighteenth and Montrose sts., to Geo. Lafferty, 918 S. Eighteenth st.

Ten three-story houses, 16 ft. by 52 ft., Brown, above Twenty-fourth st., to James H. Lyons, 17 N. Ninth st.

Eighteen three-story houses, 15 ft. by 48 ft., Twenty-fifth, above Brown st., to same party.

Two three-story houses, 16 ft. by 41 ft., Mt. Pleasant st. and Cresheim Road, to Robert Christy, same place.

Five two-story houses, 12 ft. by 30 ft., Bemers, above Twenty-fifth st., to L. Paul, 2305 N. Thirtieth st.

Three two-story houses, 15 ft. by 40 ft., Twenty-sixth, above Dauphin st., to same party.

One two-story back building, 12 ft. by 11 ft., 189 West Dauphin st., to Henry Gill, 2330 Hancock st.

Two three-story back buildings, 2230 Amber st., to William Bartholomew, 143 West Norris st.

One two-story back building, 14 ft. by 14 ft., 2146 N. Front st., to same party.

One three-story store and dwelling, 25 ft. by 28 ft., Forty-third and Ludlow sts., to John J. McDuffee, 4303 Walnut st.

Seven three-story houses, 23 ft. by 24 ft., Forty-third, above Market st., to same party.

One three-story store and dwelling, 28 ft. by 28 ft., corner of Forty-third and Market sts., to same party.

One three-story house, 22 ft. by 50 ft., Queen st. and Township Line, to Joseph Parker, 2639 Germantown ave.

One three story house, 20 ft. by 60 ft., Otis, below Front st., to Stewart Bros, 2154 North Fifth st.

One two-story dwelling, 12 ft. by 28 ft., Philip, above Diamond st., to same party.

Six two-story houses, 16 ft. by 42 ft., Eleventh, below Mifflin st., to Wm. McRae Bryant, 915 Spruce st.

Four two-story houses, 15 ft. by 40 ft., Seventh, above Mercy st., to George Fender, 619 S. Second st.

A one-story back building, 16 ft. by 16 ft., Bringhurst, above Main st., to M. Dwartman, 116 Bringhurst st.

One three-story addition to building, 14 ft. by 30 ft., Fifth and York sts., to J. Pennepacker, 2505 N. Fourth st.

Two two-story houses, 16 ft. by 42 ft., Denmark, above Front st., to John McCreane, 1547 S. Front st.

One two-story house, 14 ft. by 30 ft., Helen, below Somerset st., to Alexander Ligget, 2472 Memphis st.

Four three-story dwelling, 15 ft. by 50 ft., Broad st., above Susquehanna ave., to Wm. H. Kemble.

Four three-story houses, 19 ft. by 65 ft., Jefferson, above Seventeenth st., to Widener & Elkins, 423 Walnut st.

Twelve three-story dwellings, 16 ft. by 56 ft., Bouvier, above Jefferson st., to same parties.

Thirteen three-story houses, 18 ft. by 72 ft., Seventeenth, above Jefferson st., to same party.

Three two-story houses, 16 ft. by 44 ft., Haines, above Chew st., to John O. Broadbent, 314 Haines st.

One three-story house, 17 ft. by 50 ft., Twenty-third, above Norris street, to Thos. Dey, 2307 Master st.

Seven two-story houses, 12 ft. by 26 ft., Leithgow, above York st., to A. M. Hoffman, 1520 N. Eighth st.

One two-story back building, 12 ft. by 12 ft., Taylor, above Coral st., to same party.

One one-story factory, 45 ft. by 109 ft., Second and Somerset sts., to same party.

—Among the business improvements for 1886, is one already commenced for Messrs. Thomas J. Newton & Co., importers and manufacturers of hosiery, knit goods, etc., 511, 513, and 515 Arch st. The premises occupied by this firm have a frontage on Arch st. of nearly 50 ft., and extend through to Cherry st. a depth of 288 ft. The portion fronting on Cherry st. is now being demolished to make room for the proposed improvement. The new building will occupy the whole width of the lot, having a front on Cherry st. of nearly 50 ft., and extending to a depth of 100 ft. It will be five stories in height, the front being entirely of iron. The upper floors will be lighted on three sides, the ceilings will be high, and the building substantial in every respect. It will be supplied with steam heating, power, elevator, etc., and will be first-class in all its appointments, thoroughly adapted for manufacturing or other business. The building is being erected under the supervision of Mr. David S. Gindell, architect. It is proposed to complete it in June.

JUDGMENTS.

PHILADELPHIA.

Entered March 26, 1886.

*Baker Geo—Wm Banburg Sr (Bond and Warrant) 1 M 86 70..... 2000
Butt Wm—Patrick Gallagher (Execution issued) 1 M 86 72..... 58
*Clark Jas and Geo H—Wm B Yerger 1 M 86 86..... 100
*Davey Philip and Wm H—Chas M Sharp 1 M 86 85..... 250
*Frank Fredk—F Woerner 1 M 86 74..... 75
*Goltzsch A—Sherman & Delaplaine (Execution issued) 1 M 86 73..... 49
*Kohler Damian—Chas Kohler 1 M 86 78..... 600
Kennedy Matthew—H Jackson (Bond of Indemnity) 1 M 86 91..... 1600
*Mischler Adolph—John Gutjahr 1 M 86 70..... 1600
*McCloskey Wm J—Jno McCloskey (Execution issued) 1 M 86 89..... 2258
*Robbins Geo, Drummond Stephen—John D Raggio et al (Execution issued) 1 M 86 95..... 6720
*Scott Jeremiah—H B F Teller 1 M 86 94..... 100
Styer David—Margt E Evans 4 D 85 192..... 128
*Schreiner Louis—A James Jr 1 M 86 76..... 100

Entered, March 27, 1886.

Cheyney Edward L—F P Weaver 4 J 81 704..... S F
Decatur Bldg Asso—John Smith 3 S 85 531..... 650
Decatur Bldg Asso—John Marlor 3 S 85 465..... 300
Decatur Bldg Asso—Josephine Kramer 2 M 85 593..... 1,000
Decatur Bldg Asso—Elizth Patterson 2 M 85 594..... 1,000
Decatur Bldg Asso—John Taylor 2 M 85 595..... 2,000
Decatur Bldg Asso—Miles Taylor 2 M 85 596..... 1,000
Decatur Bldg Asso—Edmund Fitton 2 M 85 776..... 1,000
*Dougherty Sabine and James—Flor Haynes 1 M 86 120..... 150
Eltonhead Edward Y—Moses Simon 3 M 86 435..... .....
Graham John—John McGuigan 1 M 86 99..... .....Partition
*Holland John W Jr—D R Burns (Execution issued) 1 M 86 109..... 31
Harper & Ternan—E B Hallowell 3 M 86 414..... 286
Judge Chas—Susanna R Harper 1 D 85 781..... 7,150
Kittanning Ins Co—Chas H Kline 3 M 86 275..... 196
Kilpatrick Francis—City (Bond) 1 M 86 113..... .....
*Kuerner Jacob—D Miller et al (Bond and Warrant) 1 M 86 98..... 700
Kelso Robert—Cath Rafferty 3 M 86 330..... 658
*Meighan John—W C Desmond 1 M 86 118..... 700
Myers Wm dec—Lewis Shallcross O C P S 63 54..... S F
*McHenry J S and Matilda C—Kindig & Clark 1 M 86 117..... 141
McKenna Patrick E, Beggs Wm T P, White Jno R—J and J Dobson 1 S 84 710..... .....
Nelson F Tracy—Sarah A Slowe 3 M 86 171..... .....
Penna R R Co—Kate M Reiff 1 D 81 738..... .....
Raybold J Aug—John Parker et al 2 M 79 260..... .....
Strosler Fredk Wm—W E Striker 3 M 86 189..... .....
*Seemuller Geo M—Ger Central B Asso (Bond and Warrant) 1 M 86 115..... 2,000
*Shulze Edith—D R Burns (Execution issued) 1 M 86 110..... 15
*Schmit Martin—W Caspary & Co 1 M 86 100..... 132
*Stockton Geo—Benj F Ray 1 M 86 102..... 100
Spofford S A—City 1 M 83 122..... .....
*The Wm Wilson & Son Silversmith Co—Charter Oak Bank (Execution issued) 1 M 86 106..... 5,057
*The Wm Wilson & Son Silversmith Co—First Nat Bank, Springfield (Execution issued) 1 M 86 107..... 2,500
*The Wm Wilson & Son Silversmith Co—Adolph Mohler (Execution issued) 1 M 86 108..... 4,966
*The Wm Wilson & Son Silversmith Co—Thos G Brown (Execution issued) 1 M 86 112..... 262
*The Wm Wilson & Son Silversmith Co—Tradesmans Bank (Execution issued) 1 M 86 114..... 4,000
*The Wm Wilson & Son Silversmith Co—Union Nat Bank (Bond and Warrant, Execution issued) 1 M 86 111..... 14,964
*Wentz Dilworth—P Schaffer 1 M 86 121..... 500
Wallace Jos—Our Bldg Asso 1 S 85 438..... .....

Entered March 29, 1886.

*Butz Peter—H Mullers est 1 M 86 152..... 50
*Brulte Jas—Max Rosenberg (Execution issued) 1 M 86 131..... 28
Camden & Atlantic R R Co—Robert C Morgan 4 D 85 426..... .....
*Connor John B—John Thiel 1 M 86 128..... 38
*Digney Jos—Jos Haulon 1 M 86 149 400
*Gill Jos S—R P Vansant (Bond and Warrant) 1 M 86 150..... 15,000
*Garvin Wm—John W Steward 1 M 86 130..... 200
*Hughes F B—Lewis Snyder (Execution issued) 1 M 86 132..... 269
*Hoffstadt Louis—John H Hudson 1 M 86 147..... 30

*Jesner Fanny—F A Poth 1 M 86 157 200
Krips Henry dec—John Born D C D 72 2256 ..... S F
Krips Henry dec—E Allen et al D C D 72 2257 ?2) ..... S F
*King Annie and Wm R—Aid Loan Asso (Bond and Warrant) 1 M 86 148 1,000
*McLaughlin Wm—B F Teller 1 M 86 143 300
Potts Mrs E D—G F Scholer 3 D 84 535 29
*Roats Emma—Weisbrod & Hess (Execution issued) 1 M 86 161 62
*Schallioll Ferdinand & Jane—M E McCaulley 1 M 86 162 500
Schmitz Samuel—Anton Guba 1 M 86 158 79
*Staub Adolf—Gottlieb Kochler 1 M 86 146 250
Sequin Narcom L—E Olberman 4 M 86 29 518
*Vanartsdalen Silas—Thos R Bunting 1 M 86 140 300
West Phila Bank—Comth of Penna 4 J 81 176 248
*White Wm—John W Steward 1 M 86 139 203
*Woodbury Horace S—Jas S Mason (Bond and Warrant) 1 M 86 144 5,000
*Weinmann Gottlieb—F A Poth 1 M 86 156 500
Weyand Wm—German Am Title and Ins Co (Messengers Bond) 1 M 86 159 1,500

Entered March 30, 1886.

Allen John H—First Nat Bank 4 D 78 330 ..... S F
Brush ElectricLightCo—City (Bond) 1 M 86 193 ....
Burt Joseph M—B F Teller 1 M 86 169 ..... E Judgment
Crouse Jacob—City (Bond) 1 M 86 195 ....
Donnell Wm L et al—City (Bond) 1 M 86 192 ....
Dietrich D P et al—City (Bond) 1 M 86 167 ....
Douglass John M and Wm S—First Nat Bank 3 S 80 77 670
*Fresney Louis—Julius Mountney 1 M 86 173 1,500
Gloucester Iron Works—City (Bond) 1 M 86 187 ....
*Huber Susan—Elizth Foster 1 M 86 183 200
*Hargrave Jos—Geo Hargrave 1 M 86 197 300
Kelly James—John Woerner 1 M 86 206 ..... E Judgment
*Krein Theo—J W Supplee & Co 1 M 86 174 428
Lindeman W T et al—City (Bond) 1 M 86 194 ....
Mullins F P et al—City (Bond) 1 M 86 188 ....
*Magoohan Mary—Jno H Campbell exer (Bond and Warrant) 1 M 86 127 3,600
Manning Jas F—L U Maltby 3 M 86 287 300
Mefford J B—R H McClintic & Bro 1 M 86 168 40
McDowell F Buck—City to use 2 D 78 232 (M L D) ..... ver 864
*McCulla Richard P—J V McGeoghegan 1 M 86 176 50
Northern Electric Light Co—City (Bond) 1 M 86 191 ....
Patrick Robert W et al—City (Bond) 1 M 86 190 ....
*Paris L—Abe Weil 1 M 86 173 1,350
*Schmid Gottlob J—Daniel Goerlach 1 M 86 205 1,200
Van Dusen H K et al—City (Bond) 1 M 86 189 ....
Ward Artemas—First Nat Bank 2 M 80 65 ..... S F

Entered March 31, 1886.

*Ackermann Herman — Spencer C Black (Execution issued) 1 M 86 229 363
*Bingham A G—Homestead B and L 1 M 86 265 200
Brock Max and Martin—Henrietta Brock 2 S 84 11 ..... ver 2,950
*Boyd Alexr—B Van Leer 1 M 86 241 500
*Bode Johanna—Mark Greely 1 M 86 219 500
*Dobbins J C, Atlanta, Ga—A Blair (Attachment Execution issued) 1 M 86 227 2,412
Mallon Jas, Kessler George—John Morris 2 J 84 389 308
Molineaux Wm S et al—City (Bond) 1 M 86 225 ....
*Mann W Horace—J Langsdorf's Sons (Execution issued) 1 M 86 239 31
*McGonigal Annie — A Minnick (Bond and Warrant) 1 M 86 228 2,800
O'Rourke Cecilia et al—American Surety Co (Indemnity Bond) 1 M 86 240 47,500
Presser John—Wm Krause 1 M 86 243 33
*Patterson Robert—Jos Bilbough 1 M 86 282 6,000
Robson Thomas, Callahan Gifford C —Chosen Friends Lodge (Treasurers Bond) 1 M 86 250 100
*Roth Severin—Southwark Bakers Socy 1 M 86 247 200
Shackamaxon Bank—H S Montague 3 M 86 222 ....
Stokes Jos—Elizth C Reakirt 3 M 86 297 3,339
Stokley Thos H et al—City (Bond) 1 M 86 226 ....
*Schweitzer Peter P—M H Stutzbach 1 M 86 232 200
Tobler Go—Wm Hunter 3 M 86 34 ... 3,827
Wilson Robert—Thos Firth et al (Bond of Indemnity) 1 M 86 260 3,000
Wickersham John M K—H C Watt 2 M 85 516 ..... ver 267

Entered April 1, 1886.

*Adams John P and Chas W—H W Treager 1 M 86 312 636
*Adams Jno P & Chas W—O S Glessner 1 M 86 313 1,272
*Bevans Edmund—True Plan B & L (Bond and Warrant) 1 M 86 302 200
Beamish Chas—Samuel Boyd & Co 2 M 76 221 ..... S F
Clark John G—Samuel Boyd & Co J 79 796 ..... S F
*Conly Frank A—W J Bailey (Execution issued) 1 M 86 272 72
Conroy W W—E K Lemont & Co 1 M 86 287 39
Cherry Sarah J D—R T Middleton 1 M 86 326 70
*Ehly Isaac—Henry Friedman 1 M 86 282 100
*Holzschuh Simon, Meier Hermann —J & Rohrbacker 1 M 86 280 176
*Hulshizer A H—W H Rotan 1 M 86 292 4,000
Hurly Wm H—Louis Lang 3 M 81 420 551
*Hoffmann & Culverley—Welkel & Smith (Execution issued) 1 M 86 267 945
Hartman Thos J dec—Wencel Hartman 3 M 76 1056 ..... S F
Hutter Robert—Samuel Boyd & Co 2 M 81 674 ..... S F
*Jones Sarah—P W Levering 1 M 86 298 150
Mathieu J P—E R Wright & Co 2 S 84 353 ..... ver 526
*McVey Rose—Strouse, Thanhauser & Co 1 M 86 271 497
*Ogden Wm C—Henry Ogden 1 M 86 309 350
*O'Brien John J—J R Freedley 1 M 86 283 449
O'Sullivan Daniel & Patk—Samuel Boyd & Co 2 J 78 1319 ..... S F
Pidgeon Frank Jr—John Laughlin 2 D 81 14 ..... ver 500
Reilly Garrett—John W Brock 1 M 86 288 ..... E Judgt
Siddall Charles H—Geo W Hummell 3 D 75 975 ..... S F
Stocker George L, Times Finishing Works—Samuel Boyd & Co 1 M 78 61 ..... S F
*Schrot Benedick, SchlottererEgethe Peter Serwazi 1 M 86 275 100
*Shaw Alexr R & Mrs—Jno S Serrill 1 M 86 304 46
*Sprissler Gregory—Jno S Serrill 1 M 86 305 181
*Woodbury Horace S—Albert L Wilson (Execution issued) 1 M 86 306 .. 23,763
*Young Mary—B F Teller 1 M 86 303 200

Judgments Marked to Use.

Caroline W & E J Hayes—M H Stutzbach 4 M 86 184 146
Marked to use of Mrs Elizth Feldpaugh.
Richard Butler—A James Jr 3 D 85 325 300
Marked to use of Emma Shuman.
John Winters—Chas Bittner 1 J 84 718 974
Marked to use of Alfred J Wilkinson.
Bowers Bros—Geo P Myers 2 M 80 941 700
Marked to use of Geo P Myers & Jos G Ditman.
Solms, Bond & Gallagher—Percy Heilner 3 M 86 272 809
Marked to use of Percy Heilner & Son.

Mechanics' Liens.

Francis M Prevost owner, Edwin Rafsnyder cont—Jas C Smith claimant, 3 bldgs N W s Haines st 180 ft to 211 ft N E of Cedar Lane. 111
Lizzie J Lynch owner, John C Lynch cont S A Miller & Bro claimants, 7 bldgs N W corner 19th and Wilder sts and S W cor 19th and Geritt sts 27
Henry Tetlow owner, Jos H & F Yeager conts—Aman & Bro claimants, N W cor of 10th and Cherry sts 26
Thos Rapp owner, Sebastian Heim cont—John B Vanhorn & Son claimants, N E s Ash st 340 ft N W of Salmon st 246
Penna State Agricultural Society owner, J. Hays Hathaway cont—Harry Cox claimant, Lamb Tavern Road cor land of Kressler & Kenney 227
Jno Maxwell owner & cont Howard R Deacon claimant, 6 bldgs W s Broad st 120 ft to 205 ft N of Susquehanna ave 470
Anna W and Wm A Leavitt owners, Anna W Leavitt cont—Ervin & Co claimants, W s 22d st 444 ft N of Norris st 99

Satisfied Judgments.

Albert S Erney—F Helmke [ent Nov 21 85 103
Albert S Erney—F Helmke [ent Dec 26 85 162
Jacob Bruestle—Barbara Fritz [ent Oct 29 85 ..... ver 3,431
David R Carnell—M J Hachet [ent Nov 7 85 ....
John J Devenny—Patk Kenah [ent Oct 5 85 312
Thos Lahey—Mary Gallen [ent July 1 85 200
Magdalena Brombach—Brocklehurst & Ewing [ent Nov 2 85 900

Wm J Stuetz—ChasKnittel [ent July 15 85..... 100
Wm Bunch Jr—Geo Dougherty [ent Nov 14 85.....ver 450
F P McIntyre—S F Flood [ent July 5 83..... 200
Jos F Edwards—W P Ellison & Sons [ent June 27 85..... .....
Henry Langham—H C Jaus [ent March 26 85..... 350
L & F Pollak—Henry Emrich [ent Jan 23 86..... 193
Quaker City Smelting Co—J Hollingsworth [ent Jan 12 86..... 48
Geo Tobler—H G Shinn [ent Jan 23 86..... 203
Sidney Sprows—Jas C Taylor [ent Nov 18 85 (2)..... 450
Edward Ganhon—Wm L Wilson [ent Jan 29 85.....ver 90
Henry McLean Bergner & Engel [ent Oct 29 84..... 2,500
Patrick McCusker, Jas Walls—Bergner & Engel Oct 29 84..... 2,500
Wm Jos Kennedy—Thos D Beatty [ent Sept 22 85..... 100
Wm Loeb—S Lorsch [ent Nov 25 82 371
Wm Loeb—E Meyerhoff [ent Dec 23 82..... 295
Wm Loeb—Brainerd & Armstrong Co [ent June 23 83..... 319
Arthur Gallagher—C Gallagher [ent March 8 83..... 100
F B Hughes—Lewis Snyder [ent March 29 86..... 269
Jos Kelly—Pius Benef Socy [ent Sept 17 85..... 1,000
Francis X Geisz—W W Thompson [ent June 20 85..... 242
John B Geisz—W W Thompson [ent Sept 15 84..... .....
Arthur Gallagher—C Gallagher [ent March 9 82..... 497
Patrick O'Neill - Jas Hagan [ent June 19 84..... 2,869
Clarence G James et al—H L Bonsall et al [ent Feb 8 86..... 15
John Streeton — John Fitzpatrick [ent Aug 21 85..... 150
Henry Barrett—John Wood Jr [ent Sept 21 85..... 464
Geo W Coulston A H Gillingham [ent Oct 2 85..... 1,800
Edwd W Snyder—John M Snyder [ent Oct 3 84..... 5,358

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, March 29, 1886.

Afton st., 1645, Ann Main to Yost Schuler, Feb. 8, 1886, 15 ft. by 61 ft. 2½ in..... $1,500
Brown st, N. s., 126 ft. 5 in. W. Preston, Peter Kernan to Catharine M. Dougherty, March 20, 1886, 16 ft. by 90 ft..... 3,510
Cadwalader st., 1426, Lewis W. Shallcross to Philip Zaun, March 25, 1886, 20 ft. by 100 ft.; g. r. $42..... 1,700
Cadwalader st., W. s., 251 ft. N. Master, Richie B. and L. Asso. to Philip Zaun, March 18, 1886, 20 ft. by 100 ft.; quit claim..... nom.
Clarion st., W. s., 236 ft. S. Tasker, William R. Matchett to Patrick McGeehan, March 12, 1886, 13 ft. by 48 ft..... 505
W. s. Clarion, 269 ft. 2 in. S. Tasker, 13 ft. by 48 ft..... 1,350
Cumberland st., 2704 E., Wilson Peirson to Elmira V Weinmer, March 18, 1886, 20 ft. by 99 ft.; g. r. $64..... 2,933
Darien st., E. s., 289 ft. N. Huntingdon, Harry Brocklehurst et al. to William Fedeley, March 22, 1886, 12 ft. 4 in. by 40 ft. 1½ in..... 1,500
Dillmore st., E. s., 112 ft. N. Snyder ave., William Howell to Edward Cubberley, March 16, 1886, 32 ft. by —..... 575
Erwig ave., N. W. s., and N. E., Eighty-seventh, Elmwood Mutual Loan and Insurance Company to John Haverty, Dec. 7, 1882, 50 ft. by 100 ft..... nom.
Fourth st., S. E. cor. Indiana, Thos. H. Flood to W. Frederick Snyder, March 25, 1886, 250 ft. by 102 ft. 6 in..... 18,000
Forty-ninth st., S. W. s., and N. W. s. Paschall ave., Hy. Wallace to Elizabeth Supplee, March 26, 1886, 148 ft. 9 in. by 105 ft.; also, S. W. s. Forty-ninth and S. E. s. Say, 21 ft. 3 in. by 105 ft..... nom.
Fairmount ave., S. s., 15 ft. W. Thirty-eighth, Matthew C. Bogia to Geo. M. Bloomer, March 25, 1886, 15 ft. by 90 ft.; mtge. $1,500..... 1,700
Germantown ave., 1069-1071, F. C. Manderson to Emma C. Evans, March 20, 1886, 40 ft. by 140 ft..... 10,000
Girard ave., N. E. cor. Seventeenth, Corydon Winch to Alex. H. McFadden, March 15, 1886, 20 ft. by 100 ft..... 10,000
Hazzard st., N. E. s., 114 ft. S. E. Kensington ave., James Cook to Henry Heckman et al., March 18, 1886, 14 ft. by 68 ft.; g. r. $46.50..... 575
Lawrence st., S. E. cor. Cambria, Benedict Mark to John Mitchell, March 16, 1886, 72 ft. by 46 ft. 3 in.. 380
Market st, S. s., 56 ft. 2½ in. W. Front, John McArdle to Amanda Hall, March 15, 1886, 25 ft. by 25 ft..... 2,500
Mervine st., W. s., 250 ft. N. Master, Peter McCormick to Jeffery Hart to Casper P. Wiegand, March 16, 1886, 15 ft. by 70..... 2,300
Almond st., 803, Artisans' B. and L. Ass'n to Nicholas Hinski, March 27, 1886, 14 ft. by 46 ft..... 1,500
Master st., N. s., 95 ft. W. Warnock, John Hildebrandt to Agnes B. Lippincott, March 19, 1886, 15 ft. by 53 ft.; g. r. $37.50..... 1,100
Mt. Airy ave., N. W. s., 180 ft. N. E. Boyer, Jno. Bishop to Franklin B. Gowen, trustee, March 24, 1886, irreg. shape..... nom.
Ninth st., W. s., 282 ft. S. Huntingdon, James Parsons to Milton P. Hoagland, Dec. 25, 1885, 18 ft. by 173 ft..... 1,500
Oxford st., S. s, 80 ft. W. Cadbury ave., Jno. T. Williams to George Hunter, March 25, 1886, 16 ft. by 63 ft.; g. r. $36..... 1,800
Peters st., S. s., 278 ft. W. Twelfth, Cath. Turner to Peter Monroe, March 19, 1886, 13 ft. by 40 ft..... 1,160
Ridge ave., N. E. s., 660 ft. S. E. 50 ft. St., John P. Wemmer to Annie M. Peirson, March 18, 1886, 40 ft. by 200 ft..... 6,000
Race st., N. s., 21 ft. E. Fifth, Abjohn Stokes to Charles A. Buck to Rose Stokes, March 25, 1886, 15 ft. 7½ in. by 64 ft.; mtge. $2,000..... nom.
Sanderson st., S. s., 65 ft. 4 in. E. Sixteenth, Charles H. Armbrust to James Spence, March 25, 1886, 65 ft. by 61 ft. 3 in..... 1,450
Grape st., N. W. s. and S. W. s. Wood, Emily Holgate et al. to Abel W. Schall et ux., March 20, 1886, 13 ft. 3 in. by 103 ft..... 1,300
Levering st., S. E. s. and S. W. s. Wood, Emily Holgate et al. to Robert Bond et ux., March 20, 1886, 11 ft. 6 in. by 79 ft. 2 in..... 700
Spring Garden st., N. s., 94 ft. E. Twenty-fifth, John Yeudall to Henry Erben et al., March 19, 1886, 64 ft. by 180 ft..... 15,000
Third st., E. s., 20 ft. N. Bainbridge, Samuel Hufty et al., exrs., to Patrick Charles, March 20, 1886, 40 ft. by 46 ft..... 4,225
Tenth st., E. s., 207 ft. 4 in. N. Oxford, James McQuaide to Charles F. Ziegler, March 19, 1886, 23 ft. 2 in. by 84 ft.; mtges. $4,600 and $1,300..... 1,200
Tinicum ave., S. E. s., 100 ft. N. E. Eighth, Elmwood Mutual Life and Insurance Company to Archibald T. Dunlap, March 16, 1886, 50 ft. by 130 ft..... nom.
Twenty-fourth st., W. s., 118 ft. S. Parrish, John M. Sharp to Isaac Blum, March 25, 1886, 20 ft. by 67 ft..... 5,800
Venango st., S. W. corner Smedley, Mary McIlvaine to Wm. H. Root, March 16, 1886, 17 ft. by 74 ft.; g. r. $150..... 2,500
Walnut st., N. s., 220 ft. W. Thirty-sixth, Geo. Boon to Catharine Leary, Jan. 1, 1886, 32 ft. by 120 ft..... 444
W. College ave., W. s., 87 ft. 3⅜ in. N. Girard ave., Frederick J. Lambert to H. M. Dechert. March 24, 1886, two lots, each 15 ft. by 80 ft..... 4,800
Woodstock st., E. s, 165 ft. N. Tasker, John Friel to Geo. W. Welsh, March 19, 1886, 28 ft. by 50 ft.; g. r. $30..... 1,400
John H. Scott to Patrick Kelly, Mar. 29, 1886, lots 2329 to 2382 and 2399 and 2400, in sec. 69..... 600

TUESDAY, March 30, 1886.

Adelina st., N. E. s., 207 ft. 10⅜ in. S. E. Emerald, W. H. Wriggins et al, exrs, to John Gain, Dec. 30, 1885, irreg. shape; g. r. $7.50..... $25.00
Allen st., N. W. s., 144 ft. 7½ in. S. W. Shackamaxon, John J. Plucker to John King et al., March 26, 1886, irreg. shape; g. r. $180..... 500

Aspen st., N. s., 175 ft. 1½ in. E. Fiftieth, George R. Hovey to Frank Doerle, March 24, 1886, 50 ft. by 150 ft 3,000

Bowman st., S. E. s., 140 ft. N. E. Thirty-fifth, H. E. Richards to Wm. D. Grindrod, March 17, 1886, 20 ft. by 119 ft. 9½ in........ 600

Brandywine st., N. E. cor. Linville, David C. Walker to Ida L Tucker, March 22, 1886, 30 ft. by 50 ft.; g. r. $33.75........ 2,400

Chestnut st., N. s., 176 ft. E. Sixteenth, Thomas C. Love to Louis F. Love to Thomas C. Love, Mar. 27, 1886, 22 ft. by 168 ft.; $20,000 mtge........ nom.

Front st., E. s., 106 ft. ⅞ in. N. Emerald, Ann L. Emery to William Weber and George Weber, March 25, 1886, irreg. shape........ 7,000

Front st., W. s., 146 ft. S. Somerset, John F. Norton to James H. Williamson, March 26, 1886, 32 ft. by 58 ft. 3⅜ in........ 3,500

Fifth st., 3937 N., David Glading to Charles F. Glading, March 19, 1886, 40 ft. by 265 ft........ 4,500

Forty-sixth st., N. E. cor. Walnut, Robert Kaign to Wm. R. Matchett, Nov. 9, 1885, 215 ft. by 100 ft........ nom.

Forty-eighth st., E. cor. Paschall ave., Twenty-seventh Ward, Thos. McCullough to Edward Shippen et al., trustees, Mar. 24, 1886, irreg. shape; g. r. $300........ nom.

Garnet st., N. W. s. and S. W. s. Somerset, Twenty-fifth Ward, Harriet Dickson to Charles Kraus, March 9, 1886, 18 ft. by 64 ft. ¾ in... 2,500

Girard ave., S. s., 32 ft. E. Twenty-eighth, Robert Kaign to William R. Matchett, Nov. 9, 1885, 112 ft. by 65 ft.; also, S. s. Girard ave., 144 ft. E. Twenty-eighth, irreg. shape........ nom.

Hamilton st, S. W. cor. Thirty-fifth, Emma R. Devine to Clement M. Devine, Mar. 27, 1886, irreg. shape 4,000

Hegerman st., S. E. s., 150 ft. 3⅞ in. S. W. Longshore, Mary Disston to Anna H. Greer, Sept. 25, 1885, irreg. shape........ 1,600

Huntingdon st., 328, Albert E. Eldridge et al. to Fredericka E. Erxleben, March 19, 1886, 14 ft. 4 in. by 67 ft. 2½ in........ 2,800

Kensington ave., E. s., N. E. of Cambria, Joseph Fitzell to Jesse C. Coulston et al., March 12, 1886, irreg. shape........ 13,000

Kensington ave., N. W. s., 140 ft. N. E. Harrowgate Lane. Joseph Sommers to Martin M. Riehl, March 21, 1886, irreg. shape........ 1,000

Ninth st., S. E. cor. Firth, Samuel Wild to Holdsworth W. Bower, March 27, 1886, 42 ft. by 52 ft. 7¼ in.; g. r. $168, $66 and $66........ nom.

Ninth st., W. s., 77 ft. 5¾ in. N. Buttonwood, Horace W. Eschbach, admr., to Daniel Henden, March 24, 1886, 17 ft. 1¼ in. by 65 ft........ 4,100

Nineteenth st., N. W. cor. Morris, S. G. Rosengarten to James Quinn, March 29, 1886, 18 ft. 3 in. by 66 ft.; g. r. $42........ 200

Oxford st., 2417, Jos. Hood to Sarah M. Essig, March 19, 1886, 16 ft. by 69 ft........ 4,850

Oxford st., N. E. s. and N. W. s. Hedge, Robert Gilmour to Henry Buss, March 25, 1886, irreg. shape.. 4,200

Plover st., N. s., 158 ft. 7 in. W. Seventh, John Cooney to Adolph Beyerlein, March 18, 1886, 14 ft. by 48 ft.; g. r. $30........ 700

Preston st., N.W. corner Reno, Eliza Ann Feinour et al. to Dilworth Wentz, March 23, 1886, 17 ft. 4 in. by 87 ft........ 5,000

Seneca st., S. s., 91 ft. 3 in. W. Forty-eighth, Alfred Hanline to Christiana Frasch, March 26, 1886, 30 ft. by 78 ft........ 1,500

Susquehanna ave., 902, John L. Serrill to Annie A. Shaw, March 26, 1886, 14 ft. by 68 ft.; g. r. $108........ 1,800

Tree st., S. s., 194 ft. W. Seventh, S. A. Young to Wm. F. Albrecht, March 30, 1886, 56 ft. by 50 ft. 6 in.. 2,800

Tenth st., E. s., 75 ft. S. Bainbridge, Jane Cooney to Benjamin K. Baldwin, March 24, 1886, 17 ft. by 83 ft. 7¾ in.; g. r. $31........ 3,560

Twelfth st., W. s., 48 ft. N. Parade, Thomas Brown to George W. Brugger, March 24, 1886, 16 ft. by 85 ft 10 in........ 3,150

Bailey st, E. s., 164 ft. S. Columbia ave., Edwin A. Roth to Samuel Rittenhouse, March 25, 1886, 5 ft. by 87 ft. 6 in........ nom.

Ringgold st., E. s., 143 ft. S. Parrish, Lewis M. Kensel to Rebecca Jones, March 26, 1886, 15 ft. by 53 ft........ 2,550

Ringgold st., S. 847, Frederick Glaesser to John Foehl, March 27, 1886, 19 ft. by 50 ft........ 900

Twentieth st., W. s., 122 ft. 8 in. N. Norris, J. R. Claghorn to Clara C. Steel, March 17, 1886, 16 ft. 2 in. by 80 ft........ 5,000

Twenty-sixth st., W. s., 169 ft. S. Columbia ave., Samuel Rittenhouse, to Edwin A. Roth, March 30, 1886, irreg........ 5,000

Twenty-seventh st., W. s., 239 ft. 8 in. N. Thompson, Thomas Cody to Andreas Groll, Feb. 12, 1886, 19 ft. front........ 2,025

Thirty-fifth st., E. s., 100 ft. S. Lancaster ave., Samuel H. Austin, Jr., to Henry Cochran, March 25, 1886, 20 ft. by 50 ft........ 3,250

Washington ave., S. E. s., 130 ft. N. Adams Henry Gerlach, to John Meighan, March 16, 1886, 31 ft. 2½ in. by 155 ft. 6⅝ in........ 4,300

West College ave., 832, 834, Chas. W. Henry to Helen A. Day, March 27, 1886, each 14 ft. by 49 ft........ 1,600

West College ave., 836, Charles W. Henry to Martha M. Day, March 27, 1886, 14 ft by 49 ft........ 800

West College ave., Chas. W. Henry to John D. Hopper, March 27, 1886, 14 ft. by 49 ft........ 800

Woodstock st., 1731, Jas. Alcorn to Valentine Heil, March 16, 1886, 14 ft. 4 in. by 59 ft. 7½ in........ 2,650

WEDNESDAY, March 31, 1886.

Ashmead st., S. E. s., 292 ft. 2¼ in. N. E. Germantown ave., David S. McNabb to Mary Hagan, March 23, 1886, 15 ft. by 67 ft........ $1,300

Ashmead st., S. E. s. 247 ft 2¼ in. N. Germantown ave., David S. McNabb to John Killeen, March 6, 1886, 15 ft. by 67 ft........ 1,300

Blackstone st., W. s., 79 ft. 1 in. N. Lombard, John Dolman, trustee, et al., to William McAdoo, trustee, March 26, 1886, 18 ft. 9¼ in. by 43 ft 1,000

Brown st., 2511, Charles W. Henry to Moritz Nefferdorf, March 23, 1886, 16 ft. by 66 ft........ 4,650

Brown st., 3902, William R. Nicholson et al. to Joseph H. and James M. Kelley, March 22, 1886, 16 ft. 2 in. by 88 ft........ 4,300

Bustleton Pike. S. E. s., John Rees, executor, to Humphrey Humphries, March 24, 1886, irreg........ 2,532

Cambridge st., 2716, Robert McClellan to John W. Clark, March 11, 1886, 14 ft. by 43 ft. 6 in........ 2,500

Columbia ave., 2410, James E. Dingee to William H. Crap, March 23, 1886, 15 ft. 4 in. by 69 ft. 6 in........ 4,700

Front st., E. s., below Spruce, David M. Hess to Samuel M. Carr, to David M. Hess, March 27, 1886, 21 ft. 6 in. by 40 ft........ 4,500

E. s. Front, 213 ft. 7¼ in. S. Spruce, irreg........ 4,500

Fourth st., E. s., 78 ft. N. McKean, Robt. Alexander to Sarah E Sullivan, March 26, 1886, 15 ft. by 51 ft. 7⅜ in., g. r. $72........ 2,000

Forty feet wide street, S. E. s., 360 ft. N. E. Fifty-first, between Florence and Willows ave., West Philadelphia Homestead Association to Mary A. Cahill, Nov. 26, 1858, 21 ft. 6 in. by 120 ft........ 180

Hancock st., N. W. cor. Diamond, Ludwig Edinger to Frederick A. Poth, March 23, 1886, 24 ft. 7½ in. by 80 ft........ 10,000

Lombard st., N. s., 43 ft. W. Sixth, Thomas Skelly to John F. Norton, March 26, 1886, 24 ft. by 65 ft........ 3,130

Manakin st., E. s., 89 ft. 6 in. S. Susquehanna ave., Charles E. Coulston to Mary Ann Wallace, March 24, 1886, 73 ft. 10 in. by 43 ft........ 1,900

Marshall st., near Oak Lane, John Evans to William S. Gayde et al., March 31, 1886........ 694

Market st., S. W. cor. Benton, Wm. B. Warne to James R. Booth, March 31, 1886, 30 ft. by 76 ft........ 27,500

Mervine st., S. E. cor. Norris, Edw. E. Hazlitt to Henry G. Kalmbach, March 18, 1886, 16 ft. 6 in. by 66 ft. 5,000

Medina st., 720, Charles Moore to James Coll, March 31, 1886, irreg. shape........ 975

Park ave., W. s., 95 ft. S. Berks, Charles O. Baird et al., ex'rs, to Charles Martin, March 26, 1886, 55 ft. by 105 ft........ 6,875

Second st., E. s., 46 ft. S. Mifflin, Charles P. Keith to A. Jackson Hook, March 27, 1886, g. r. $36........ nom.

Seventeenth st., E. s., 59 ft. 4 in. N. Mt. Vernon, Henry C. Ellis to Jas. Fitzpatrick to Ellen D. Ellis, Mar. 29, 1886, 19 ft. 8 in. by 66 ft. 10 in... nom.

Sixty-first st., E. s., 377 ft. N. Media, Hannah Palmer et al. to Michael Hamilton to James J. McCarthy, March 29, 1886, 29 ft. by 166 ft. 1¼ in........ 462

Smedley st., 343, Franklin Ball to Annie B. Humes et al., March 8, 1886, 20 ft. by 75 ft. 4 in........ nom.

Southampton ave., S. E. s., 242 ft. 8⅞ in. S. W. Germantown ave., Mary H. Wood to Thaddeus P. Coyne, March 24, 1886, 35 ft. by 174 ft. 9 in........ 875

Tioga st., N. W. cor. Twenty-second, John M. Evans et al. to the Temple Baptist Church, March 18, 1886, 68 ft. 8 in. by 133 ft........ 8,200

Twenty-first st., E. s., 66 ft. S. Berks, John L. Carrie to Clinton G. Hancock, March 25, 1886, 16 ft. by 54 ft. 4,100

Welsh Rd., 9.814 acres, Twenty-third Ward, Joseph D. Marshall to John W. Dewees, March 9, 1886........ 5,250

Montgomery st., 1337, E., William Henry Kellner to Henry Kellner, March 27, 1886, 26 ft. 8 in. by 169 ft. 4 in........ 2,500

Also moiety of W. s. Second, 81 ft. S. Master, 19 ft. by 80 ft........ 1,200

Thompson st., 1625, William Keane to Arthur John, March 19, 1886, 24 ft. by 100 ft........ 4,000

Norris st., S. W. s., 109 ft., 8 in. S. E. Claiborne, C. W. Ruffell to Hugh Caskey, March 26, 1886, 40 ft. by 57 ft. ⅝ in........ 3,083

Leithgow st., 2248–2250, Felix Neetens to Aug. Naegele, March 24, 1886, 24 ft. by 38 ft........ 2,700

Aramingo st., S. W. s., 120 ft. E. Sepviva, C. W. Ruffell to Susan Johnson, March 30, 1886, 12 ft. by 70 ft.; 2213 Adams, 18 ft. by 70 ft.; E. s. Lawrence, 152 ft. S. Jefferson 16 ft. by 91 ft..... nom.

THURSDAY, April 1, 1886.

Allegheny ave., S. W. cor. Dayman, Rachel Neithercott to John Welsh, March 10, 1886, 20 ft. by 60 ft..... $1,850

Allegheny ave., N. E. s., 140 ft. 3 in. S. E. Frankford road, Richard D. Cox to Edw. N. Cohn, March 17, 1886, 20 ft. by 100 ft..... 1,000

Buist ave., S. s., bet. Seventy-fifth and Seventy-sixth, John H. Scott to Jas. McCoard, March 29, 1886..... 260

Buist ave., N. W. s., 250 ft. N. E. Seventy-first, Jos. Hanlon to Jos. Digney, March 26, 1886, irreg.; g. r. $24..... 580

Carlisle st., W. s., 92 ft. N. Norris, Anthony Lare to Jas. M. Rutherford, March 13, 1886, 15 ft. 9 in. by 65 ft..... 3,500

Dickinson st., N. s., 214 ft. E. Nineteenth, D. Ramsay Patterson to David M. Woodward, March 29, 1886, 16 ft. by 65 ft..... 1,850

Eleventh st., 720 S., Henry C. Nichols to Frank A. Nichols, Feb. 15, 1878, irreg.; g. r. $144..... 3,200

Erie ave., E. s., 107 ft. 4 in. S. Fitzwater, John McQuaide to Edward Rosenberger, Sr., March 25, 1886, 15 ft. 4 in. by 60 ft..... 3,250

Fourth st., 425 N., Jac. H. Rohrbacher to Simon Holscluk et al., Mar. 29, 1886, 15 ft. by 59 ft..... 4,250

Fifth st., 918 N., Henry Clay, ex'r, to Chs. M. G. Felton, March 23, 1886, irreg. shape..... 4,700
Same to Henry Clay, March 24, 1886..... 4,700

Forty-fifth st., S. E. s., 158 ft. and 172 ft. N.E. Lancaster ave., John Bateson, Jr., to Margaret Bateson, Mar. 27, 1886, 28 ft. by 50 ft.; g. r. $60..... 1,600

Forty-fifth st., 916, 922, 924, 928 N., John Bateson, Jr., to Isabel Thorn Howell, March 27, 1886, each 14 ft. by 50 ft.; g. rs. $72 each..... 2,000

Frankford road, S. E. s., 155 ft. 10½ in. and 175 ft. 10½ in. S. W. Lehigh ave., Geo. W. Myers to Wm. Skelton, March 11, 1886, irreg. shape..... 4,000

Franklin st., 641, E. C. B. Allen to Joseph McMurray, March 24, 1886, 17 ft. by 86 ft. 3 in.; mtge. $3,500..... 1,300

Forty-ninth st., N. E. s. and N.W .s. Paschall ave., Wm. S. P. Shields to Louisa H. Gregg, March 27, 1886, 14 ft. by 46 ft..... 1,600

Forty-ninth st., S.W. s., 63 ft. 9 in. N. W. Paschall ave , James E. Dalbey to Herman L. Buhler, March 25, 1886, 21 ft. 3 in. by 105 ft..... 587

Forty-ninth st., S.W s., 106 ft. 3 in. N. W. Paschall ave., James E. Dalbey to Edwin Williams, March 25, 1886, 21 ft. 3 in. by 105 ft..... 587

Herman st., S. E. s. and N. E. s. Hancock, William M. Gilbert to Oliver P. Fisher, Oct. 3, 1884, 50 ft. 4½ in. on Herman..... nom.

Hicks st., 19 lots on E. s., 67 ft. S. Mifflin, Joseph F. Deering to D. Lawton Flanagan, March 30, 1886, 506 ft. by 49 ft. 9 in.; g. r. $54 each.. nom.

Hubbs st., 2049, George L. Barker to John Rollings, March 25, 1886, 14 ft. by 40 ft.; g. r. $62..... 560

Jackson st., S. E. s., 100 ft. S. W. Funk, Wissinoming Mutual Loan and Insurance Company to Henry J. Yohn, Dec. 3, 1885, 70 ft. by 200 ft..... 250

Lydia st., S. E. cor. Aspen, David M. Hess to Gottlob J. Schmid, March 26, 1886, 14 ft. by 44 ft. 4½ in..... 1,400

Montgomery ave., 190 ft. W. of Fifteenth, William G. Serrill to Louisa Crosscup, March 30, 1886, 16 ft. by 69 ft. 6 in..... 3,000

Montgomery ave., No. 140 E. Frankford road, Augustus Dettrich to Joseph Bauman, March 20, 1886, 20 ft. by 122 ft..... 1,150

Monument, 1731, Lucetta Yoder to Anna M. Sheble, March 27, 1886, 14 ft. by 70 ft..... 1,600

Oxford st., 2401, Virginia C. Driver to Henry Moffit, March 27, 1886, 16 ft. by 69 ft..... 6,250

Passyunk ave., 1731, Henry Bergen to Conrad Braun, March 27, 1886, 16 ft. by 56 ft. 5½ in..... 2,475

N. E. cor. Twenty-fifth and Perot, David C. Cleaver to Patrick Kennedy, March 26, 1886, 16 ft. by 40 ft. 7½ in..... 2,400

Queen, S. E. s., 160 S. W. Laurens, Adolph Schuknecht to Robt. Hamilton, March 29, 1886, 60 ft. by 137 ft. 8 in..... 1,575

Seventh, E. s., 54 ft. S. Cambria, Jonathan W. Barber to Mary Stewart, March 30, 1886, 18 ft. by 92 ft. 4½ in nom.

Seventh, E. s., 72 ft. S. Cambria, Charles Fleming to Mary Stewart, March 30, 1886, 18 ft. by 92 ft. 4½ in nom.

Sharswood, 2129, and 2130 Wright, Thos. L. Vanderslice to Jeremiah Hagerty, March 31, 1886, 14 ft. by 90 ft..... 1,900

Thirteenth, W. s., 80 ft. S. Diamond, Jno. Baird to Charles J. Schaefer, March 30, 1886, 106 ft. 3 in. by 102 ft..... 13,250

Twenty-first, E. s., 50 S. Berks, John L. Carre to Zackriena Baker, March 25, 1886, irreg. shape..... 4,200

Twenty-fourth, W. s., 140 S. Berks, Chas. Kim to Geo. Hunter, March 26, 1886, 15 ft. by 72 ft..... 3,500

S. W. cor. Twenty-sixth and Ellsworth, Andrew Stewart to Joseph Titzell, March 29, 1886, 46 ft. by 46 ft..... 1,075

Joseph Wharton to Joanna W. Lippincott, March 24, 1886, four pieces ground, Twenty-second Ward..... nom.

Cumberland ave., N. s., 243 ft. W. Twenty-second, Joseph Bacon et al. exrs., to Richard J. Dobbins, Jan. 3, 1886, 162 ft. by 160 ft..... 1,500

Gordon st., 2511-2513, Christian A. Snyder to John R. McLean, March 17, 1886, irreg..... 2,500

Gordon st., 2515, Christian A. Snyder to Henry Clevenger, March 17, 1886, 12 ft. 3 in. by 45 ft. 5 in..... 1,250

Gordon st., 2517, C. A. Snyder to Wm. F. Larer, March 17, 1886, 12 ft. 3 in. by 45 ft. 5 in..... irreg.

Gordon st., 2519-2521 and 2527-2529, C. A. Snyder to Geo. W. Stapleford, March 17, 1886, 50 ft. 2½ in. by 45 ft. 5 in..... 5,000

Gordon st., 2551, C. A. Snyder to George Hogg, March 17, 1886, 12 ft. 3 in. by 45 ft. 5 in.; also, 2530, Gordon, 12 ft. 3 in. by 45 ft. 5 in..... 2,500

Lee st., 2522, Emma A. Mangle to Wm. F. Larer, Dec. 4, 1885, 12 ft. by 60 ft..... 500

Madison square, 2223, J. B. Pettey to Frank Detwiler, March 22, 1886, 25 ft. 10 in. by 25 ft..... 2,200

Mt. Holly st., E. s., 42 ft. N. Reed, F. R. Gerry to Harry Wilson, Feb. 26, 1886, 14 ft. by 50 ft.; g. r. $46..... 233

Orthodox st., S. W. s., 160 ft. N. W. Tacony, James McLea to William Gilmour, Jr., March 29, 1886, 20 ft. by 100 ft..... 2,000

Tree st., S. s., 306 ft. W. Seventh, Samuel P. Budd to Harriet A. Jackson et al., March 6, 1886, 14 ft. by 50 ft. 6 in..... 500

Sansom st., 2024, Joseph H. Cofrode to John H. Bush, March 29, 1886, 16 ft. by 80 ft.; mtge. $2,200..... 1,032

Trenton ave., N. W. s., 380 ft. N. E. Oxford, Newberry Updyke to Albert J. Johnson, March 27, 1886, 40 ft. by 100 ft..... 1,200

Waterloo st., 2239, Thomas G. Wyatt et al. to Jesse L. Supplee, March 31, 1886, 28 ft. by 40 ft.; mtge. $1,800 800

FRIDAY, April 2, 1886.

Albion st., E. s., 80 ft. S. Locust, Jas. Hopkins to William Barton Hopkins, March 31, 1886, 20 ft. by 51 ft. 6 in..... $5,000

Bread st., 136, interest of Theodore A. Havemeyer to Harrison, Frazier & Co., Jan. 19, 1886; also in 125 Congress, 621 Penn, wharf pier and lot, E. s. Delaware ave., S. Baingridge, and lot in square bounded by Front, Penn, Bainbridge and Almond sts..... .....

Bucknell st., W. s., 16 ft. N. Montgomery, William H. Rice to Eliza Roth, March 30, 1886, 14 ft. 2 in. by 46 ft. 6 in..... 2,200

Centre st., N. W. s., 121 ft. 2½ in. S. W. Shaefer, Catharine Dougherty to Owen Sweeney, March 27, 1886, irreg. shape..... 1,450

Christian st., S. s., 85 ft. W. Eighteenth, Trustees of Presbyterian House to Trustees of the General Assembly of the Presbyterian Church, U. S. A., in trust, March 30, 1886, 18 ft. by 74 ft. 6 in., S. W. cor. Christian and Eighteenth, 85 ft. by 130 ft.; S. s. German, W. of Second, 76 ft. by 130 ft.; S. E. s. Frankford road, cor. Harrison, Twenty-third Ward, irreg. shape; S. s. Porter, 154 ft. 4 in. W. Twenty-eighth, irreg. shape..... nom.

Columbia ave., N. s., 18 ft. W. Nineteenth, C. H. Showaker to Jonas Snyder, March 19, 1886, 17 ft. 9 in. by 99 ft.; g. r. $171..... 9,000

Columbia ave., S. s., 84 ft. 6 in. W. Twenty-fifth, R. M. Hartley to Mary Ogden, March 26, 1886, 14 ft. 6 in. by 72 ft..... 4,200

Fifth st., E. s., 102 ft. N. Pike, Joseph H. Sutton to Taylor Glading, Mar. 19, 1886, irreg..... 3,250

Filbert st., N. E. cor. Thirty-sixth, Benjamin V. Sage, executor, to J. Wesley Rose, executor, March 20, 1886, 67 ft. 10 in. by 102 ft. and 106 ft..... 1,000

Firth st., 805, H. W. Bower to Frederick Eissler, March 26, 1886, 13 ft. 4 in. by 42 ft..... 1,600

Forty-ninth st., N. E. s., 27 ft. 10½ in. N. W. Paschall, Wm. S. P. Shields to Rebecca Jane Harbison, March 27, 1886, 41 ft. 7½ in. by 46 ft..... 5,300

Frankford road, N. W. s., 75 ft. N. E. Allen, John Shallcross to Benjamin F. Hilt et al., March 16, 1886, 60 ft. by 247 ft..... 73,000

Garnet st., E. s., 17 ft. 6 in. N. Tasker, George W. Steinbach to Eliza Cronin, March 17, 1886, irreg. shape..... 1,400

Lancaster ave., N. E. s., 51 ft. N. W. Preston, Joseph De F. Junkin, ex'r, to William R. Nicholson et al., March 30, 1886, irreg. shape..... 17,275

Lancaster ave., S.W. s., 149 ft. N.W. Thirty-seventh, Martha G. McIlvain to Charles Schenker, March 24, 1886, 16 ft. 6 in. by 115 ft.; mtge. $2,500..... 2,000

Lombard st., N. s., 18 ft. W. Twenty-third, Daniel Reinert to Samuel Fletcher, March 18, 1886, 16 ft. by 70 ft.; mtge. $1,800 ..... nom.

Mervine st., 1544, Mary Ann Roop to William H. B. Schnell, March 31, 1886, 14 ft. 3½ in. by 69 ft.— 2,750

Fifteenth st., 2013, John Dickey to Samuel Hillard, April 1, 1886, 16 ft. by 90 ft. 8 in— 7,000

Pennock st., E. s., 10 ft. 11 in. N. Pennsylvania ave., Thos. Bradfield to Jacob T. Hoffman, July 17, 1877, irreg. shape— 650

Poplar st., S. s., 81 ft. 4½ in. W. Twelfth, Daniel Saladin to Agnes Booth Lippincott, March 31, 1886, irreg. shape; g. r. $80— 1,600

Rhinehart st., N. W. s., 107 ft. 5 in. S. W. Forty-seventh, Thomas M. Barnett to William S. P. Shields, March 27, 1886, 42 ft. by 50 ft.; also N. W. s. same, 149 ft. 5 in. S. W. Forty-seventh, 27 ft. by 50 ft.; mtge. $2,400— nom.

Rhinehart st., N. W. s., 107 ft. 5 in., 121 ft. 5 in. and 135 ft. 5 in. S. W. Forty-seventh, Wm. S. P. Shields to Louisa H. Gray, March 27, 1886, 42 ft. by 50 ft— 5,400

Richfield st., William H. Sholenberg to Hiram A. Miller, Feb. 12, 1886, 154 ft. by 70 ft.; g. r. $40— nom.

Susquehanna ave., N. s., 32 ft. E. Park ave., E. Cooper Shapley to Mary Ann Spicer, Jan. 16, 1886, 20 ft. by 100 ft— nom.

Taylor st., W. s., 271 ft. N. Parrish, John M. Sharp to William Shuman, March 24, 1886, 14 ft. by 48 ft. 2,000

Pine road—two tracts at Foxchase—Franklin Smith to Wm. J. Shettsline, April 1, 1886, irreg— 700

Fernon st., 1733, Daniel Kane to Michael Kennedy, March 24, 1886, 14 ft. by 49 ft.; g. r. $36— 400

Twelfth st., N. W. cor. Richfield, H. A. Miller to Benjamin F. Thomas, March 16, 1886, 60 ft. by 80 ft— 2,250

Twelfth st., S. W. cor. Fremont, 60 ft. by 80 ft— 2,250

Twenty-fourth st., E. s., 80 ft. N. Berks, H. L. Roat to Alice Jane Colepower, March 30, 1886, 14 ft. 3 in. by 87 ft. 6 in.; g. r. $85— 2,300

Thirtieth st., N. E. cor. Fletcher, Louis Paul to Matthew Gordon, March 9, 1886, 18 ft. 6 in. by 110 ft— 1,300

Thirty-seventh st., N. E. cor. Sansom, James C. Sellers to Frank W. Tweed, March 29, 1886, 40 ft. by 96 ft— 3,800

Turner st., 2432, John L. Carre to William S. Driver, March 30, 1886, 14 ft. 3 in. by 55 ft. 6 in.; mtge. $1,700— 1,550

Tulip st., S. E. s., 250 ft. N. E. Funk, S. C. Jackson to Walter W. Hood, March 29, 1886, 50 ft. by 100 ft— 3,000

Union ave., N. W. s., 366 ft. N. E. Delaware ave., F. D. Holme, ex., to Charles L. Reichle, March 23, 1886, 25 ft. by 100 ft— 125

Union st., W. s., 48 ft. N. Wallace, Twenty-fourth Ward, Mary E. Jones to Mary A. Foulon, March 20, 1886, 16 ft. by 79 ft 6 in— 2,400

Allman st., N. s., 305 ft. 3½ in. E. Forty-third, C. H. Clark to Wm. S. Kimball, March 31, 1886, 49 ft. by 40 ft— 1,000

Vineyard st., S. E. s., 68 ft. S. W. Perkiomen, George W. Shoch to Abraham H. Barry, March 1, 1886, 32 ft. by 240 ft— 1,300

Webster st., 1813, James Charles Gorman to Rebecca J. Minshall, March 15, 1886, 15 ft. by 39 ft. 3 in— 1,350

Montgomery st., 1131 E., John R. McLean to John Wilson et al., March 24, 1886, 20 ft. by 100 ft— 4,500

Uber st., 2117, Edw. H. Flood to Sarah C. Redding, April 1, 1886, 28 ft. by 86 ft. 5 in— 6,250

SATURDAY, April 3, 1886.

Alder st., E. s., 144 ft. W. Thompson, Martin Dwyer to Josephine Klein, March 31, 1886, irreg. shape— $1,300

Barclay st., 608, Edwin T. Coxe to Bessie Harper, March 25, 1886, 18 ft. by 55 ft. 6 in— 2,500

Berks st., N. E. cor. Gratz, John L. Kates to Joshua E. Taylor to A. J. Louis Kates, April 3, 1886, 80 ft. 4 in. by 82 ft— nom.

Chew st., N. E. s., 208 ft. 7 in. N. W. Church, Wm. D. Dounton et al. to Horatio F. Chamberlain to the Chew and Gorgas Streets Mutual Land Ass'n, March 30, 1886, irreg. shape; mtge. $35,000— 35,000

Eighth st., 1214 N., Ruth Gamble to Conrad Mayer, March 25, 1886, 17 ft. by 94 ft— 6,000

Fifteenth st., W. s., 155 ft., 206 ft. and 240 ft. N. Susquehanna, 5 lots, Joseph Shoemaker to Mary J. Miles, April 1, 1886, each 17 feet front— 13,400

Girard ave., S. s., 30 ft. E. Ontario, John S. Kitter to Michael H. Whealin et al., March 25, 1886, 16 ft. by 60 ft— 7,000

Girard avenue, S. E. cor. Bambrey, Frank Schmidt to Louis J. Martin, March 31, 1886, 15 ft. by 67 ft.; mtge $1,425— 3,000

Girard avenue, S. E. cor. Forty-first, Aller Megear to Joseph C. Powell, March 8, 1883, 20 ft. by 115 ft— 4,500

Green st., S. s., 129 ft. 7½ in. E. Eleventh, Jacob L. Smith to Joseph R. Livezey, March 30, 1886, 18ft by 90 ft— 6,400

Green st., S. W. s., 151 ft. S. E. Johnson, Sparta Fritz to Isabella V. Hanson, March 30, 1886, irreg. shape— 6,000

Meehan ave., N. W. s., 279 ft. 5½ in. E. Musgrove, Jacob Wanamaker to Jacob W. Fox, April 2, 1886, 30 ft. by 83 ft. 5⅜ in— 600

Moyamensing ave., E. s., 36 ft. 8½ in. N. Dickinson, Emma J. Hildrup to Eliza McCully, March 22, 1886, irreg. shape— 2,000

Moyamensing ave., 1439, Eliza McCully to Catharine A. Gaw, March 29, 1886, 16 ft. by 74 ft— 2,250

Ninth st., S. s., 108 ft. 11 in. N. Snydea ave., Ignatz Eisele to Bertha Miller, March 24, 1886, 15 ft. 11 17-20 in. by 70 ft— 490

Oakford st., S. s., 76 ft. E. Thirty-first, Daniel Williams to Wm. V. Long, March 27, 1886, 14 ft. by 50 ft— 900

Parrish st., 4128-4130, William D. Kelley to Ann E. Pratt, March 30, 1886, each 16 ft. by 85 ft— 7,200

Passyunk road, 2 acres 23 perches, James L. Fagen et al. to Louisa E. Jarden, March 29, 1886— 5,357

Queen st., N. E. cor. Burd, Anton Renner et al. to Michael Michel, March 26, 1886, 18 ft. 3 in. by 42 ft. 3 in— 2,900

Race st., 303, James L. Ebert to Alfred F. Moore, April 1, 1886, 20 ft. by 76 ft. 1½ in— 12,000

Second st., S. W. cor. Norris, Thos. J. Martin to Robert P. Mulgrew, Mar. 24, 1886, 20 ft. by 121 ft. 9 in— 7,000

Sellers st., N. E. s., 162 ft. S. E. Leiper, Edmund Fitton to Henry C. Allen, April 1, 1886, 90 ft. 2 in. by 146 ft. 7–10 in— 13,000

Sharswood st., 2312, D. R. Patterson to Margaret J. Black, April 1, 1886, 14 ft. by 50 ft— 1,850

Sixteenth st., E. s., 154 ft. 6 in. S. Fitzwater, William Martin to Margaret Martin, April 1, 1886, 16 ft. by 68 ft— nom.

Same to Mary Martin, April 1, 1886— nom.

South st., 2138, William Morrow to John Kifitz, March 11, 1886, irreg. shape— 5,500

Newbold st., E. s., 319 ft. S. Moore, Ida B. Barrett to Thompson Clyde, Feb. 20, 1886, 14 ft. by 49 ft— 50

Taylor st., 877, John M. Sharp to Margaret Barger, March 30, 1886, 14 ft. by 47 ft. 3½ in— 2,000

Thompson st., 1337, George G. Pierre to John E. Rees, March 23, 1886, 20 ft. by 72 ft— 10,200

Twentieth st., E. s., 110 ft. S Susquehanna ave., Edward H. Flood to Hannah L. McWatters, March 22, 1886, 20 ft. by 86 ft. 5 in— 5,500

Twentieth st., W. s., 144 ft. N. Tasker, Edward Kuhlemeier to Frank G. Berkheiser, Sept. 1, 1885, 6 lots, each 16 ft. by 66 ft., 6 g. r., $42 each— nom.

Twentieth st., E. s., 320 ft. N. Tasker, Owen McCartin to Robert McCartney, April 1, 1886, 16 ft. by 66 ft— 500

Twenty-fifth st., E. s., 267 ft. S. Berks, Henry R. Schoch to Joseph G. Gilmore, March 30, 1886, 14 ft. by 65 ft— 3,000

Twenty-seventh st., E. s., 144 ft. 5½ in. N. Thompson, William Charlton to Andreas Groll, Feb. 25, 1886, irreg. shape— 1,750

Thirty-fifth st., E. s., 80 ft. S. Cemetery ave., John Young to Elizabeth Young, Feb. 8, 1886, 20 ft. by 100 ft., Twenty-eighth Ward— nom.

Thirty-eighth st, 736 N., Nathan Shoemaker to George A. Spangler, March 24, 1886, 14 ft. by 72 ft.; g. r. $108— 700

Union st., N. s., W. of Third, Thos. M. Dudley to Sheppard G. Young, March 17, 1886, 30 ft. by 190 ft., Fifth Ward— 6,425

Union st., Twenty-fourth Ward, S. E. cor. Fairmount ave., Elizabeth Rodgers to Rebecca T. Kerbaugh, March 15, 1886, 17 ft. 6 in. by 97 ft. 4,000

Walnut st., 3321, William G. Wise to Charles A. Day, March 24, 1886, 20 ft. by 104 ft— 6,500

John Dodson to James Dodson, Mar. 31, 1886, moiety in ground rent on Canal, Twenty-first Ward; g. r. $242.75— 36,000

Monroe st., 329, Jane McK. Cooke to John Handlen, March 25, 1886, 18 ft. by 90 ft— 1,150

Ingersoll st., 1735, A. T. Peters to J. Chas. Bareiss, March 26, 1866, 14 ft. by 66 ft— 2,700

Boycotting is Criminal.

The *habeas corpus* case of Thomas Baldwin, who was arrested by a United States Marshal for having assisted in the expulsion of the Chinese, at Nicolaus, California was decided in the United States Circuit Court held at San Francisco, on the 1st inst. Judge Sawyer said the charge was apparently founded on Section 5519 of the Revised Statutes of the United States, which imposes a heavy penalty on persons engaging in a conspiracy to deprive any person, or class of persons, of the equal protection of the laws, and added that if that section is valid, what is popularly known as "boycotting" is criminal, and the writ should be dismissed and the petitioner remanded. Judge Sabin dissented and the prisoner was released on his own recognizance. An appeal will be taken to the United States Supreme Court.

—In the State of New York with 7,311 miles of railroad, carrying 1,834,580,425 passengers one mile in 1885, not one passenger was killed by causes beyond his own control. That is, a man can ride a distance of twenty times the distance from the earth to the sun and not be killed if he is careful.

"Genteel" Employment.

The Iowa Bureau of Labor Statistics, established less than two years ago, in its recently published report epitomizes answers received from questions asked of employers, as follows:

Easy to get: Common laborers, traveling salesmen, clerks, bookkeepers, men without trades, inexperienced mechanics, harness-makers, girls for machine-work, varnishers, stone-cutters, salesmen, inexperienced mill-workers, carpenters, teamsters, Swedes, polishers, men for easy jobs, "gentlemen," agents on salaries, men who say they can do most anything. Hard to find: Steady men, skilled workmen, good piece workers (coopers), glaziers, good machinists, sober men, experts (horse collars), skilled cabinet-makers and upholsterers, carvers and letterers (marble-workers), men to properly run machinery, file cutters, non-drinking tinners, men who are willing to be told, Americans. This condition of things prevails in the other States of the Union, and proceeds from the aversion of parents and children to trades. There is no better opportunity for an intelligent, industrious young man, to-day, than in some trade. The disposition to get some "genteel" employment has blighted the hopes of many a youth, who would have done exceedingly well had he been taught a trade. There never were such demands and such prospects for skilled workmen as there now are. The effect of high school and college education is to teach young men that they are too nice for this; the consequence is that they drag out a mediocre, an unknown, an unsatisfactory, a disappointed existence, in place of occupying a situation in which they can dictate the rate of their wages, perform honored and highly useful service, and indulge in enjoyments of living that they now view from afar. Let us have less "gentility," and more intelligent and productive labor.—*The Manufacturer.*

Freezing Stone.

The value of stone depends on its resisting power to disintegration under the action of cold. An invention has been perfected to artificially test the durability of different stones. The apparatus consists of a square sheet iron box, in which the specimens of stone are placed; this box being plunged into a receptacle containing the freezing mixture. This mixture was simply ice and salt, in the proportion of 3 to 1, which produced a temperature of + 3° Fahr. It was found that about two hours was the time required for bringing the temperature of the specimens to that of the outside mixture. The whole apparatus, when prepared for work, was wrapped up in hair felt and sawdust, and left for the allotted time. The pieces of stone were roughly hammer-dressed into 3-inch cubes, placed in distilled water, and perfectly saturated by exhausting the air by means of a pump. After freezing for three hours, the specimens were taken out, and allowed to stand for an equal time in water, until they had completely regained the outside temperature. After remaining a short time in water, some particles would be found loosened from the less durable stones. These pieces were gently rubbed off with a soft brush, and the samples again frozen; the processes of thawing and freezing being repeated until the stone assumed the appearance of ordinary weathered stone. After the last thawing and washing, the stones were finally dried and weighed, to ascertain the loss by disintegration. In this way a comparative durability scale for the stones of any locality may be expeditiously compiled.

—A State bounty of 10 cents is paid in Connecticut for the planting and cultivation of trees sixty feet apart on the public highways.

Shade Trees.

Shade trees are regarded by Dr. Stephen Smith as veritable life savers in the heats of summer in built up portions of large cities, and he thinks the authorities should provide them freely in the streets. He fortifies his positions by citations based upon analyses of mortality reports. As to the efficacy of the remedy proposed, Dr. Smith said an acre of grass gave the air 6,400 quarts of moisture in 24 hours, but trees were even better coolers. The old Washington elm, at Cambridge, although not very large, exposes to the air a surface in leaves equal to five acres of vegetation. Trees keep an even temperature of about 55 degrees, while the temperature of an exposed pavement on Fifth avenue, N. Y., on a hot day had been found as high as 130 degrees. When the test was made a thermometer in the shade of a tree near by recorded only 70 degrees.

Knights of Labor Vengeance.

One of the most remarkable exhibitions of the authority and the power of the labor organizations was shown in Washington last week. Last fall Mr. Warder, a manufacturer of agricultural implements at Springfield, O., came to Washington to live. He has made a large fortune in his business, and intends in the future to make Washington his home. He occupied this winter, ex-Senator Windom's house, the same house which was occupied by the Blaine family last year. During the winter he bought him a large lot in the vicinity of Sixteenth, on K street. He intended to build a house which would cost at least $100,000. His plans were all made and the work was begun several days ago.

Now the work is stopped and he cannot get a single workman to lay a brick upon his house. It appears that when he was a manufacturer in Springfield he became engaged in a conflict with the Knights of Labor. He was boycotted and the boycott has never been raised. Last week the Knights of Labor at Washington received word from Springfield, O., concerning Mr. Warder, and upon receipt of that information issued orders to all the workmen in the District directing them not to work for him. The result is that he cannot employ a single bricklayer. As he is a very determined and a wealthy man he will certainly succeed in building his house, but it will be in the face of the greatest difficulty. Mr. Warder is a man engaged in business and has come to Washington for the purpose of investing his property. He thinks well of real estate in Washington and would probably build a number of houses. He pays the wages demanded by the labor organizations and has sought in no way to employ non-union men. His work here would employ a large number of men during the season. Yet because of the quarrel had by him with the labor organizations in the past all members of labor organizations are forbidden to work for him at any price.—Correspondent *New York World.*

—Dust and smoke in factories may now be dealt with by electricity. It was recently asserted at the meeting of the British Association in Montreal, in a paper by Professor Lodge, that a dusty atmosphere would be speedily cleared by the passage of electric sparks. A prominent lead smelter of Wales, reading a report of this meeting, determined to apply the scheme to purifying the atmosphere of his works, where the fumes of volatilized lead were continually escaping from the flues and poisoning the atmosphere. An experimental shaft was made of barrels, with windows cut in them, and the electric spark was transmitted. The experiment is claimed to have been a complete success.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 MARKET ST., Philad'a.

GUARANTEED ROOFING PLATES.

From the "Ironmonger" of December 5th.

MESSRS. MERCHANT & CO., of Philadelphia, may justly claim to have revolutionized the roofing-plate trade in this country. When, a year ago, they became the representatives forthe United States of Gilbertson's Old Method and Camaret plates, they were enabled, with the aid of the manufacturers, to give a positive and definite guarantee of the quality of goods bearing their brand. This could only be done by taking the entire product of the works, the proprietors being under contract to maintain the standard of the production. This, they have not only done, but the quality has been improved.

The guarantee thus given by Merchant & Co., was the first of the kind ever issued, as to quality of material, coating and assorting. In fact, the understanding between them and the makers, placed the Philadelphia house in a position to do what had heretofore been impossible with most importers, who buy of London or Liverpool agents, and who are, therefore, not in direct commuication with the manufacturers. Messrs. Merchant & Co., therefore, claim to stand alone among importers as the only direct representatives of works in Wales, whose owners are under contract to keep up the standard of a guarantee and to sell their brand to no other parties, either in England or the United States. Of course this policy of guaranteeing goods has been followed by others, but as they purchase of commission agents in London, the consumer naturally feels a doubt, as to whether the guarantees of such dealers can always be relied on as effective.

The course adopted by Merchant & Co., has resultd in largely increased sales, and many architects and builders have found it to their advantage to use the guaranteed plates. In some cases, however, contractors have, to enhance their profits, substituted inferior brands for those specified. Finally, at the request of numerous architects and rillable roofers, who have suffered through competition with these unreliable parties, Merchant & Co. have succeeded in making arrangements with the manufacturers to stamp each sheet, not only with the name of the brand, but with its thickness or guage. The effect of this, the firm feel satisfied will bring about a better class of roofing work than has heretofore been attainable, and result in great benefit to all owners of property as well as to responsible roofers, architects, and others engaged in the bulding trade.

525 Arch Street, Philadelphia. **Merchant & Co.,** 90 Beekman St., New York. 135 Lake St., Chicago, Ill.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 14. PHILADELPHIA, MONDAY, APRIL 12, 1886. PRICE 15 CENTS

MERCHANT & CO.'S BUILDING,

No. 525 ARCH STREET, PHILADELPHIA.

ERECTED 1880.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St , Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

MORGAN J. O'BRIEN,
ATTORNEY AT LAW,
No. 20 NASSAU STREET,
NEW YORK.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

THE RAILWAY NEWS
PUBLISHED BY
THE RAILWAY NEWS CO., Limited.
A Weekly, Scientific, Mechanical, Electrical and Financial Journal.
NAVIGATION AND COMMERCE,
TRAVELING, LITERATURE.
A Weekly Supplement is issued containing current quotations of Railway Materials and Supplies for easy reference by Purchasing Agents.
OFFICES:
32 Nassau St., New York.
329 Walnut St., Philadelphia.
Subscription, $4.00 a Year, in Advance.
THE RAILWAY NEWS contains the latest news and is full of practical information. It has a large European circulation. Leading experts on the staff for every branch. Technical articles on interesting matters in every number.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.
ASSETS, January 1, 1886.....$1,263.509 78
SURPLUS as regards Policy holders..... 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock..... 546,521 88
ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....$2,589,103 19
INCOME IN 1885.
From premium receipts in United States.....$3,553,506 36
From other sources..... 222,078 39
Total..... $3,775,584 75
EXPENDITURES.
Net amount paid for losses paid in United States, $2,035,133 31
Commissions, salaries, and all other charges, 804,270 16
Amount paid for taxes... 86,374 65
All other payments and expenditures..... 194,254 86
$3,120,032 98
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

BURD P. EVANS,
BUILDER, Knox St. below Manheim, Gtn.
City Office, 619 Walnut St., Phila.
Care of Estates especially solicited and repairs thoroughly executed at short notice.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

"MERRIHEW PRINT,"
[A. K. BURKE,]
BOOK, JOB AND POSTER PRINTING,
501 CHESTNUT STREET,
PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 14. PHILADELPHIA, MONDAY, APRIL 12, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, APRIL 12, 1886.

OUR public officials openly recognize the necessity of a system of municipal improvements, which will extend to highways, water, gas, park and other improvements. The only way by which the money can be had is through a special Act of the Legislature, allowing the city to vote for a measure to borrow money. Money, it is said, can be borrowed at 3 per cent., and possibly at something less. The city is already deeply loaded with debt, much of which was unwisely incurred, or incurred in a legitimate manner but with an extravagant management. This, however, is ancient history. The people of to-day are paying for the mistakes of the past; this is bad enough. It will be worse if they are obliged to pay for these mistakes not only in money but in being held down to poverty methods by reason of inability to borrow. A bold stroke ought to be made; a wise and comprehensive policy ought to be adopted. The fact that we are tens of millions in debt ought to weigh very little at such a time as this. Improvements ought to be made; they are imperatively demanded. We need a sewerage system vastly greater than that which we have. We need improved highways. Our six hundred miles of streets are in a little better than shameful condition; we need more bridges across the Schuylkill; we need electric lights; we need improved methods of lighting, and better gas-making facilities; we need improved water-works and better water supplies. The list of requirements could be greatly extended. Are we to stand still because of our Constitutional inability to impose heavier taxation? Popular public opinion will not permit of an increase of taxation. Here we are, a vast manufacturing centre, with great capabilities, with competitors all around us, and yet we are hamstrung, unable to move because of debt—unable to make our city what it ought to be—unable to have decent streets and proper water supply, or proper transportation facilities, or any of the many urgent requirements which underlie our city's prosperity.

It would be better for the people of Philadelphia to rise up and be equal to the demand of the time; it would be better to load ourselves down with a few million dollars of indebtedness, in order that necessary improvements should be made. Railroad corporations gallop into indebtedness and live and prosper; they buy up competing lines and absorb them; they forestall their competitors by building lines in territory which do not pay; they extend their control, regardless of the fact that their indebtedness far exceeds their ability to pay. Business houses pursue a similar course, though not to such lengths. Prudent business men keep their capacity beyond demand. In our municipal management we do not do these things or follow those rules or live up to those standards which we pursue in business or which are followed by the great corporations. We tie our hands and our feet, and blindfold our eyes, and sit down in the corner, and imagine we are enterprising. It is time for a new departure. If Philadelphia needs a dollar she needs ten millions to put herself in proper condition and in proper shape. Such a suggestion is of course calculated to provoke a smile from the serene faces beneath the broad brims of some of our citizens. Their standard is to move along quietly and slowly, taking care of the present day and letting to-morrow take care of itself. This is a bad policy; nearly every other city is forging ahead of us. What good reason is there for stopping still where we are when we can borrow money at a low rate of interest? The advantages that would accrue to us and to our manufacturing interest would more than offset any reasonable outlay. This is the secret of the case. The expenditure of a few million of dollars will advance our interests, and place us in a position to more easily hold our own against competitors. Individuals may say this is very nice, or they may say this is a fine-spun theory, but it is not at all necessary. An individual manufacturer may say taxes are high enough; my business does not depend upon a Walnut street bridge, or upon a better sewerage system, or upon a $15,000,000 water supply system, or upon improved streets, or upon electric lights, or upon any of the fine things of which you are talking; I have built up my business to what it is, and I am prepared to hold it there. Let your people who want these fine things pay for them, but don't tax the whole community for things that will do me no good.

This supposed expression of opinion is the real opinion of a great many; in this respect Philadelphians are provincial. New Yorkers do not talk that way; they were the advocates of a Brookyln bridge, when not expecting individually to use it. They advocated elevated railroads without any particular idea of special benefit. They advocated extensive local improvements simply because they added to the dignity and importance of New York city. The same spirit is observed in Western cities; here that spirit is lacking.

A man, or a cable of men, is wanted who will take provincialism by the throat, who will tear the bandage off the eyes of our purblind people, who will show Philadelphia what it wants, who will advocate measures that are calculated to lift us out of the ruts, and plant our city and its industries on a broader and stronger foundation. Our Centennial was only one step in the right direction. True, we have but one line of railroad, and this corporation has our industries by the throat. Relief will come from this monopoly in course of time, but we cannot afford to wait. There is much to be done, which our Councils can do; and it is to be hoped that the Councils which took its seat last week will develop the kind of men and the kind of energy that will lead us out of our provincialism, if that is the right name for it.

THE authorities of Key West have applied to Philadelphia for aid to help them through a period of want, caused by the partial destruction of their city, by fire. A meeting was held on Friday, at the Mayor's office, to take steps to render assistance. Philadelphia has a reputation throughout the south, and throughout the country at large, of being the first to thrust its big fist in its big pockets and throw out money to those in distress.

IN 1881 there were in Germany 1,000 graduates of the Polytechnic school, who could not find situations, and one manager of a large engineering establishment is said to have put up in the window of his office a card inscribed, "no polytechnic man need apply;" the reason of this was, that the graduates of these schools went out into the world full of theory, spherical trigonometry, and ologies of various kinds, but they knew nothing that anyone wanted. Those who are engaged in establishing industrial and in technical schools in this country do not propose to make the same mistake. Our public schools are good as far as they go, and our technical schools have made a very good start, with our practical American mind and our sharp eye to dollars and cents, it is probable that we will build up a system of technical education which the educators of other countries will find it their interest to copy.

REAL ESTATE.

Real Estate Matters.

There is a tendency to higher values in real estate in several other cities besides Philadelphia. The improvement is spoken of is Boston, New York, Chicago, St. Louis, besides several smaller cities throughout the interior. At the same time, in some places, holders of real estate are asking fancy prices. *The Record and Guide* of New York calls attention to this fact and says: Brokers are beginning to be found who are inclined to view the real estate situation with a cautious eye. They say that holders of property of certain classes are too high in their figures. This is especially so with private house property, they say, most of which would yield scarcely six per cent. to the purchasers at the figures asked. But there are other brokers who want to know if a steady six per cent. real estate investment, especially in locations where property is improving or not likely to depreciate in value, is not a good return, after all?

The New York Real Estate Exchange seems to be doing remarkably well. An exchange says: The manager says that there is not an office to let in the whole structure, every one having been taken. Not only that, but the rents obtained are ten to fifteen per cent. higher this year than last, and in some instances even more. This shows that brokers, lawyers and others must find it both profitable and convenient to centre around the Exchange. The extra rental obtained is equal to nearly one per cent. extra on the capital stock. The receipts from "knockdowns," also, are much larger. All this increases the value of the property, and Exchange seats ought to sell well in consequence.

Our Big Cousin.

During the first quarter of 1884 some 2,957 real estate transactions were closed in New York city amounted to $49,000,000. During the first three months of this year the transfers foot up 3,365 in number and in value $69,000,000. Mortgages also show a considerable increase. For the first quarter of last year 2,350 parcels of property were mortgaged for $23,156,639; this year 2,794 parcels were mortgaged for $32,820,669. Plans were filed for the first three months of this year for 1,073 buildings to cost $17,006,438 as against 681 buildings during the first quarter of last year, costing $9,523,700. The New York architects and builders are confident that this year's work will far exceed last year's in spite of higher priced labor.

Public Buildings and Grounds.

On April 5, the Congressional Committee on Public Buildings and Grounds, through Mr. Mahone, its chairman, submitted a report showing that since March 4, 1789, there have been 329 public buildings erected at a cost, including sites, furniture and enlargements, of $94,460,014. The amount proposed to be expended on account of public buildings during the present session is $4,515,000. Outside the city of Washington the Government now pays $953,000 annually for rental of buildings used for public purposes. This sum, at the Government rate of interest, would justify a further expenditure for public buildings of $32,000,000, less the amount which may be appropriated during this session of Congress. The committee thinks that the aggregate proposed expenditure are neither extraordinary nor excessive. The committee favors the erection of public buildings with surplus revenue until the public service shall be performed in structures owned by the Government and suited to its purposes.

Charters Granted.

Charters were issued at the State Department as follows: Clearfield Creek Coal Company, of Clearfield County, capital, $250,000; Senator Wallace holds 2,460 of the 2,500 shares of stock. Edison Type-writer Company, of Philadelphia, capital, $4,000. Windsor Glass Company, of Pittsburg, capital, $75,000. Lenwood Building and Loan Association, of Delaware county, capital, $1,000,000. Bushhill Building and Loan Association, of Philadelphia, capital, $600,000. Courtright Metal Roofing Company, of Philadelphia, capital, $700,000. Mount Pleasant Building and Loan Association, of Philadelphia, capital, $1,000,000. The Jones & Benner Company, of Philadelphia, for the erection of buildings, bridges, etc.; capital, $50,000. The Thomas Tunis Manufacturing Company, of Philadelphia, organized to erect buildings and manufacture building materials; capital, $50,000.

The Lost Will.

Register of Wills Kinsey gave a second hearing in the McGlathery missing will case, on Wednesday last. Mrs. Emma T. Steel, 1212 Poplar street, Isaac McGlathery's daughter, who was the objector to the application of her two sisters for letters of administration, on the ground that there was a will in existence, was placed on the stand. She testified that she had searched for the missing will among her father's papers where, on the Sunday before her father died, he had told her the will was. She did not find any will in that search nor in several other searches, in which she was assisted by other members of the family. She knew that there was a will, because she was with him at Judge Stinson's office when her father had his will drawn up.

This testimony on the part of the objector was finished with that of Mrs. Steel, and the case will probally be argued on next Wednesday.

Judge Thayer's Order.

On Wednesday morning Judge Thayer made the following order in the Charles A. Sundstrom election case, as surveyor and regulator of the Eighth Survey district: "And now, April 7, it is ordered that the examiners appointed to take testimony in the above matter sit at least four days of four hours each in every week, and that in case the party offering testimony shall fail to occupy his time for two successive days, the examiners shall close the testimony on that side of the case in three days thereafter. And it is further ordered that the examiners shall have the power of masters for the purpose of determining how much time shall be occupied in the examination and cross-examination of witnesses. And it is further ordered that each party shall have leave to apply to the Court for an order to close the testimony in such time as the Court may deem proper."

The Court has appointed Henry C. Loughlin additional examiner in the case.

George H. Sellers vs. The Phœnix Iron Company.

On Friday last the Supreme Court was occupied with the case of the Commonwealth, at the relation of George H. Sellers vs. The Phœnix Iron Company. This is a proceeding in the Court below by Sellers, a minority shareholder in the latter company, to compel the defendant to permit him to inspect certain books, papers and accounts of the company for the purpose of filing a bill in equity for an account. Court of Common Pleas, No. 2, of this county, originally denied the mandamus, but on appeal this decision was reversed by the Supreme Court in 1884. The lower Court, agreeably to the decision of the Supreme Court, issued a mandamus to compel the Phœnix Iron Company to produce its papers for the inspection of letters. The company claimed that the true interpretation of the decision of the Supreme Court was that a mandamus should issue only when probable cause for such inspection was shown; that as they denied the facts alleged in the petition for a mandamus the grounds for an inspection must first be proved before a mandamus can issue. The lower Court thought differently and issued a mandamus. The iron company then took the writ of error.

River and Harbor Improvements.

The harbor and river appropriations embraced in the bill for improvements are as follows: Delaware and Schuylkill rivers and Delaware bay, Marcus Hook channel, $15,000; Delaware Breakwater, $75,000; Ice Harbor at New Castle, $5,000; Harbor at Wilmington, $20,000; Schuylkill river, $25,000; Delaware river, from Trenton to its mouth, $240,000.

The following are for improving New Jersey rivers: Maurice river, $5,000; Passaic, $35,000; Raritan, $35,000; Shrewsbury, $10,000; South, $5,000.

The following are the items for Maryland: Baltimore harbor, $100,000; Boston bay, $6,500; Chaptank river, $10,000; Corsica creek, $10,000; Susquehanna, to be expended above the Philadelphia, Wilmington and Baltimore Railroad bridge, $6,000; Chincoleague bay, Va., to Delaware bay, at or near Lewes, to be used from Chincoteague bay to Indian river bay, $25,000

A paragraph in the bill authorizes the Secretary of War to cede to the City of Chester the upper and lower piers which extend into the Delaware river at that point, and which were formerly used as an ice harbor, if, in his opinion, the piers are dangerous to navigation and of no use to the Goverment.

Mayor Smith's Veto.

Mayor Smith's veto of the ordinance appropriating $70,000 from the Gas Trust surplus for improved pavements on streets occupied by passenger railways, based upon Solicitor Warwick's opinion, gives Councils something to do to settle a disputed question. Mr. Warwick goes into the State legislation on this subject and the Court decisions under it, as well as considering the ordinances passed under the State laws. He quotes Judge Elcock in reference to the Thirteenth and Fifteenth street lines, as follows:

"'That the said company shall be compelled to keep in constant repair that portion of the street which they use and occupy,' did not except the company from the obligation of paving and repairing the entire street to its full width."

The Solicitor says:

"The result of all the decisions upon the subject is that railway companies are bound to pave, repave and repair the entire streets occupied by them unless they are exempted by some provision in their charter.

"In my judgment, the kind of pavement which the railway companies are bound to maintain is not left to the discretion of the companies. The fact that railway companies have paved and repaired with cobble-stones will not relieve them from the obligation of paving with a different kind of pavement when Councils so direct.

"I therefore can only say that if the appropriation is for the paving of streets occupied by passenger railways, such an appropriation is, in my judgment, illegal unless the appropriation is for the paving and repairing of such streets or portions thereof as the railway companies, by their charter, are not compelled to pave or repair."

This is sound law, as well as sound common sense and justice. But it is one thing to know that it is the railway company's

place to keep their streets in repair, and quite another to compel them to make repairs. Their refusal to repair streets under a proper administration of law would work a forfeiture of charter without unnecessary delay. But there are no laws for such corporations. They can do or not do as they please They can repair or not repair streets, and almost defy the Courts. Now what is to be done? Shall Councils get on its hands and knees and beg these mighty street car companies to do what the law declares they shall do? Will they repair the streets? Not unless they see fit to. They are prepared to stand up and defy the authorities. Are there not a few determined men in Councils to take such corporations by the nape of the neck and shake some of their insolence out of them? The public wait for such a man.

The White House Roof.

Bids were opened on Monday last, in the office of the Commissioner of Public Buildings and Grounds, for repairing the roof of the White House.

The only bids received were those of Merchant & Co., and N. & G. Taylor Co., both of Philadelphia.

The former offered "Gilbertson's Old Method" Martin-Siemens steel extra coated roofing plates at $6.70 per box for IC 14x20 size—guaranteeing 120 pounds as net weight per box.

The latter offered first quality "old style" Martin-Siemens steel dipped roofing plates at $6 per box, of 112 pounds, and "Westminster" roofing plates at $5.75 per box.

As the Government advertised for, and based its decision "upon weight, ductility, uniformity of plates, and thickness and quality of coating, as well as upon price," the "Gilbertson's old method" roofing plates have been accepted and ordered for the roof of the Executive Mansion.

Mr. I. L. Miller's New House.

Mr. I. L. Miller, the real estate agent of Philadelphia, has just completed one of the handsomest residences in Media, Pa. The architect was George D. Pearson, of 427 Walnut street. The first story is of stone, brick above, with gables of Akron tile. In the cellar is one of Spear's anti-clinker grates, put in at a cost of about $350. The foundations are of broken stone; the floors are all cemented, and the ceilings lathed and plastered. On the floor above, are the parlor, library dining-room, pantry and two kitchens, finished in butternut, chestnut, oak and white pine. There is a Peerless brick open fireplace in the hall, reaching to the ceiling. One of the features of the parlor is the handsome tiled fireplace, with nickel and copper trimmings. The tiles represent historical scenes and, with the hard wood surroundings, is a decided work of art. In the library the fireplace is of peerless brick, surmounted with hard wood trimmings and beveled plate glass. The book cases are finished with butternut and oak. There is also a very handsome carved oak desk. The floor is of oak; and the chandeliers throughout the building are exceedingly handsome. The gas fixtures are of Buck, Son & Co.'s manufacture. The hall is beautifully finished in hard woods, and has a lavatory in the rear. The windows in the three halls are of elegant stained glass, the work of Goodwin, Twelfth and Market streets, and add greatly to the beauty of the halls. The laboratory is elegantly fitted with blue marble, nickel-plated faucets, hot and cold water and all modern inprovements. The dining-room is an octagonal room, and, like the others is finished in hard woods. There is a bay window and another window running from the floor to the ceiling; the size of glass used in this window is 4x5½ feet. The china closets in the room are all fitted with beveled French plate glass. The chambers have high ceilings, plenty of light, and, like the lower part of the house, are finished in hard woods. The house is certainly a credit to both architects and builders. Mr. Miller contemplates moving in on Wednesday next.

Gossip of the Week.

Large factory will shortly go up for Stead & Miller, Fourth and Cambria streets.

A farm of 38½ acres, Frankford street and Pennsylvania R. R., Whitehall, sold for $30,000.

Large warehouse, on Cherry, between Eighth and Ninth streets, for George S. Harris.

Five houses to be built on Eighteenth and South streets, P. J. Essick & Son, are the builders.

Bergner & Engel, will shortly build thirty-six houses, at Sixteenth and York streets, of two and three stories.

John F. Betz & Son, Brewers, will shortly build a large concert hall and beer saloon, on Ninth street, below Race.

Thirty two and three-story dwelling houses will be erected in the neighborhood of Twenty-eighth and Brown streets.

Marks Bros'., Eighth and Arch streets, will add an additional story to their building, and take in considerable property in the rear.

Mr. J. L. Galloway has contracted to build two nine-room frame cottages at Ridley Park for Mr. B. R. Hillman of Wanamaker's Grand Depot.

Fine dwelling being built for Samuel Horner, Jr., on Broad street, below Master. The builder is J. McCartney. It will cost about $150,000 when completed.

Three or four builders spoke this week about the improving demand for houses costing from $7,000 to $12,000 Several pieces of land have been purchased from which it is intended to erect houses costing, or which at least will sell for prices within these limits. There is no reason why a limited number of $10,000 houses would not pay. Houses costing, from $2,000 to $4,000 are selling quite readily.

Quite a number of important real estate transactions are pending; about the only difficulty in the way is the prices asked. These prices would not have been considered too high but for strikes and agitations. A month or two ago real estate buyers were willing to pay good prices for such property as they wanted, but of late they have been discovering reasons for proceeding cautiously. With all the drawbacks, some of our larger real estate operators say that this season's business pan out well.

Quite an increase in the number of mortgages given in Philadelphia is reported Manufacturers and others are extending their capacity and are mortgaging in a safe and moderate way to secure money to finish desired improvements. The rates of interest are reasonable, and the loans generally are for two or three years. The sheriff is not kept quite as busy as five or six years ago; borrowers are able to return loans and keep clear of snags. Comparatively few judgment notes are being given. Most of the improvements made are on capital earned.

Some builders are looking at some very fine properties on North Broad street beyond Lehigh avenue, and as far as Germantown Junction, with a view of erecting fine residences on them. The drift of population is in that way; North Broad street will soon become a popular section of the city; it has many desirable features for residences; land is held quite firmly there, but considering the value of the houses which will be erected on it, the cost is not unreasonable. No doubt a few blocks of semi-detached houses would attract buyers and renters.

Material Market.

Elsewhere we give a detailed statement concerning brick-making operations and prices for brick. Our brick manufacturers are able to fill all demands, and are asking only reasonable prices. There is evidently a growing demand for better made brick, and some of our makers contemplate still further increasing their facilities. The brick-making industry of Philadelphia has grown to quite large proportions during the past five years; its limit has by no means been reached.

The stock of lath have considerably increased and factories are busy in increasing the supply. Prices range from $2.00 to $2.50 according to quality and point of delivery.

LIME.—The kilns supplying this market are busily engaged on orders. Prices are low but firm at their bottom limits.

LUMBER.—Heavy supplies of all kinds of lumber for building purposes have been arriving during the past week. Most of the dealers have been quite busy in delivering on orders received. Quotations have neither advanced nor declined at retail yards. Wholesale prices have in some cases fluctuated a little where large orders were to be secured. Large supplies of white pine are arriving from Lake ports and from Michigan. Freight rates from Chicago are 19½ cents. Very little eastern spruce is coming in and this lumber has a very poor reputation here. Hemlock is known and preferred. The large dealers in hemlock have been selling a great deal, and dealers from Williamsport have been in the city during the past week anxious to carry off as much of the trade of the city as possible. Hemlock rules from $11 to $12; white pine from $15 to $20; yellow pine from $13 to $22 according to grade. There has been quite an active demand for hard woods and stocks are by no means abundant. The demand this year will be heavy, as there is an increasing consumption of hard woods for interior finish. Walnut is in quite active demand for furniture manufacturing and for house finishing, prices running from $40 to $100. Oak is selling at $40; quarter oak $50; maple $30; cherry $70.

BUILDERS' HARDWARE.—The larger establishments controlling the trade in builders' hardware speak this week of quite an improvement in the demand for builders' hardware of all kinds and quite a number of orders have gone to the factories to provide for the heavy demand setting in. Carpenters' tools and builders tools' of all kinds are being called for, and a very fair demand is likely to be kept up. Nails are strengthening in retail lots, but where buyers are disposed to place orders for summer delivery, they are being favored with concessions which, in but few cases they care to accept. The Western strike of the nail makers is now in its tenth month and to all appearances will continue throughout the season. A meeting, however, is to be held at Wheeling of the nail manufacturers of the West, this week, at which terms may possibly be arrived at. Should the western factories resume, it will have the effect of crowding prices down in the east, and it is for this reason that builders are not inclined to put in large orders.

PAINTS AND OILS.—The manufacturers of paints are meeting with quite an active demand for material and painters anticipate a very good year; card prices have not changed; linseed oil and spirits of turpentine are fairly active.

—The estate of Charles H. Rodgers, the late President of the Tradesmen's National Bank, was audited before Judge Hanna, of the Orphans' Court. The decedent's personal property alone amounted to nearly $1,500,000. The account of the executors of the estate of William Bumm, deceased, was referred to Edward Barry Esq., as auditor.

BUILDERS' ITEMS.

What Builders Think.

Builders are by no means united in their opinions as to the effect of the increased value of labor upon building operations. Some of our well-informed builders express the belief that the effect will be detrimental; others think that matters will be so adjusted that no harm will be done. There is no difficulty in finding instances where building operations have been delayed and are now being delayed, by reason of high wages and the general uncertainty surrounding the labor question. Builders believe that supply and demand is the only thing which can regulate wages and that any advance made without regard to this factor cannot be held. Arbitration they think, in and of itself, is very good, but no arbitration can accomplish anything which proposes to disturb the value of labor, which does not recognize the law of supply and demand. If that law says labor is worth $3 per day, and one sided arbitration should declare that it was worth $3.50 per day, they are unwilling to submit and are not to be expected to submit. The willingness to abide by arbitration is based upon the supposition that the value of labor is to be fixed by the law of supply and demand. Then if so, many ask, why resort through arbitration? This question is an interesting one and will work itself out to the best interests of all concerned. A great many builders do not believe that it is possible for trades' unions to continue indefinitely upon their present dates. They believe that they are upon a false foundation and that they must shift from it before they will be able to hold their own. At the present time they have every advantage, but some of these advantages they think will in a short time slip from them. Some architects and investors are unwilling to enter upon enterprises of magnitude because they have no confidence in the stability of labor compacts.

Among the Builders and Architects.

DR. BRUN is building a handsome dwelling at Bryn Mawr.

J. C. MOORE is building 30 houses on Cope and Amber streets.

MR. COOKE is about to erect a handsome dwelling at Lansdown for his own use.

H. C. ALTEMUS will put up 7 two-story dwellings on Ringgold below Berks street.

M. W. WILLIARD will build 2 stone dwellings at Oak lane, "twins," of three stories.

W. H. FREE will shortly put up a handsome residence at Lansdown for Mr. Shrigley.

MR. SHARP will shortly erect 30 houses, of three stories, Seventeenth and Jefferson streets.

MR. ROTH will build 6 two-story dwellings on Bailey street below Columbia avenue, 16x45 each.

MR. ROBERTS will also put up 6 brick houses on Broad street, above Susquehnna avenue; they will have brown stone trimmings.

O. C. MOORE is erecting 10 fine brown stone dwellings, with marble trimmings, southeast corner Broad and Norris streets (three stories).

H. R. SHOCH, of Columbia avenue, is building 70 houses on Ringgold and Berks streets (two stories), and will have four corner stores, each having three stories.

J. DOBBINS will shortly erect a row of $15,000 and $20,000 dwellings on Broad street above Montgomery avenue; also, a row of $6,000 houses on Montgomery avenue.

A. P. WELSH, Walnut street, is putting up a store and dwelling, for J. L. Borsch, on Ninth below Chestnut street, of four stories.

Also, a store for Jos. Diering, Chester, Pa.

THE GIRARD TRUST, it is stated, will next year tear down the other half of the block on Market, Girard and Twelfth streets, and erect a similar block to the one being built for Hood, Bonbright & Co.

MR. WEIGHTMAN, of the firm of Powers & Weightman, will erect 18 two-story dwellings, Thirty-ninth and Walnut streets; 6 on the former and 12 on the latter.

Also, building 6 three-story dwellings on Girard above Fifteenth street (of brick).

J. PYLE, 1741 North Twentieth street, has taken up a lot, Nineteenth street, above Montgomery avenue, from Nineteenth to Uber street, and will cut a small street through, on which he will build 13 two-story dwellings on each side; the street will be of a patent pavement.

WILLIS G. HALE, 901 Chestnut street, is erecing a chapel, gateway and lodge for the O. F. Cemetery, Twenty-third and Diamond streets. The lodge is of brick, and two stories; gable roof, with stone trimmings; ponet front and side. The chapel is of Gothic architecture.

Also, putting in stone front, at 1220 Chestnut street, for store, which will be principally of plate glass and Moorish trimming, for Lewis S. Cox & Co.

Also, building large dwelling at Hagerstown, Md., for S. M. Bloom, Esq., of two stories, brick and stone.

Also, 29 houses, Seventeenth and Jefferson streets, and Bouvier street; some detached; of brick, red mortar, peerless moulded brick, and terra cotta panels, with brown stone trimmings and recess doorways. The bath-rooms will be located between houses, over side yard. They will have French roofs, broken up by gable and dormer windows, and will be built by Widner & Elkins.

Camden, N. J., Notes.

MR. WILSON ERNEST is erecting 40 two-story dwellings, between Chestnut and Sycamore streets.

MR. JOHN DOBBINS, of Camden, has presented the Fillmore Street M. E. Church, of that city, with two lots, at Broadway and Van Hook streets, for the erection of a new stone church edifice. A provision is made that the building be dedicated free of debt.

ROBERTS & COHEN, 105 Market street, are putting up 58 two- and three-story dwellings (Front and Penn streets); cost, about $3,000 each.

Also, 34 houses, two and three stories, on Sixth and Pearl streets, at the cost of $3,000 each.

Also, 23 houses, three stories; cost, $6,000 each.

Also, 6 houses, Second and Linden streets; cost, $2,000 each.

Also, 96 houses, Second and Chestnut streets; cost, $1,500 each.

Among the Brickmakers.

William McKay, Long Lane and Moore streets, manufactures pressed, stretcher, paving, hard and salmon brick; they have a capacity of 23,000 per day, and they expect to run full force and make over 4,000,000 bricks this season. They quote pressed brick from $23 to $26; stretcher, $11 to $15; paving, $14 to $15; hard, $9; salmon, $6.50 to $7.

The Peerless Brick Company, 1003 Walnut street, report their largest demand of late years in 1885, but they think that the coming year the demand will be still larger. Their ornamental brick is endorsed by all the Philadelphia architects; their ordinary brick such as pressed sell from $23 to $28; stretcher, $12 to $13; hard, $8.50 to $9; salmon, $6 to $6.50.

D. H. Kent & Co., Fifty-eighth and Haverford street, in 1884 ran 3,000,000 brick, and in 1885 the same. They run six gangs on hand-made brick and calculate to extend their operations. They expect to turn out four million the turning season. They quote pressed brick from $22 to $25; stretcher, from $11 to $13; paving, from $13 to $16; hard, $9; salmon, $6.50.

Robert N. Crawford, Sixtieth and Race, sts., have averaged about 2,000,000 bricks each year since 1880. They are about to double their capacity. They are putting in a Chambers Bros. & Co's. brick-making machine. This machine is the one that was on exhibition at the State Fair. They run one pressed-brick gang and two paving-brick gangs, and have the reputation of making a first-class brick.

Young & Milnamow, Long Lane and Mifflin streets, have averaged 9,000,000 bricks each season since 1880. They have a capacity for 11,000,000 and anticipate making that number during the present season. They consider the building prospects were never better, brighter than at the present time. Thir prices are for pressed brick $23; stretcher, $11 to $15; paving, $12 to $15; hard, $8 so $9; salmon, $5.50 to $6.

J. W. Leigh, Fifty-fourth and Market streets, at their present location, have run entirely out of clay, and are looking for a new field for next season. Their average production since 1880 has been 3,000,000 each season, but when they find a yard they want they calculate to double their former production. They have sufficient brick on hand to keep them busy selling this season. They consider prospects were never more favorable for brickmakers than at the present time. Their quotations at the present time, are pressed brick, $22; stretcher, $10 to $14; paving, $14; hard, $8 to $9; and salmon, $6.

The Equitable Brick Works at Fifty-sixth and Walnut streets, were established in 1884, and in that year made 5,000,000 bricks. In 1885 they made a little over 9,000,000. For the present year they intend to make 18,000 hand-made stretcher a day, 7,000 hand-made pressed brick, and 45,000 hard and salmon brick. They will also make with Chambers Bros. & Co's. brick-making machine, 10,000 machine stretchers daily. They make to order all kinds of angle bricks. They have sufficient contracts ahead to cover all they can produce this season, and that means running to their fullest capacity.

H. C. Carroll & Son, Fifty-eighth and Sixtieth streets and Haverford road, have very extensive brick yards on both sides of Haverford road. The yard on the North side is devoted exclusively to hand-made brick, and on the south side to all machine-made brick. They consider hand-made brick the best. They are running nine gangs on hand-made brick, each gang turning out 3,000,000 a season. They are also running one Chambers Bros. & Co's., machine, which turns out 6,000,000 a season. They made last year one million more brick than they did in 1880. They expect to run their full capacity this season.

A Dotterer, Long Lane and Norris streets, has averaged 13,000,000 bricks yearly since 1880. Last year they sold 13,500,000. They have a capacity of 14,000,000 each season, and they expect to run their full capacity this season. There is no exact uniformity either in hand or machine-made brick, as the clay differs in the baking and glazing. They run thirteen gangs on hand-made bricks, making 5,000,000 per season, and one Chambers Bros. & Co's. machine, making 8,750,000 per season. They claim to make brick equal in every respect to any made in Philadelphia and at as reasonable price as any. The price of pressed brick is $23; stretcher, $11 to $14; hard, $8 to $8.50; $6 to $6.50.

J. & L. E. Garden & Co., Long Lane and Wharton street, have averaged 10,000,000 bricks yearly since 1880. Their actual sales last year doubled themselves since that time. Their present capacity is 14,000,000, and last year they had to buy several million bricks to meet their demand. The quotation for their pressed brick is $22 to $25; stretcher, $11 to $15; hard, $9; salmon, $6. All of their brick are hand made and they consider them more uniform and durable than a machine brick. All the wagons used by this firm have springs, and some of them are double teams to carry 2,000 bricks and the single teams carry 1,000, and they can deliver their brick without breaking. They have a very fine stock of horses and do all their own handling, their wagons being known all over the city and suburbs and are all painted yellow. They claim by these wagons to deliver 1,000 bricks entire and whole for each 1,000 order. This is something that no other brickmaker can claim.

Building Permits.

Four two-story brick houses, 15 ft. by 44 ft., Mulberry, below Margaretta st., to John C. Haines, 4902 Penn st.

Eight two-story brick houses, 13 ft. by 44 ft., Jefferson and Gillingham sts. to same party.

Two two-story houses, 16 ft. by 48 ft., Mitchell st., above Roxborough ave., to Howard B. Yocum, 410 Lyceum ave.

Two three-story houses, 15 ft. by 47 ft., Harvey st. and Germantown ave., to George A. Sorber, Germantown.

One two-story dwelling, 30 ft. by 40 ft., Boyer st. and Gowen ave., to Isaac K. Pierson, Mt. Airy.

One two story dwelling, 35 ft. by 40 ft., Gowen and Stanton aves., to same party.

One two-story dwelling, 16 ft. by 15 ft., Boyer st. and Mt. Airy ave., to same party.

One two-story back building, 10 ft. by 10 ft., 1120 South Eighth st., to John McClellan, 251 South Twenty-first st.

One three-story dwelling, 19 ft. by 46 ft., Terrence and Adams st., to William Eddleman, 480 Green lane.

Two two-story houses, 10 ft. by 32 ft., Queen and Lawrence sts., to George Wood, 4722 Germantown ave.

Six two-story houses, 16 ft. by 43 ft., Twenty-first and Oakford sts., to Henry R. Coulomb, 731 South Tenth st.

Eight two-story houses, 16 ft. by 43 ft., Twenty-second and Manton sts., to same party.

Three two-story houses, 16 ft. by 40 ft., Dickinson and Twentieth st., to M. Kennedy, 626 South Nineteenth st.

Six two-story houses, 16 ft. by 40 ft., Road st., opposite Suffolk Park, to McGowen & Kershaw, Seventy-first and Paschal ave.

One two-story brick house, 10 ft. by 42 ft., Chatham and Somerset sts., to Judge & Snyder, 2814 Edgemont st.

One three-story building, 14 ft. by 59 ft., 746 South Second st., to W. B. McCleary, 1345 Christian st.

One two-story stable, 14 ft. by 14 ft., Twelfth and Lehigh ave., to Bernard Gunn, 2709 North Sixth st.

Eight two-story dwellings and four three-story stores, 14 ft. by 50 ft., Huntingdon, above Ninth st., to M. L. Heist, 712 West Cumberland st.

One two-story stable, 15 ft. by 26 ft., Hutchinson, above Huntingdon st., to same party.

Four three-story houses, 14 ft. by 44 ft., Twenty-seventh, above Jefferson street, to Charles McCaul, 20 North Eleventh st.

Six three-story houses, 14 ft. by 44 ft., Oxford, above Twenty-seventh st., to same party.

One addition, 9 ft. by 40 ft., Meehan, above Eleventh st., to Jacob George, 1528 South Juniper st.

One two-story house, 32 ft. by 36 ft., High st., above Bellfield ave., to B. Meacham, 329 High st.

One three-story house, 16 ft. by 30 ft., Lawrence, above Master st., to Samuel Price, 1222 Otis st.

One three-story house, 17 ft. by 52 ft., Fifteenth, above Dauphin st., to L. K. Slifer, Tenth and York sts.

Three three-story dwellings, 12 ft. by 10 ft., Germantown ave., above Berks st., to James Ritchief, 1935 Germantown ave.

Eight two-story houses, 14 ft. by 41 ft., Franklin, above Lehigh ave., to Horace G. Hersh, 2158 Franklin st.

Six two-story houses, 13 ft. by 50 ft., Bailey, above Oxford street, to Edwin A. Roth, 1638 North Twenty-sixth st.

Griffith & Kiley, No. 3341 Market st., alterations to No. 46 North Front st., 16.6 ft.

J. S. Kelly, No. 512 Lehigh ave., twelve two-story houses on Amber, Cambria and William sts., 17 ft. by 34 ft. and 14 ft. by 25 ft.

J. Stricky, No. 1832 Reed st., nine three-story stores and dwellings, on Kensington ave., near Wensley st., 16 ft. by 44 ft.

C. W. Keander, Sumac st., Wissahickon, three-story carriage house, on Green Lane, near Wabash ave.

A. J. Carty, No. 525 N. Twenty-third st., four two-story houses on Pennock and Twenty-eighth sts., near Poplar, 14 ft. by 54 ft.

J. R. Garber, No. 1211 Spring Garden st., two three-story houses, No. 430 Franklin st., 16 ft. by 64 ft.

L. Casso, No. 738 Carpenter st., three-story house, No. 838 Whitney st., 15 ft. by 34 ft.

H. Hazlett, No. 1935 Columbia ave., alteration to No. 1903 Columbia ave., 18 ft.

Fidelity ImprovementCompany, two-story wall, No. 103 Hudson st., 7 ft.

One two-story back building, 12 ft. by 12 ft., Satori and Federal sts., to John S. Thomas, 225 Levant st.

One three-story store and dwelling, 15 ft. by 60 ft., 2131 Ridge ave., to P. Thompson, 2037 Filbert st.

One three-story back building, 10 ft. by 16 ft., 1605 Parrish st., to E. H. Trenchard, same place.

One three-story house, 15 ft. by 34 ft., 738 Whitney st., to Lewers Lasso, 738 Carpenter st.

Front alteration, 18 ft. front, 1903 Columbia ave., to Hugh Haslett, 1935 Columbia ave.

One brick stable, 20 ft. by 25 ft. Baltimore ave., above Forty-first st., to James A. L. Wilson, 500 South Forty-first st.

Two three-story stores and dwellings, 17 ft. by 13 ft., Germantown ave and Berks st., to William Tecklenburg, 1614 Cadwalader st.

Two two story houses, 12 ft. by 28 ft., Niomy ave. and Spring st., to William A. Brumer, Adams and Duval sts.

Third-story addition, 18 ft. by 37 ft. School Lane and Township Line, to same party.

One three-story house, 29 ft. by 60 ft., High and Hancock sts., to same party.

Addition and alteration, 30 ft. by 34 ft. Walnut lane and Hancock st., to same party.

One three-story dwelling-house, 16 ft. by 43 ft., Queen, above Green st., to John D. Caldwell, Wister st.

One three-story dye-house, 36 ft. by 94 ft., Ninth and South sts., to P. H. Somerset, 1513 North Twelfth st.

Two three-story houses, 15 ft. by 40 ft., Hancock and Centre sts., to John S. Trower, Germantown

Two three-story houses, 16 ft. by 64 ft., 430 and 432 Franklin st., to Jacob R. Garber, 1211 and 1213 Spring Garden st.

Eight two-story houses, 14 ft. by 54 ft., Twenty-eighth and Poplar sts, to Andrew J. Carty, 525 North Twenty-third st.

One three-story building, 18 ft. by 83 ft., Green lane and Wabash ave., to C.W. Keander, Sumac st., Wissahickon.

Nine three-story stores and dwellings, 16 ft. by 45 ft., Kensington ave., above Cornwall st., to Joseph Stickey, 1832 Reed st.

Twelve two-story houses, 14 ft. by 25 ft., Amber and Cambria sts., to John S. Kelly, 512 Lehigh ave.

One-story addition to building, 11 ft. by 24 ft. 132 East Chelten ave., to John G. Schuyler, Germantown.

One four-story back building, 16 ft. by 40 ft. 43 North Second st., to L. Douglass, 1632 Bailey st.

One two-story house, 12 ft. by 22 ft., Dorritt, above Eighteenth st., to James Mole, 1805 Juniata st.

Two two-story brick buildings, 13 ft. by 28 ft., Dorritt, above Eighteenth st., to same party.

One alteration, 20 ft. by 32 ft., 329 North Fourth st., to A. Benner, 3164 Richmond st.

One-story stable, 21 ft. by 60 ft., Chestnut ave. and Main st., to G. S. Roth, East Union ave.

One two-story house, 14 ft. by 24 ft., 1324 Wheat st., to D. H. Koster, 1329 S. Second st.

One three-story brick house, 13 ft by 16 ft., Stewart, above Christian st., to P. J. Reely, 741 Erie st.

One three-story house, 16 ft. by 60 ft., Elm ave., above Forty-first st., to C. E. Wood, 1131 North Forty-first st.

One bath-room, 7 ft. by 8 ft., 1708 North Twenty-second st., to L. A. Richard & Co., 1703 Beechwood st.

New front, 17 ft. front, 108 Pollard st., to C. G. McMullin, 1233 Neelon st.

Three three-story houses, 18 ft. by 60 ft., Christian, above Broad st., to Alexander Armstrong, 1428 Christian st.

One third-story addition, 15 ft. by 22 ft., 3174 Richmond st., to Joseph A. Brown, 3191 Fisher st.

Front alteration, 630 Market st., to C. M. Lane, 619 Commerce st.

Alterations and additions, 18 ft. by 31 ft., 1834 North Twenty-second st., to James L. Branson, 1722 Oxford st.

One two-story store and house, 17 ft. by 41 ft., 2700 Warnock st., to Henry G. Schultz, 3633 Germantown ave.

One three-story store and dwelling, 17 ft. by 54 ft., 2303 North Eighth street, to same party.

Two two-story dwellings, 16 ft. by 38 ft., Paoli und Ridge aves., to Norris Ashworth, same place.

One three-story house, 19 ft. by 61 ft., Coulter, above Knox st., to Thomas W. Draper, 328 North Fifth st.

Two two-story houses, 15 ft. by 30 ft., K st. and Erie ave., to Henry E. Brown, 212 N. Broad st.

One two-story brick house, 16 ft. by 43 ft., Harrison and Franklin sts., to J. S. Sayer, 5031 Tacony st.

Four two-story houses, 17 ft. by 30 ft., Thirty-second and Wharton streets, to Timothy D. Murphy, 1804 Kater st.

One two-story back building, 14 ft. by 15 ft., 6213 Girard avenue, to Shelby & Garton, same place.

One two story house, 17 ft. by 44 ft., Reese st. above Lehigh ave., to Jos. Parker, 2639 Germantown ave.

One two-story back building, 13 ft. by 16 ft., Palmer and Wildey streets, to Jacob S. Cramp, same place.

One two-story stable, 32 ft. by 16 ft., Thirty-second and Arch sts., to J. C. Hancock, same place.

One three-story house, 19 ft. by 65 ft., Thirty-first and Spring Garden sts., to James V. McGarvey, 1931 Vine st.

One two-story back building, 9 ft. by 8 ft., 430 Morris st., to W. R. Hallowell, 205 Williamson st.

Eighteen two-story houses, 16 ft. by 40 ft., Seventeenth and Tasker sts., to Andrew Miller, 1530 Passyunk ave.

One two-story back building, 14 ft. by 15 ft., 1128 Mifflin st., to Michael Wheelan, 1120 Mifflin st.

Two two-story houses, 18 ft. by 42 ft. Second st. and Lehigh ave., to Samuel Baxter, Venango st. and Trenton ave.

One two-story mill, 50 ft. by 30 ft., Ireland and and Hanover sts., to Andrew Hetzell & Son, 205 Richmond st.

Items of News.

—The new City Hall has cost thus far $11,047,201.11.

—The Cape May City Council has decided not to sell the Water Works.

—A new cemetery has been laid out in Tacony and a charter applied for.

Two properties, 1115 and 1117 Cherry street, 49 by 129 ft., sold for $30,000.

—The carpenters at Albany, N. Y., are nine-hour men, a strike of course.

—The brewery, saloon and dwelling, No. 929-31 N. Fifth street, sold for $15,000.

—About $40,000 has already been subscribed towards the new Germantown hotel.

—The plumbers begin to show their registry certificates in their shop windows.

—The bricklayers will meet this week, in their hall, to arrange a scale of prices.

—The Amsterdam, N. Y., stonemasons and laborers want more pay and shorter hours.

—A number of buildings in this city have been condemned by the Building Inspectors of late.

—The rolling mill and wharf property, Delaware ave. above Poplar street, sold for $100,000.

—The projected new county prison will cost $200,000. The necessity for such a building is urgent.

—The Laural Hill Cemetery lot owners protest against the opening of a street through this city of the dead.

—Christopher Vert is the name of the newly appointed United States boiler inspector for Philadelphia.

—The membership of the Carters' Protective Union now amounts to about 1,000, representing over 6,000 dirt carts.

—The Mayor vetoes the bay window ordinance. Leading architects protested against the passage of such an ordinance.

—Mrs. Northrop, a sister of Jay Gould, is about to erect a handsome residence and kindergarten school in Camden.

—Fifteen manufacturers of packing boxes have agreed to pay the new scale of prices, viz., an advance of 20 and 25 per cent.

—The New York Senate on Wednesday last passed the bill annulling the charter of the Broadway Surface Railway by a vote of 30 to 2.

—Charles H. Rodgers, deceased, late President of the Tradesmen's National Bank, left personal property alone aggregating nearly $1,500,000.

—About 500 men engaged as stevedores in discharging cargoes and storing ice along the Delaware and Schuylkill rivers have asked for an advance in wages.

—Insurance Company estimates show that last year in this country, dwellings were burned at the rate of one for ever hour, with a loss of $1,396 on each.

—The fire loss in the United States and Canada in March was $10,650,000, which is $3,500,000 more than the average of March fire loss the past ten years.

—The Traction Company refuses to pay $12,668.60, its share of the bill for the new pavement around the City Hall. The city has paid its share amounting to $15,462.

—The Spring Garden National Bank has been admitted to membership in the Clearing House, the down town branch at Fourth and Chestnut streets has been closed.

—The Board of Port Wardens have granted the Baltimore and Ohio R. R. Co. permission to erect the draw span of the new railroad bridge over the Schuylkill river, near Gray's Ferry.

—The Citizens' Electric Light Company, with a capital of $100,000, was incorporated in Camden. The incorporators are J. K. Willis, R. R. Miller, Thomas Rowand, P. J. Fitzgerald and Howard Tarry.

—The bricklayers of Reading took off the boycott on the Reading Electric Light Company, which employs non-union hands on its new building, because the boycott was instituted too late to be effective.

—The Bordeaux Glass Factory Company France, claim to have lost £120,000 by the recent riots, during which the factory was nearly destroyed, and they have asked the government to make good the loss.

—The Pennsylvania Railroad insurance plan for the benefit of employés seems to have been a success, for February 15 to March 31, over $10,000 have been paid out for death benefits, and $1,737.37 for sick benefits.

Obituary.

Ex-Minister to England the Hon. JOHN WELSH died at his residence, corner of Eleventh and Spruce streets, this city, on Saturday morning, after but a few weeks' illness from pneumonia.

Mr. Welsh's life was one of activity and usefulness. He truly represented the best type of American manhood. Whether as the recipient of political preferment or at the head of vast business enterprises, he was always the same level-headed, honest and upright man and citizen. He had been a member of Councils, a Sinking Fund Commissioner for twenty years, retiring in 1877; for several years President of the Board of Trade, and since 1862 a member of the Board of Commissioners of Fairmount Park; a Director of the Manufacturers and Mechanics' Bank and the Philadelphia Bank; President for a short time after its organization of the North Pennsylvania Railroad Company, and a Trustee of the University of Pennsylvania.

In 1864 he was Chairman of the Executive Committee of the great Sanitary Fair which was then opened in Philadelphia. He was President of the Centennial Board of Finances, and worked hard for the success of the Exhibition and the final settlement of its affairs. On October 30th, 1877, Mr. Welsh was appointed by President Hayes as Minister to the Court of St. James; he took the oath of office on November 14th, and filled the position with dignity, honor and credit to himself and country until 1879, when he retired on account of severe domestic affliction. He was tendered a welcome and reception by his fellow-citizens, in Independence Hall, upon his return home.

In March, 1878, the University of Pennsylvania conferred upon Mr. Welsh the honorary degree of Doctor of Laws, and in 1880 he was similarly honored by the Lee University of Virginia.

SAMUEL STEVENSON, who has been suffering from paralysis for some time, died at his residence, 1306 North Twelfth street, on Saturday morning. He was over 80 years of age.

Mr. Stevenson was at one time Commissioner of the District of the Northern Liberties, and afterwards became the representative of the district in the House and the Senate of the State. For three years he represented the Eleventh Ward in Common Council. Mr. Stevenson was one of the largest owners of real estate in the city. He leaves three sons and two daughters.

GEORGE L. ASHMEAD, a retired member of the Philadelphia bar, and an old resident of Germantown, also died on Saturday morning. He was nearly 70 years of age, and had not practiced law for a long time.

JUDGMENTS.

PHILADELPHIA.

Entered April 2, 1886.

American Dredging Co—City (Bond) 1 M 86 377	.....
Borden Jos C—Jos Broomhead 1 M 86 389	E J
*Cavanaugh Cath—Jas C Saylor 1 M 86 403	200
Crouse Jacob et al—City (Bond) 1 M 86 375	.....
*Clay Henry—A M Macferran 1 M 86 340	500
*Charter W R—Hannah E Charter (Execution issued) 1 M 86 330	7,000
*Ertel Gertrude—L H Wehmeyer 1 M 86 351	115
Greeley E S et al—City (Bond) 1 M 86 373	.....
*Hunter John Patton Wm—Jas Jordan 1 M 86 394	470
*Henszey H C—John L Hough & Co 1 M 86 385	276
*Hamburger Herman—N C Sweatman (Bond and Warrant) 1 M 86 383	10,000
Knight Jos I—R K Bonner 3 M 81 833	4,100
*Kutner Julius—Bergner & Engel Co 1 M 86 335	401
*Killeen John—J W Steward 1 M 66 354	147
Kennedy John J et al—City (Bond) 1 M 86 400 (3)	.....
Lynch John W—Kensington Nat Bank 4 J 76 960	S F
Lucas Geo E et al—City (Bond) 1 M 86 374	.....
*Massey G Betton—W H Browne 1 M 86 360	175
Maher John—Robert McClellan 2 S 83 140	ver 30
*McLaughlin Wm—B F Teller 1 M 86 396	350
*O'Hora James—Wm Porter 1 M 86 352	100
*Rider Mary J—Jas Bromley 1 M 86 337	100
*Scherf Francis A and John P—Geo Klauder 1 M 86 329	200
*Schollenberger Wm & Sons—Alphonse Weil 1 M 86 338	1,970
*Stewart S J (211 Park ave)—Chas S Riley & Co (Execution issued) 1 M 86 353	125
Schuyler Alcenia—Geo D Titlow et al 2 J 84 226	ver 5,000
*Starr Jesse W Jr—Jacob Myers 1 M 86 367	1,200
*Skill Jos—A James Jr 1 M 86 382	200
*Williamson Wm H, Hart John W —H Haverstick 1 M 86 391	600
Wiechardt Wm F—City (Bond) 1 M 86 376	.....
Wigg Chas—Shaen & Fithian 2 S 85 122	291
*Young Lewis T—H G Freeman 1 M 86 358	5,000

Entered April 3, 1886.

*Buckley C C & A M—Geo W Hancock 1 M 86 420 100
Barber Geo C—O D McClellan 2 M 81 628 10,860
Brickley John—J F Betz & Son 2 D 85 285 162
*Charter W R—J G Ditman (Execution issued 1 M 86 418 1,597
*Conley W C—John McConaghy 1 M 86 481 500
*Coughlin Michael—A James Jr 1 M 86 535 50
Crawford John—N F Evans 1 D 85 386 (2) ....
*Driskoll Julia—Jas McGinnis 1 M 86 510 124
English Hugh H and Thos—Mer & Mchs B & L (Bond and Warrant) 1 M 86 519 256
*Ernst Franz, Kraus Chas—F A Poth 1 M 86 576 160
*Ely Samuel B, Hunsberger John —Riegel, Scott & Co 1 M 86 605 50
*Fulton M W—Elder & Bro (Execution issued) 1 M 86 593 31
*Fennell Jas P—A C Fennell 1 M 86 611 520
*Fennell Jas P—Jane A Tasker 1 M 86 612 520
*Fennell Jas P—Jas K Fennell 1 M 86 613 963
*Fling Ann and Edward—Herman Ringe (Bond and Warrant) 1 M 86 416 3,000
Fullerton John—H B Bunting et al 3 M 86 423 2,382
Glasser Lucas, Schwab Leonhard, Faber Casper — John A Lengel (Bond of Indemnity) 1 M 86 610 5,000
*Good or Guth Wm—J E Scattergood 1 M 86 536 400
Hopkins E M G—Wm Brown 4 M 86 118 ....
*Hitzelberger Wm J—John A English 1 M 86 607 133
*Hermann Henry—Margt Wolf 1 M 86 544 250
*Hirst Wm N—Martha Whiteside 1 M 86 572 250
Harper Susanna R and Thos R—Jno T Riley & Co 1 M 86 450 ..... Equity
Heiss Thos M—P Collins & Sons 2 M 76 464 ..... S F
Holl Benj F & J E—M J Dohan 1 D 80 360 (2) ..... S F
Hardt Adelaide—Matilda Reeves 3 M 86 58 ....
Jeffries Edgar P—H J Corson 1 J 85 387 420
Mulvihill Frances dec—Chas Judge 3 M 81 498 ..... S F
Miller Chas B—E F Miller D C J 74 1185 4,687
Postal Tel & Cable Co—E N Howell 4 J 85 55 127,326
Phila Electric Light Co—City (Bond) 1 M 86 496 ....
*Rafferty M J—L Drucker 1 M 86 501 87
Roberts Sarah—Shackamaxon Bank 3 M 86 227 ....
Schollenberger Wm — Kensington Nat Bank 1 D 85 682 466
*Skill Jos—A James Jr 1 M 86 534 ... 100
*Shay Morris—Thos Horan & Son 1 M 86 606 299
Scott Geo L dec—Schuylkill B & L 1 M 86 614 ....
Stack M P—W O'Hara 4 J 84 482 ....
Uhler Thos C—Kensington Nat Bk 1 J 79 908 ..... S F
Worman Samuel C—M J Dohan 2 D 80 373 ..... S F
*Winchester Robt J B—Robt Huston 1 M 86 581 759

Entered April 5, 1886.

Bayly John T—L V Smith 2 D 85 307 ....
*Charter W R—John Middleton (Execution issued) 1 M 86 644 1,332
*Clay Henry—M V B Grundlich 1 M 86 633 1,000
Fender Geo—W D Hilsee (Treasurers Bond) 1 M 86 651 500
Green David—H I Davis 1 D 73 453 ....ver 537
Hughes John—B B Osbourne et al 3 J 84 254 ....ver 50
Hathaway J Hays—Geo Bonbright et al 4 J 85 850 149
Jordan Mfg Co—Jas Whitall et al 3 J 85 167 156
*Karsner Geo W—L R Karsner 1 M 86 649 2,000
*Kressler J H—John F Betz 1 M 86 645 1,300
Love John C—S M Fridenberg 3 D 85 231 ....ver 175
*Matthews Wm J—Thos Matthews 1 M 86 637 1,850
*O'Neill Henry, Loughran Terence—J F Betz & Son (Bond and Warrant) 1 M 86 656 1,000
*Preston Wm H—Wm Miller 1 M 86 632 350
*Rennels Cath E—Thos P Wagner 1 M 86 652 3,706
Richter H F—J Hoering 1 M 86 648.. 60
Schnitzer Chas F—N Hallowell 2 D 76 376 ..... S F
*Schields Ch R—Enterprise Brew Co (Execution issued) 1 M 86 641... 106
*Taylor Geo W—W S Soby 1 M 86 633 512
Thomas Amanda— ——— 4 M 86 250 ....
Watson James—P M Wilson 3 J 85 157 ....ver 108
*Weinhardt John G—Henry Haeuser 1 M 86 643 150

Entered April 6, 1886.

Conroy Patrick—A Johnston 2 M 79 228 ..... S F
*Calverly B F—Annie Mithoefer 1 M 86 672 600
Cleary John—C Gallagher 1 M 86 679 59
Clunn David S—Chas Halyburton (Treasurers Bond) 1 M 86 692 1,000
*Donnelly Bridget—J D Sergeant 1 M 86 663 222
Eggman Geo W—Chas Sylvester 2 D 84 646 ....ver 83
Edgerton Mfg Co—W S Wright 2 D 83 428 ....ver 171
Fox Wm G and John F and John T —Ark B & L (Treasurers Bond) 1 M 86 684 5,000
*Green David—W Green 1 M 86 691. 3,500
*Hartzel D K—Matilda Hartzel 1 M 86 660 850
*Hoffman Geo, Calverley Benjamin F—Henry Mithoefer (Execution issued) 1 M 86 671 440
*Hoffman Geo, Calverley Benj F—Margerison Bros (Execution issued) 1 M 86 672 294
*Heenan Margt—L C Cassidy 1 M 86 674 12,009
*Hamilton Ann J et al, Unruh J H —Robt Nice 1 M 86 680 200
Harrold Frank—W J Cowley 3 S 83 608 ....ver 200
*Joyce Anthony K—L D Schellinger M 86 685 312
King John A dec—Lillie H King 2 D 85 867 5,000
*Kelly Andrew—John Scott 1 M 86 696 360
Kasper Chas L—Newhauser 4 D 84 398 ....ver 500
Kingsley J E, Walton T T—C H Dougherty 1 D 76 942. ....ver 792
*Logue Mary A—A B Lewis 1 M 86 676 54
*Levi Isaac—John K McCurdy (Bond and Warrant) 1 M 86 677 12,000
Mitchener Wm A—E W Robinson 2 M 81 503 .... S F
*Mangan Wm—Lewis C Cassidy 1 M 86 669 200
*McIlvaine Thos—Geo Myers 1 M 86 678 1,500
McGonigle Hugh—P O Connor 1 S 82 86 ....ver 45
*Pinkerton Robert B - Jos Parker 1 M 86 667 22
*Rue Theo—Fannie A Rue 1 M 86 664 2,300
*Sullivan John and Ellen—Thos J Carroll 1 M 86 670 155
*Sharp Byron—Samuel W Buzby 1 M 86 690 500
*Taylor Geo W—Wm S Soby 1 M 86 657 512
Taylor Geo W—B H Buck 1 M 86 662 28
*Wilson Lemuel H — McCahan & Cooper (Execution issued) 1 M 86 689 311
Walter Wm, Stout Z—Vulcanite Pav Co 3 J 85 180 ....ver 1,000 2,793

Entered April 7, 1886.

Bailey John—B F Teller 1 M 86 729.. 25
*Bullock Abigail H—B F Teller 1 M 86 722 250
Burk Chauncey E et al—City (Bond) 1 M 86 704 ....
City of Phila—C J Shoemaker 2 M 84 462 ....ver 500
Carlin Mary F—Thos Glenning & Co 1 J 85 727 ....
*Devine Margt—Thos D Harrison Sr 1 M 86 707 400
Fearn Wm & Lillie—Elizth Rohrman 1 M 86 698 22
*Fennell Jas P—John Strawbridge 1 M 86 719 729
*Fennell Jas P—Phila Galvanizing Co 1 M 86 721 1527
Goodrich Erastus T—F W Weaver 2 D 84 653 ....ver 500
Gillespie John W—Theo Hedges 4 D 84 443 ....ver 680
Hay Wm dec—Independent B and L 1 D 85 477 1848
Holland Jos—West End B and L (Treasurers Bond) 1 M 86 703 5000
Hindermyer Jos et al—City (Bond) 1 M 86 705 ....
*Hinton Wm, Walz Jos—John Schreiber 1 M 86 726 175
*Ivory Benj, Morrow Wm—Mer & Mchs B and L (Bond and Warrant) 1 M 86 715 500
Jones Walter et al—City (Bond) 1 M 86 716 ....
Kreutzer Isaac—S M Schlessinger 2 J 85 426 ....
*Murchy Wm—Bridesburg B and L (Bond and Warrant) 1 M 86 713 1200
Miller Byron H—Samuel T Fox 1 M 86 710 75
Martin Ann & Jos, Rhinehart Jos and M Jane, Bing Geo W—Jos M Bing et al 4 M 86 218 ....
McCullough Thos P—Vulcanite Pav Co. 4 M 86 27 392
*McGaughey Peter—John W Steward 1 M 86 709 225
*McGonigal J P—S E Maloy 1 M 86 718 200
McCurdy J C—Jas Cotter 1 J 85 776.. .....
Penna R R Co—F W Ogden 4 M 84 121 ....ver 2000
Pearce John—Dickerson B and L 4 M 86 56 2252
Rue Jos—Wm L Elkins (Execution issued) 1 M 86 702 20
Robinson Wm et al—City (Bond) 1 M 86 717 ....
Royal Jacob—Wm Brice et al 1 M 86 676 422
Ryder Wm—Lawrence Laughlin 1 D 84 708 ....ver 221
Stevenson Edward—Jacob Yoe et al (Treasurers Bond) 1 M 86 720 500

*Street Wm P—Lydia F Street 1 M 86 699..... 5421
*Street Wm P—Lydia F Street 1 M 86 700..... 2000
*Street Wm P—Lydia F Street 1 M 86 701..... 5908
Schrener L—M Kohn et al 3 J 85 662 .....
Trauck J K—John Wanamaker & Co 1 D 85 363..... 300
*Thornton Frank C—Ellen P Thornton 1 M 86 714 300
*White Jos—W R Nicholson 1 M 86 723..... 569
*Wrigley Mary J—Thos Long 1 M 86 725..... 300
*Watson Geo N, Von Neida E C—Jas P Malseed 1 M 86 712..... 200
*Zukschwert Jno Geo—Edward Walsh 1 M 86 724..... 125

Entered April 8, 1886.

Abbott G Evans—H J Becker 2 J 84 346.....ver 1,647
Bowman Jonas—John T Tagg 1 J 79 255..... .....ver 966
Boyle Thos, Timmins Frank—Alexr Mann 2 J 85 425..... 273
*Biehl Henry—John Eversold 1 M 86 752..... 500
*Batzle Emmil W—Albertine Batzel 1 M 86 731..... 2,500
Colley Wringer Co—Wm A English 3 M 85 203.....ver 8
Conway Chas H—John Baird 3 D 85 55.....ver 184
Cooper Wm S—Jas Schleicher et al 4 D 84 379.....ver 465
City of Phila—John Mullery 1 D 84 658.....ver 4,000
*Ivory Benj—John Moller 1 M 86 735 217
Jones Wm H et al—City (Bond) 1 M 86 755..... .....
*McGrath Patrick—F McGuckin 1 M 86 739..... 259
*McMichael Geo S and Emma—John Sheffler 1 M 86 744..... 130
McCauley Alexr H—Wm E Showalter et al (Treasurers Bond) 1 M 86 748..... 1,000
McLaughlin Margt—John Mills 1 M 86 749..... 79
*McGann M F—A L Burton 1 M 86 750..... 2,075
Peopies Local Express Transfer—John Byrne 1 M 85 900.....ver 15
Pavitt Edwin H—D Hemphill 3 D 85 12.....ver 201
Sturm John—Jas B Anderson 1 M 86 753..... E Judgment
*Taylor Joshua S & Emaline—John H Milner 1 M 86 740..... 100
*Wilson Wm H—Hector Lodge 1 M 86 733..... 200
Zell Robert R, Burton R F—Kensington Engine Works 3 S 84 28 ver 379

Judgments Marked to Use.

The Wm Wilson & Son Silversmith Co—Union Nat Bank 1 M 86 112... 7,482
Marked to use of John J Stadiger.
The Wm Wilson & Son Silversmith Co—T G Brown & Sons 1 M 86 111 262
Marked to use of John J Stadiger.
E C Wilson—James Wilson 1 S 84 292..... 2,000
Marked to use of Jas Wilson.
The Wm Wilson & Son Silversmith Co—Tradesmans Bank 1 M 86 114.. 4,000
Marked to use of John J Stadiger.
Same—Charter Oak Bank, Conn 1 M 86 107, 7 & 8..... 5,057
Marked to use of John J Stadiger.

Mechanics' Liens.

Edmund Bailey owner, John Maxwell cont—E S Bortel & Co claimants, N W cor 16th and Fontain sts..... 53
Edmund Bailey owner, John Maxwell cont—E S Bortel & Co claimants, W S 16th st 18 ft N of Fontain st..... 180

Satisfied Judgments.

Mary E Gray—Chas H Mellen [ent Jan 30 86..... 1,200
John A Fitzpatrick—Chas Judge [ent July 16 84..... 284
Henry Gill—Edward Townsend [ent Sept 7 83..... 3,600
Geo T Unruh—Arthur Stewart [ent Sept 19 85..... 200
A Glenny—Jas Sadlier [ent Feb 6 86 300
Peter B and Anna Eliza Holstein—L S Kochersperger [ent Feb 26 86.. .....
Samuel Lyster—Wm Farrell [ent May 8 84..... 350
Jacob and Mary Peterson—L Shallcross [ent Dec 19 85..... 400
Jonathan W Grubb—Penna Fire Ins Co [ent Feb 17 86..... 9,055
Fredk Meisterfield—D M Hess [ent May 6 85..... 100

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

M. Thomas & Sons sold these properties at auction on Tuesday, April 6, 1886:

One thirty-second interest in the schooner Rillie S. Derby..... $290
Four-story brick residence, No. 2107 Arch st., 20 ft. by 102 ft..... 9,000
Two one-story brick stores, and large lot, Nos. 1105 and 1197 Spring Garden st..... 5,850
Four-story brick store and dwelling, 505 S. Second st..... 5,475
Three-story brick dwelling, No. 1638 Burton st.; subject to a ground rent of $28.15 a year..... 975
Three-story brick dwelling, 235 Allen st..... 1,730
Three-story brick dwelling, 625 Washington ave., with three-story brick dwelling in the rear on Paul st., 620, subject to a mortgage of $1,500..... 1,450
Business location—Three-story brick dwelling, 129 N. Tenth st..... 9,300
Three-story brick dwelling, 735 N. Twenty-third st..... 2,200
Three-story brick store and dwelling, 1508 Thompson st..... 1,850
Lot, Allen's Lane..... 3,000
Ground rent, $34 a year..... 869
Ground rent, $86 a year..... 2,100
Ground rent, $86 a year..... 2,160
Ground rent, $108 a year..... 2,421
Ground rent, $136 a year..... 3,060
Ground rent, $41 a year..... 975

The largest auction sale of real estate held in Philadelphia this Spring took place at Messrs. James A. Freeman & Co.'s on Wednesday, when over a quarter of a million dollars' worth of property changed hands. The following were sold:

Three-story brick dwelling No. 1214 N. Tenth st., lot 17 by 68 ft..... $4,000
Three-story brick dwelling, No. 1213 Alder st., 17 by 32 ft..... 1,400
Three-story brick dwelling, No. 1216 N. Tenth st., lot 17 by 68 ft..... 4,000
Three-story brick dwelling, No. 1215 Alder st., lot 17 by 32 ft..... 1,390
38.656 acres, Frankford st. and Pennsylvania Railroad, Whitehall..... 30,000
Three-story brick dwelling, No. 1930 Ridge ave, lot 16 ft. 2 in. by 80 ft... 4,900
Rolling mill and wharf property, Delaware ave., above Poplar st., lot 187 ft. 6 in. by 568 ft., to Port Wardens' line..... 100,000
Three-story brick dwelling, No. 1313 Wharton st., lot 15 ft. 6 in. by 65 ft.; subject to a ground rent of $75.. 750
Three-story brick dwelling, No. 1808 Bainbridge st., lot 15 by 75 ft..... 2,050
Brewery, saloon and dwelling, No. 929-31 North Fifth st., lot 34 by 133 ft..... 15,000
Two-story brick cottage, No. 2425 N. Second st., lot 20 by 68 ft..... 1,850
Coal lands, Schuylkill County, Pa., 420¼ acres..... 17,230
42.43 acres, Sutherland ave., Thirty-fifth, Thirty-sixth, McKean, Snyder, Jackson sts. and Schuylkill River..... 30,750
21.02 acres, adjoining the above..... 43,000
Seven lots, Shelton avenue above Sprague st. 382 ft. 10 in. front by 115 ft. 6 in. deep..... 2,440
Tract 1¾ acres, Sullivan and Woodbine aves., Germantown..... 475
Tract ¾ acre, Stenton and Woodbine aves., Germantown..... 800
Lot, Sprague st., above Stenton ave.. 160
Two-story brick dwelling, No. 130 Lehman st., lot 15 by 120 ft..... 1,910
Two-and-one-half-story frame house and lot, Unity st., Frankford, lot 25 by 100 ft..... 1,200

CONVEYANCES.

PHILADELPHIA.

Monday, April 5, 1886.

Ann st., N. E. s., and N. W. s., Edgemont, John Lynn to Patrick Boyce, Jan. 22, 1886, 20 ft. by 118 ft. 7 in.; g. r. $70..... $2,200
Ashburton st., N. s., 60 ft. E. Twenty-fifth, Benjamin Lovett to Susan McCann, March 24, 1886, 14 ft. by 47 ft. 6 in.; g r. $34.50..... 1,000
Bailey st., 906, William D. Neilson to Adelaide B. Apple, March 27, 1886, irreg. shape..... 1,400
Bailey st., S. s., and E. s. Dillmore, Wm. D. Neilson to Wm. Howell, March 27, 1886, irreg. shape..... 100
Barnwell st., W. s., 94 ft. S. Pine, John Cadwalader et al., trustees, to James Parsons, April 1, 1886, 94 ft. by 290 ft.; g. r. $800..... 1,000
Bellevue st., S. W. s., 177 ft. S. E. Wylie, Anthony C. Glassen et al., to John McAllister, April 1, 1886, 17 ft. by 57 ft.; g. r. $30..... 2,200

Beaver st., 216, E. R. Albertson to Sophie Martin, April 3, 1886, 15 ft 1½ in. by 52 ft. 4 in 2,400

Broad st., N. E. cor. Olive, Ridgway Refrigerator Co., Limited to Clement M. Biddle, Jan. 30, 1886, irreg. shape ..... nom.

Broad st., E. s., 170 ft. N. Norris, Charles C. Moore to Thomas F. Kelly, March 31, 1886, 20 ft. by 162 ft. 6 in 11,000

Ashmead st., N. W. s, 112 ft. 11 in. S. W. Mercer, Alfred Crowther to Ambrose West, April 1, 1886, 16 ft. 8 in by 102 ft 1,900

Ashmead st., N. W. s.. 96 ft. 3 in. S. W. Mercer, John W. Crowther to Ambrose West, April 1, 1886, 16 ft. 8 in. by 102 ft..... 2,100

Buttonwood st., 528, Dennis Drislane to Christian Huber, Mar. 13, 1886, irreg. shape..... 4,150

Carlisle st., 2324, Edwd. H. Cloud to Theoph. B. Stork, April 1, 1886, 14 ft. by 72 ft..... 500

Cherry st., 1115-1117, Washington Harris to Frank H. Siddall and Jos. L. Wells, April 1, 1886, 40 ft. by 129 ft..... 30,000

College ave., 815 W., Charles W. Henry to Catharine A. Lutz, Mar. 17, 1886, 15 ft. by 50 ft..... 2,400

Dauphin st., N. E. s., 34 ft. S. E. Belgrade, Paul M. Elsasser, to Chas. H. Jenkins, March 29, 1886, 16 ft. by 70 ft..... 2,250

Fairmount ave., S. s., 127 ft. 8½ in. E. Seventeenth, Penna. Co. for Ins. on Lives, &c., et al., to James Corcoran, April 1, 1886, 4 lots, irreg. shape..... nom.

Fifteenth st., 252 N., J. S. Fraim to Gustavus C. Seidel, March 27, 1886, 17 ft. by 54 ft. 2½ in 4,000

Franklin st., E. s., 122 ft. S. Thompson, Louis Schumann to Adam Trau, March 29, 1886, 24 ft. 6 in. by 84 ft. 9 in.. 9,500

Front st., E. s., 296 ft. N. Allegheny ave., Alexander Turkington to Margaret Surpless, April 2, 1886, irreg. shape; mtge. $400..... 175

Girard ave., N. s., 195 ft. 4 in. W. Forty-ninth, Practical Homestead B. and L. Ass'n to Ambrose G. Bigham, March 3, 1886, irreg..... 2,300

Gorgas st., S. E. s., 60 ft. N. E. Musgrove, Allen Trubore to Harriet E. Jones, March 29, 1886, 40 ft. by 209 ft..... 4,500

Huntingdon st., S. s., 29 ft. E. Collins, John Mulholland to Samuel Walker, March 29, 1886, 14 ft. by 71 ft. 6 in..... 450

Jackson st., E. s., 269 ft. 2 in. N. Ellsworth, James Toorish to William J. Carroll et al., Feb. 24, 1886, 13 ft. 6 in. by 40 ft.; g r. $23.62..... 950

D st., W. s., 170 ft., 184 ft., 198 ft. and 212 ft., 292, 306, 320 and 362 ft. S. Indiana, Mary V. Delp to Thomas McIlvaine; March 30, 1886, each 14 ft. front..... 5,200

James st., N. W. cor. Matilda, moiety of John Yerkes to Fayette R. Plumb, April 1, 1886, 4 lots 50,000

McKean st., N. s., 195 ft. E. Ninth, 1-7 interest of William A. Walker et al. to William Kiniry, March 20, 1886, 15 ft. by 60 ft..... 112

McKean ave., N. E. s., 175 ft. N. W. Clapier, William W. Justice to Francis B. Reeves, April 1, 1886, irreg. shape..... 4,512

Manayunk ave., S. W. s., 89 ft. 10 in. S. E. Charles, L. B. Righter to Patrick Sullivan, April 5, 1886, 18 ft. by 90 ft..... 265

Page st., N. s., 107 ft. E. Sixteenth, James F. Jacques to B. Irene Carson, Feb. 24, 1886, 28 ft. by 38 ft..... 2,750

Market st., N. s., 50 ft. E. Fortieth, Fidelity Insurance Trust, etc., Company, exrs., to Hy. B. Leskie, April 2, 1886, 60 ft. by 190 ft 10,000

Merion ave., S. W. s., 141 ft. S. E. Wyalusing, William S. White to Benjamin Hoover, April 3, 1886, 16 ft. 8 in. by 114 ft..... 400

Merion ave., S. W. s., 157 ft. 8⅝ in. S. E. Wyalusing, Joseph White to Benjamin Hoover, March 31, 1886, 16 ft. 8 in. by 114 ft..... 400

Olive st., N. s., 111 ft. 9¾ in. E. Broad, Ridgway Refrigerator Company, limited, to Clement M. Biddle, Jan. 30, 1886..... nom.

Page st., N. s., 121 ft. E. Sixteenth, G. W. Carson et ux., to George W. Lehman, April 1, 1886, 14 ft. by 58 ft..... 3,000

Page st., 2226, E. H. Flood to Dela McMahon, April 1, 1886, 16 ft. by 666 ft. 3 in..... 3,000

Hibberd st., 1225, T. E. Bea to Theresa Bea, April 1, 1886, 12 ft. by 47 ft. 3 in..... nom.

Lawrence st., W. s., 171 ft. S. Girard ave., Caroline Friess to Theophila Bauer, March 5, 1886, irreg..... nom.

Rear Lawrence st., Caroline Friess to Redemptorist Fathers, March 5, 1886, irreg. shape..... 100

Pastorius st., N.W. s., 214 ft. 3 in. N. E. Hancock, Mary Levington to Alex. Kilpatrick, April 3, 1886, 21 ft. 5 in. by 50 ft. 7½ in.; mtge. $950.. 550

Reese st., E. s., 114 ft. S. Cumberland, John H. Portman to Mary Portman, April 1, 1886, 14 ft. by 56 ft..... 2,000

Lehigh ave., S. s., 20 ft. W. Reese, Isaac and Henry Norris to Fredk. N. Lambrecht, April 2, 1886, 19 ft. by 100 ft.; g. r. $95..... nom.

Richfield st., S. s., 279 ft. 6 in. W. Twelfth, H. A. Miller to George Baeuerle, Jr., March 26, 1886, 14 ft. by 70 ft.; g. r. $60..... 900

Richfield st., S. s., 223 ft. 6 in. W. Twelfth, H. A. Miller to Samuel Gentel, March 24, 1886, 14 ft. by 70 ft.; g. r. $50..... 900

Richfield st., S. s , 237 ft. 6 in. W. Twelfth, H. A. Miller to Jane Gentel, March 24, 1886, 14 ft. by 70 ft.; g. r. $50..... 900

Richfield st., S. s., 251 ft. 6 in. W. Twelfth, H. A. Miller to Mary J. Hewes, March 24, 1886, 14 ft. by 70 ft.; g. r. $50..... 900

Richfield st., S. s., 265 ft. 6 in. W. Twelfth, H. A. Miller to David Armstrong, March 24, 1886, 14 ft. by 70 ft.; g. r. $50..... 900

Seventh st., 243 N., M. R. Sprayd to W. C. David Geizer, April 5, 1886, 16 ft. by 78 ft. 6 in..... 1,600

Sharswood st., 2207, James McSorley to Robert Frolich, March 29, 1886, 14 ft. by 55 ft..... 1,625

Spruce st., S. s., W. Second, F. Schutte to David Colvey, March 5, 1886, 21 ft. 6 in. by 77 ft..... 4,000

Sixteenth st., E. s., 240 ft S. Locust, Jos. Tinker to James M. Irwin, April 3, 1886, irreg. shape.. 50

Somerton Pike, Twenty-third Ward, Edmund G. Harrison to Jacob S. Knorr, March 27, 1886, irreg. shape 2,400

Taney st., E. s., 102 ft. S. Poplar, John Manuel to John O'Neill, March 15, 1886, 14 ft. by 35 ft.; g. r. $42..... nom.

Third st., 2152 N., Edward M. Davis to Frank H. Grube, March 16, 1886, 14 ft. by 55 ft..... 1,800

Twentieth st., N. E. cor. Scott, Wm. E. Coster to Martha Ann Coster, April 1, 1886, 16 ft. by 67 ft. 2 in.; g. r. $60..... 1,800

Tenth st., E. s., 110 ft. N. Bainbridge, Christ. Gallagher to Patk. Hogan, 18 ft. by 85 ft..... 5,296

Twentieth st., 1620 N., Fred. Fagley to Laura C. Gilbert, March 30, 1886, 16 ft. by 69 ft. 1½ in..... 4,400

Twenty-first st., 821 N., Charles G. Wright to Anna T. Mitchell, April 3, 1886, 16 ft. 6 in. by 70 ft..... 4,250

Thirty-eighth st., W. s.. 129 ft. S. Aspen, Nathan Shoemaker, March 24, 1886, 14 ft. by 72 ft.; g. r $108..... 1,700

Seventh st., 416 N., Charles F. Myers to Mary N. Delp, March 30, 1886, 20 ft. by 69 ft..... 8,000

TUESDAY, April 6, 1886.

Ash st., S. W. s., 180 ft., N. W. Thompson, William Listohendorf to Andrew Steinman, March 25, 1886, 40 ft. by 100 ft..... $400

Bailey st., E. s., 66 ft. 8 in. S. Oxford, Thomas E. Thorn to Isaac B. Thorn, Jr., April 20, 1885, 17 ft. 8 in. by 56 ft..... 1,400

Banes st., Twenty-third Ward, John Rees, ex'r, to Alfred B. Evans, March 24, 1886, 103 ft. by 120 ft..... 1,550

Brewster ave., S. E. s. and N. E. s., Seventy-ninth, George Laycock to Patrick McGowen and Henry Kershaw, April 1, 1886, 25 ft by 100 ft.; g. r., $35.75..... nom.

Broad st., 1919 N., John M. Sharp to Samuel Thomas, April 1, 1886, 18 ft. by 150 ft..... 10,000

Bustleton and Somerton Pike, John Rees, ex'r, to Eugene P. Hall, one lot, March 29, 1886, $402.50; another to Annie S. Lee, same date, $392, and another to Sarah Banes, April 1, 1886, $256..... .....

Camac st., 1826, Aug. A Yerkes to Jas. B. T. Phister, March 30, 1886, 16 ft. 2 in. by 72 ft..... 4,000

Catharine st., S. E. corner Sixth, Ann Bryan to Henry L. Goldstrom, April 1, 1886, triangular..... 10,250

Catharine st., N. s., 111 ft. E. Twenty-first, Robert Loughlin to Wm. King, April 2, 1886, 15 ft. by 60 ft..... 3,000

Catharine st., N. s., 335 ft. 6 in. W. Twenty-second, Thomas McCoach to Catharine Sloan, March 31, 1886, 16 ft. by 62 ft.; g. r. $60..... 1,600

Charles st., 195 ft. E. Thirty-eighth Thos. Badman to Duncan L. Buzby, March 27, 1886, 41 ft. 2 in. by 25 ft.; g. r. $60..... 2,400

Crothers ave., S. E. s., 100 ft. N. E. Eighty-seventh, Elmwood Mutual Land and Improvement Company to William H. Reisberg, March 24, 1886, 50 ft. by 100 ft..... nom.

Dauphin st., N. s., 47 ft. W. Fifth, John J. Woods to Catharine Pfeiffer, March 23, 1886, 15 ft. by 71 ft.. 2,000

Eighteenth st., W. s., 302 ft. N. Oxford, Henry G. Freeman to Susan E. Kesler, March 6, 1886, 17 ft. 6 in. by 110 ft..... 5,000

Fairhill st., 2812, Charles Hill to John Leskil, March 31, 1886..... 1,325

Fourth st., E. s., 85 ft. N. Wood, George W. Stead to Reuben Berringer, March 22, 1886, 20 ft. by 117 ft. 8 in..... 10,000

Haverford st., N. E. cor. Thirty-eighth, Edward J. Baxter to John S. Baxter, April 3, 1886, 34 ft. by 65 ft., moiety..... 2,000

Haverford st., N. s., 22 ft. 8 in. E. Thirty-eighth, John S. Baxter to Lydia Baxter, April 3, 1886, 11 ft. 4 in. by 65 ft..... 900

Laycock ave., lots 557, 558, 561 and 562 on Suffolk plan, George Laycock to Patrick McGowan et al., April 1, 1886, each 25 ft. by 100 ft., and subject g. r. $32.75..... nom.

Fortieth st., 411 S. William Hillary, trustee, to Mary Pugh Goheen, April 5, 1886, 17 ft. by 78 ft..... 4,235
Ashmead st., S. E. s., 537 ft. 11⅛ in. N. E. Wakefield Ellen Williamson to William Dilks, March 31, 1886, 40 ft. by 202 ft..... 3,500
Rear 5069-5071 Germantown ave., Conyers Button to Jane R. Hames, March 31, 1886..... 900
Garfield st., N. W. s., 122 ft. S. W. Wakefield, William H. Asquith to Mary Wallis, March 30, 1886, irreg. shape..... 583
Rear Harvey st., George W. Karsner to Samuel Loughery, March 31, 1886, irreg. shape..... 100
McKean ave., N. E. s., 100 ft. N. W. Clapier, Justus C. Strawbridge to George S. Strawbridge, April 3, 1886, irreg. shape..... 7,000
Manton st., 2123, John McConaghy to William C. Conley et al., April 3, 1886, 14 ft. by 48 ft.; g. r. $48 1,000
Melvale st., N. W. s., 260 ft. N. E. Ann, Samuel E. Allen to Charles Gallagher, March 19, 1886, 20 ft. by 100 ft..... 500
Nineteenth st., W. s., 18 ft. 3 in., N. Morris, S. G. Rosengarten to Jas. Quinn, April 5, 1886, 32 ft. by 66 ft.; g. r. $36..... 200
Oriana st., W. s., 67 ft. 2½ in. S. Huntingdon, Albert E. Eldridge et al. to Hughey Kane, March 23, 1886, 12 ft. 4½ in. by 40 ft. 6 in..... 1,600
Annin st., N. s., 243 ft. W. Nineteenth, Thomas Neary to Sarah McGoff, March 26, 1886, 15 ft. by 46 ft.; g. r. $48..... 600
Carlisle st., 2030 and 2036, Lemuel A. White to Frederick Zellfelder, Mar. 30, 1886, each 14 ft. by 70 ft.; mtge. $3,400..... 2,000
Lancaster ave., 4307, Emma M. Ward et al. to Daniel S. Lindsay, April 5, 1886, 20 ft. by 122 ft 1,000
Page st., 2241, E. H. Flood to Margaretta Wagner, March 23, 1886, 15 ft. 6 in. by 63 ft. 9 in..... 3,000
Passyunk road, S. E. s., 86 ft. 11½ in. N. E. Moore, Carroll Building Assn., No. 6, to Henry Bergan, March 1, 1886, irreg. shape..... 2,300
Sixteenth st., 1319 S., George C. Renkauff to Henry A. Renkauff, April 3, 1886, 16 ft. by 49 ft..... 3,500
Sixteenth st., 1321 S., H. A. Renkauff to George C. Renkauff, Apr. 3, 1886, 16 ft. by 49 ft. 6 in..... 3,500
Stella ave., S. W. s., 340 ft. N. W. Frankford rd., Richard Clarke to Joseph Hunter, April 2, 1886, irreg. shape..... 3,150
Third st., W. s., 108 ft. N. Catharine, Annie C. Evans et al. to Frederick Kuhne, March 3, 1886, 18 ft. by 96 ft.; mtge. $3,400..... 133
Thirteenth st., 6 lots, E. s., 80 ft. S. Diamond, Charles J. Schaefer to William L. Rhinehart, April 1, 1886, each 17 ft. 2½ in. by 102 ft.; g. r. $240 each..... nom.
Thirteenth st., 6 lots, as above, W. L. Rhinehart to Michael Price, April 1, 1886..... 24,000
Twenty-fourth st., E. s., 137 ft. 9 in. N. Berks, H. L. Koat to Lidie M. Himmelwright, April 1, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,700
Oxford, st., S. E cor. Twenty-eighth, Henry Rankin to Henry B. Hendry, March 18, 1886, 15 ft. by 53 ft.. 2,750
Venango st., N. E. s , 88 ft. N. Emerald, Gottleib Schmuker to George Gelbach, March 29, 1886, 32 ft. by 100 ft.; g. r. $28 38
Wildley st., N. W. s. and S. W. s. Savery, Albert James, Jr., to John R. Evans, March 30, 1886, 14 ft. 2 in. by 60 ft.; mtge. $650..... 550

Woodlands ave., N. W. s., 175 N. E. Seventy-first, Philadelphia Trust, Safe Deposit and Insurance Company, adm'r, to Charles Wandell, March 1, 1886, 46 ft. 6 in. by 100 ft. 2,500
Moore st., N. s., 212 ft. E. Tenth, Elizabeth Menige to Wm .George Cochran, March 31, 1886, 16 by 75 ft.; g. r. $48..... 1,100
Warnock st., 2551, Charles Myers to William Maloney, March 30, 1886, 14 ft. by 48 ft..... 1,400
Brown st., S. s., 226 ft. E. Fifteenth; Brown st., S. s., 37 ft. 2½ in. W. Broad, and S. s. Brown, 244 ft. 5¾ in. E. Fifteenth, B. R. Hillman et al. to John F. Hillman, April 2, 1886, irreg. shape..... 11,916

WEDNESDAY, April 7, 1886.

Alter st., 2306, Jeremiah Leary to Nathan Shoemaker, March 25, 1886, 15 ft. by 50 ft..... $1,200
Aramingo st., N. W. s., 100 ft. N. E. Union, L. Eichel to Marcus Hund, March 4, 1882, 20 ft. by 140 ft..... 525
Aramingo st., rear of, 100 ft. N. E. Union, S. Vincent's Orphan Asylum to Leonhard Eichel, March 1, 1886, 20 ft. by 20 ft..... nom.
Banes st., Twenty-third Ward, John Reese ex., to Hy. K. Pierson, Apr. 1, 1886, 14·322 acres..... 3,377
Brewster ave., S. E. s., 25 ft. N. E. Seventy-ninth, George Laycock to Patrick McGowan et al., April 1, 1886, 25 ft. by 100 ft.; g. r. $32.75..... nom.
Broad st., E. s., 261 ft. S. Reed, William R. Matchett to John S. Reed, April 5, 1886, 21 ft. by 123 ft..... 8,000
Bustleton and Somerton Pike, Twenty-third Ward, Lloyd Worthington to Humphry Humphreys, April 1, 1886, 24 perches..... 2,450
Clearfield st., N. E. s., 168 ft. S. E. Amber, Jas. Tompkins to Bertha Ziegenhain et al , April 2, 1886, 16 ft. by 100 ft.; S. E. cor. Amber and Randolph, 18 ft. by 50 ft..... 2,000
Emerald st., N.W. cor. Taylor, John Harper to Benj Littlewood, March 30, 1886, 16 ft. 3 in. by 51 ft.; g. r. $60..... 1,900
Emerald st., W. s., 44 ft. 3 in. N. Taylor, Andrew Keiser to Thos. Firth et al., March 19, 1886, 14 ft. by 51 ft.; g. r. $41.14..... 744
Fairmount ave., S. s., 83 ft. W. Sixteenth, Walter B. Morris to Jacob F. Lowa, April 1, 1886, 15 ft. by 65 ft..... 3,350
Fourth st., E. s., 85 ft. N. Wood, Jas. W. Ward to Geo. W. Stead, March 22, 1886, 20 ft. by 117 ft. 8 in..... 10,000
Fourth st., E. s., 184 ft. N. Huntingdon, Samuel Keightley to Charles J. McMullin, March 25, 1886, 16 ft. by 60 ft..... 3,250
Federal st., N. s., 134 ft. E. Twenty-sixth, James Carr to Mary Farrel, April 1, 1886, 16 ft. by 38 ft. ; g. r. $24..... 700
Forty-eighth st., S. W. cor. Fairmount ave., Robert W. Fitzell to Robert Manley, April 3, 1886, 21 lots, 15 ft. and 16 ft. front..... nom.
Franklin st., S. W. cor. Norris, A. M. Zane to Eugene H. De Land, March 1, 1886, 79 ft. by 145 ft..... nom.
Gay st., 136-138, Joseph Allison et al. exrs., to Levin A. Pepper, March 31, 1886, 28 ft. 1 in. by 68 ft. 6 in..... 2,350
Germantown ave., S. W. s., 14 ft. 10½ in. S. E. Fifteenth, Jas. K. Tempest et al. to Christian Ellwanger et al., April 2, 1886, irreg. shape..... 15,000
Gorgas st., S. E. s., 420 ft. 4½ in. N. E. Musgrove, Joseph E. Paul to Allen Mulbore, April 6, 1886, 40 ft. by 206 ft..... 800

Green st., N. s., 87 ft. W. Fourth, J. W. Erwin, trustee, to Mary C. Stimble, April 5, 1886, 16 ft. by 74 ft. 6 in.; E. s. Old York Road, 102 ft. S. Green, 18 ft. by 85 ft..... nom.
Gulielma st., S. s., 63 ft. E. Fifteenth, Mary J. Hankinson to John E. Allen, April 5, 1886, 15 ft. by 48 ft.; g. r. $60..... 500
H st., 350 ft. S. W. Strahle, William A. Tomkins to William J. Shettsline, April 6, 1886, irreg. shape..... 250
Jefferson st., N. W. s., 180 ft. S. W. Gillingham, Stephen Fannce to Susan B. Roberts, April 7, 1886, 40 ft. by 100 ft..... 500
Larch st., E. s., 123 ft. ⅞ in. N. Wallace, Henry G. Freeman, Jr., to John Duffy, March 24, 1886, 15 ft. by 40 ft..... 2,650
Lawrence st., W. s., 220 ft. S. Venango, Walter H. Bryant to Howard Banes, Jan. 7, 1886, 60 ft. by 104 ft. 7½ in..... 250
Lombard st., 2027-2029, Patrick Sweeney to Katharine K. Childs, March 23, 1886, 15 ft. 6 in. by 68 ft. each..... 3,500
Moore st., S. s., 80 ft. and 96 ft. E. Second, Samuel K. Morgan to Henry Bass, Dec. 31, 1885, each 16 ft. by 99 ft. 3 in..... 1,464
Napa st., E. s., 326 ft. N. Wharton, William D. Neilson to Walter W. Shaw, March 27, 1886, 14 ft. by 53 ft..... 1,000
Nineteenth st., E. s., 208 ft. S. Dickinson, James Holmes to Ellen Lafferty, April 1, 1886, 16 ft. by 65 ft.; g. r. $72..... 800
Orkney st., W. s. 316 ft. N. Diamond, John F. Dentler to Chas. J. Dentler, March 20, 1886, 16 ft. by 45 ft... nom.
Palmer st., 1211, James Long et al. to John G. Zukschwert, March 18, 1886, 19 ft. by 64 ft..... 1,400
Cedar st., S. W. corner Emlen, Jacob Oesterle to John Gras, April 1, 1886, 54 ft. by 72 ft..... 8,000
Paul st., N.W. s., 80 ft. N. E. Unity, Frank R. Shallcross, March 24, 1886, irreg.; mtges. $6,400..... 3,000
Plover st., N. s., 16 ft. 7 in. W. Seventh, John Cooney to Elizabeth Gabriel, April 5, 1886, 14 ft. by 37 ft. and 40 ft..... 1,200
Powelton ave., N. s., 54 ft. 4 in. W. Preston, William Oscar Robb, Mar. 30, 1886, 17 ft. 10 in. by 88 ft. 4½ in.. 6,250
St. Alban's Place, 2346, Edward H. Buckley to Frederick A. Brown, April 5, 1886, 16 ft. by 62 ft.; g. r. $150..... 800
Straple st., Twenty-third Ward, William H. Tomkins to William J. Shettsline. Dec. 31, 1885, 14 lots on Straple and H streets; mtges. $2,500..... 1,250
Also 13 lots fr. Richard S. Wilson, Jr. to William J. Shettsline, April 6, 1886..... 3,250
Frankford road, N.W. s., 15 ft. S.W. Allegheny, Charles H. Schofield to Joseph J. Kern, March 17, 1886, irreg. shape..... 6,000
South st., N. s., 29 ft. W. Fox's Court, Margaretha Munsch to Chas. F. Zehender, March 29, 1886, 14 ft. 11⅛ in. by 48 ft. 6 in.; g. r. $91.50..... 1,800
Summer st., S. s., 119 ft. W. Fifteenth, Emily F. Matthews to Caroline H. Pascoe, March 25, 1886, 17 ft. by 68 ft.; mtge. $1,350..... 3,000
Summer st., 3216, Herman Wendell et al. to Margaret Wilhelm, April 1, 1886, 20 ft. by 72 ft.; mtge. $3,500 1,300
Tasker st., 812, Sarah Hagan to John Cooney, April 5, 1886, 16 ft. by 57 ft. 7 in..... 2,600

Thompson's ave., N. E. s., 82 ft. N. W. Gay, Joseph Allison et al., ex'rs., to Levin A. Pepper, March 30, 1886, 14 ft. by 37 ft. 900

Twenty-second st., W. s., 265 ft. N. Montgomery, Othniel A. Bartholomew to William J. Gilmore, Mar. 29, 1886, 17 ft. by 100 ft.; mtges. $6,000 1,000

Twenty-fifth st., E. s., 253 ft. and 281 ft. S. Berks, H. R. Shoch to Mary Deveney, March 30, 1886, each 14 ft. by 65 ft.; mtge. $3,200 2,800

York st., 1918, George J. Graff to Juliet P. Baxter, April 3, 1886, 15 ft. by 90 ft.; mtge. $1,775 1,025

Diamond st., S. s., 38 ft. E. Howard, Peter Gross to Bendina J. Uphoff, March 30, 1886, 18 ft. by 71 ft. 3¾ in.; S. s. Diamond, 50 ft. E. Howard, 38 ft. by 4¼ in.; also a piece in rear 3,000

Fairhill st., 2217, Peter N. Baldwin to Adelaide Kummerer, February 25, 1886, 14 ft. 6 in. by 80 ft. 2,200

Twelfth st., S. E. cor. Huntingdon, Pierce Archer et al. to Jno. G. Egolf, Dec. 26, 1885, irreg. shape 3,500

Woodstock st., E. s., 230 ft. and 244 ft. N. Park ave., Jeremiah S. Kummerer, March 27, 1886, 18 ft. by 60 ft.; mtge. $3,600 900

Vine st., 229 and 231, Harmony B. and L. Ass'n to Chs. Hassenforder, April 2, 1886, 33 ft. 6 in. by 75 ft. 9 in 7,150

THURSDAY, April 8, 1886.

Berks st., N. E. cor. Twenty-fourth, H. L. Roat to James C. Moore, April 1, 1886, 15 ft. by 66 ft. 6 in $5,000

Broad st., W. s., 64 ft. 8 in. N. Reed, John Shoemaker to John M. Doyle, March 12, 1886, 21 ft. 7 in. by 178 ft 7,800

Carpenter st., S. s., 63 ft. 3 in. E. Passyunk, May A. Henry to Luigi, April 5, 1886, 16 ft. by 76 ft. 8 in 2,600

Chatham st., E. s., 59 ft. 4½ in. S. Green, Jerome Carty et al., ex'rs., to John L. Kendlehart, March 31, 1886, 14 ft. 2¼ in. by 55 ft. 10¾ in 5,000

Darien st., E. s., 268 ft. 9 in. N. Diamond, John M. Geibel to Rosine Koehler, April 5, 1886, 13 ft. 6 in. by 42 ft 1,700

Dauphin st., 1040, Richard M. Hartley to Lydia Ashmore, April 5, 1886, 15 ft. by 63 ft. 9 in 3,200

Delaware ave., S. W. cor. State road, Eliza Palmer to William J. Howard et ux., April 5, 1886, 100 ft. by 150 ft ..... nom.

Fifth st., W. s., 230 ft. 10¾ in. N. Girard ave., Andrew Wellien to Jacob A. Wellien, March 26, 1886, 20 ft. by 100 ft 6,150

Fifth st., E. s., 172 ft. 6½ in. S. Columbia ave., John J. Koeper to Geo. P. Steel et al., March 31, 1886, irreg. shape 31,000

Fifteenth street, E. s., 146 ft. 7 in. S. Ellsworth, William H. Castle to John McQuaide, March 20, 1886, 17 ft. by 100 ft 3,575

Forty-sixth st., W. s., 15 ft. N. Aspen, Eliza Palmer to William J. Howard et al., April 5, 1886, 60 ft. by 105 ft ..... nom.

Hamilton st., N. E. s., 100 ft. S. E. Hegerman, Mary Disston to Wm. Isphording, March 29, 1886, 25 ft. by 120 ft 250

Henrietta st., 2126, Michael W. O'Rourke to Thomas Cody, April 5, 1886, 14 ft. by 50 ft 1,688

Lawrence st., E. s., 66 ft. S. Indiana, Galloway C. Morris to Christian A. Snyder, March 18, 1886, 64 ft. by 92 ft. 6 in 2,000

Lambert st., 1512, John Simpson et al. to Catharine McDaid, March 29, 1886, 14 ft. by 44 ft.; g. r. $36 700

Lawrence st., E. s., 130 ft. S. Indiana, William M. Patterson to Christian A. Snyder, March 8, 1886, 16 ft. by 92 ft. 6 in 600

Lawrence st., E. s., 18 ft., 34 ft. and 50 ft. S. Indiana, George E. Wagner to Christian A. Snyder, March 1, 1886, each 16 ft. by 92 ft. 6 in.; S. E. cor. Indiana and Lawarence, 18 ft. by 92 ft. 6 in 2,500

Eighth st., 2619 N., John Loughran to Margaret E. McCormack, April 7, 1886, 15 ft. by 75 ft. 6 in 3,800

Long Lane, N. W. cor. Oakford, Oliver Landreth et al. to Lucius S. Landreth, March 11, 1886, irreg. shape 1,000

Marston st., 1723, Jacob E. Ridgway to Joseph Scott, March 29, 1886, 16 ft. by 73 ft. 2 in 2,600

Norris st., N. s., 84 ft. E. Amber, Francis Fogarte to John A. Dougherty, March 3, 1886, 16 ft. by 100 ft.; g. r. $43 2,500

Norris st., S. W. cor. Franklin, Eugene H. DeLand to Robert H. Good, March 2, 1886, irreg. shape ..... nom.

Ninth st., 256 N., Eliza Palmer to William J. Howard et ux., April 5, 1886, 16 ft. by 100 ft ..... nom.

Ninth st., E. s., 57 ft. 5½ in. N. Firth, Jos. A. Ecker to Thos. B. Alexander, March 20, 1886, 14 ft. 3 in. by 93 ft. 5 in 3,100

Park ave., 1523, Edw. N. Haith to Mary Jane Wilson, March 27, 1886, 15 ft. 10 in. by 60 ft 2,250

Poplar st., 1828, Jno. W. Francis to Jos. E. Schell, April 3, 1886, 16 ft. by 68 ft. 8⅜ in 3,800

Poplar st., S. s., 72 ft. W. Twenty-fifth, city of Philadelphia, trustees, to Mary E. Mann, March 15, 1886 ..... nom.

Richmond st., 521, Mary Emma Neafie to James Canavan, March 26, 1886, 17 ft., 11½ in. by 128 ft 2,500

Sansom st., 4025, Robert D. Kent to Margaret Scott, March 30, 1886, 16 ft. by 70 ft. 2 in ..... nom.

Seventh st., E. s., 31 ft. N. Cherry, Geo. B. Dunmire to Howard L. & William A. Haines, March 31, 1886, irreg. shape 5,500

Ridge road, Twenty-first ward, Harry R. Stetler to Charles F. Roshon, April 8, 1886, 1 a. 55 p 2,500

Sigel st., N. s., 141 ft. 9 in. W. Sixth, Henry L. Elder to Charles W. Zimmerman, March 26, 1886, 14 ft. by 49 ft 1,000

Penn st., N. W. s., 340 ft. E. Lefevre, Mary Ann Landy et al. to Adolph Pankraz, March 10, 1886, 20 ft. by 70 ft 60

Taylor st., N. E. cor. Parrish, John M. Sharp to Sarah L. Black, April 1, 1886, 14 ft. by 47 ft 2,800

Taylor st., E. s., 70 ft. N. Parrish, John M. Sharp to Rachel Hohenfels, April 1, 1886, 28 ft. by 46 ft. 3¼ in 4,000

Trenton ave., N. E. cor. Bower, Pennsylvania Co. for Ins. on Lives, etc., trustees, to Walter R. Hibberd, April 5, 1886, irreg. shape ..... nom.

Tulip st., S. E. s., 75 ft. S.W. Princeton, Mary Disston to Wm. Boardman, irreg. shape; N. W. s. Keystone, 535 ft. N. E. Tyson, 25 ft. by 148 ft. 7 in.; S. E. s. Tulip, 525 ft. N. E. Tyson, 25 ft. by 150 ft 400

Turner st., 2517, Chs. T. Colladay to John Wagner, April 3, 1886, 14 ft. 3 in. by 64 ft 3,200

Twenty-fifth st., W. s., 70 ft. 10 in. S. Poplar, Lowry Mann et ux. to the city of Philadelphia, trustees, March 15, 1886, irreg. shape ..... nom.

Twelfth st., 2603 N., James H. Harper to Jacob Derr, April 1, 1886, 14 ft. by 56 ft.; g. r. $50 1,250

Twenty-seventh st., 1744 N., Jacob E. Ridgway to Robert Hamilton, March 27, 1886, 16 ft. by 70 ft 3,500

Walker st., E. s., 182 ft. N. Costello, John Knox to Fras. Gallagher, Feb. 24 1886, 30 ft. by 170 ft 100

Walker st., E. s., 182 ft. N. Costello, John Knox to Patrick McGowan, Feb. 24, 1886, 30 ft. by 170 ft 100

Warren st., S. W. s., 85 ft. 3¾ in. W. Thirty-sixth, Wm. R. Nicholson to Joseph White, March 20, 1886, 16 ft. by 104 ft 2,100

York st., 331 E., F. O. Fleer to Elizabeth Fleer, April 7, 1886, 12 ft. by 96 ft 2,000

FRIDAY, April 9, 1886.

Carnarvon st., W. s., 17 ft. 6 in. N. Tasker; George H. Steinbach to Katharina E. Henzler, April 7, 1886, irreg. shape; g. r. $48; W. s. Carnarvon, 33 ft. N. Tasker, 15 ft. by 48 ft.; g. r. $48; W. s. Carnarvon, 48 ft. 6 in. N. Tasker, 15 ft. 6 in. by 48 ft.; g. r. $48; E. s. Cymro, 48 ft. 6 in. N. Tasker, 15 ft. 6 in. by 48 ft.; g. r. $48 ..... $2,400

Camac st., 1851, Margaret Rhoads to Cecilia V. Norcross, Oct. 19, 1885, 16 ft. 2 in. by 75 ft 3,100

Eighth st., E. s., 100 ft. S. Arch, Joel Cook to Richard Y. and William Cook, April 7, 1886, 15 ft. 7½ in. by 82 ft., (interest) 10,000

Front st., 531 N., heirs of John Guyant to John Golz, April 1, 1886, irreg. shape 3,100

Front st., E. s., 104 ft. 7 in. S. Westmoreland, George Kline et al., ex'rs., to Ellen Holton, April 6, 1886, irreg 1,400

Fourth st., E. s., 245 ft. 8 in. and 293 ft. 8 in. N. McKean, Arthur M. Greene to David H. Bowen, Mar. 26, 1886, each 16 ft. front and subj. to g. r. $72 1,600

Fourth st., E. s., 309 ft. 8 in. N. McKean, A. M. Greene to Mary A. Lowen, March 27, 1886, 16 ft. by 69 ft. 11 in 2,000

Fifth st., E. s., 179 ft. N. Poplar st., Lewis A. Cox to Annie Cox, March 19, 1886, 17 ft. 8¼ in. by 133 ft.; one-fourth interest 1,250

Forty-second st., W. s., 131 ft. N. Wallace, Wistar B. Ass'n to Edward B. and William S. Clark, March 15, 1886, 19 ft. 6 in. by 83 ft 2,200

Firth st., S. s., 67 ft. 4 in. W. Eighth, John B. Crowson, ex'r, to Harry C. Boyd, April 8, 1886, 13 ft. 6 in. by 42 ft 1,722

Gordon st., S. W. s., 143 ft. N.W. Tulip, Frederick Schneider to Chas. M. Lentz, April 5, 1886, 33 ft. by 67 ft 1,200

Gratz st., N.W. cor. Jefferson, Annie J. Nelson to Horace A. Nathans, April 5, 1886, 18 ft. by 72 ft. 10 in 8,000

Herman st., S. E. s., and N. E. s. Hancock, Oliver P. Fisher, March 31, 1886, 25 ft. 2¼ in. by 96 ft.; g. r. $162 4,500

High st., S. E. s., 365 ft. N. E. Morton, Mary M. Bruner to Daniel P. Bruner, March 27, 1886, 284 ft. 8½ in. by 75 ft 10,500

Jefferson st., S. s., 163 ft. 5 in. W. Twenty-third, John Manner to William C. Cobb, April 3, 1886, 15 ft. 5 in. by 54 ft. 8½ in 1,700

Leslie st., S. s., 35 ft. E. Sixty-sixth, John Green to Louisa J. Davis, March 23, 1886, 30 ft. by 112 ft. 6 in 300

Lombard st., 127, John Kelly to Geo. A. Brennan to Mary Kelly, April 5, 1886, 14 ft. 2 in. by 50 ft.; g. r. $75 ..... nom.

Lombard st., 2205, John Law to Thomas B. Mullady, March 26, 1886, 18 ft. by 74 ft.; g. r. $63..... 2,500
McKean st., N. s., 96 ft. W. Ninth, Thos. W. Gardiner et al. to Mary Drain, April 3, 1886, 16 ft. by 60 ft.. 1,850
Martin's Mill road, 48 165 acres, Harvey Hellerman to the Cheltenham Mutual Land Association, April 1, 1886, Twenty-third ward..... 21,674
Moore st., N. s., 199 ft. W. Thirteenth, James E. Conroy to Wm. Smith, March 22, 1886, 15 ft. by 82 ft. 6 in.; g. r. $75..... 2,800
Pierce st., 826, Michael McCann to Philip Hilke, April 7, 1886, 15 ft. by 54 ft.; g. r. $42..... 675
Poplar st., N. W. cor. Twenty-ninth, N. Shoemaker to Daniel J. McCloskey to Isaah L. Shoemaker, March 25, 1886, 30 lots, 409 ft. on Poplar, 105 ft. on Twenty-ninth and Thirtieth..... nom.
Otsego st., E. s., and S. s. Mifflin, John Waller to Thomas J. Cross to David France, April 9, 1886, 72 ft. by 50 ft..... nom.
Preston st., 18, West Philadelphia Building Association No 3 to Geo. W. Kills, April 5, 1886, irreg. shape, Twenty-fourth Ward..... 3,300
Richfield st., S. s., 293 ft. 6 in. W. Twelfth, Hiram A. Miller to Wm. H. Sholenberg, April 1, 1886, 14 ft. 6 in. by 70 ft.; g. r. $60..... 900
Broad st., 2011, Charles C. Moore to John Wanamaker, April 8, 1886, 20 ft. by 162 ft. 6 in.; g. r. $360..... 5,500
Second st., E. s., and S. s. Somerset, Holstein De Haven to James Barker, April 1, 1886, 85 ft. by 109 ft.; g r. $436..... nom.
Sixth st., E. s., 80 ft. S. McKean, Thos. S. Sibbley to Minerva A. Mattis, April 8, 1886, 16 ft. by 57 ft. 10½ in.; g. r. $90..... 675
Sixth st., W. s., 34 ft N. York, Dan'l B. Wendle to Caroline Fisher, Apr. 9, 1886, 1 ft. by 80 ft..... 100
Sixteenth st., E. s., 122 ft. 6 in. S. Fitzwater, John Miller to Benj. Ivory, March 12, 1886, 16 ft. by 68 ft..... 3,500
Seventeenth st., S. E. cor. Tasker, William W. Dickhart to Andrew Miller, April 7, 1886, 16 ft 6 in. by 70 ft.; also 5 lots adjoining on South, each 16 ft. by 70 ft..... nom.
Stephen st., W. s., 35 ft. N. Saulnier, Rudolph J. Keller to Xavier Pfender, March 18, 1886, 15 ft. by 50 ft.. 325
Thirteenth st., W. s., 95 ft. S. Berks, Charles O. Baird et al. to John M. Sharp, March 23, 1886, 55 ft. by 203 ft..... 13,750
Watkins st., S. s., 296 ft. 2½ in. E. Moyamensing ave., George W. J. Crozier to William R. Green, Apr. 3, 1886, 15 ft. by 50 ft.; g. r. $30..... 800
Woodstock st., 1540 S., Lewis P. Simpson to Arthur Stretch, April 9, 1886, 14 ft. by 45 ft. 6 in.; g. r. $43 650
Woodstock st., 1542, Lewis P. Simpson to James Coulter, April 9, 1886, 14 ft. by 45 ft. 6 in.; g. r. $42..... 650
Wood st., N. s., 119 ft. 7¾ in. E. Eleventh, Mary H. Rankin et al. to James Salley, April 5, 1886, 17 ft. by 80 ft.; g. r. $68..... 1,100
Worth st., S. s., 235 ft, and 251 ft. E. Fourth, Theod Rumel to Elizabeth A. Thornley, March 26, 1886, each 16 ft. by 48 ft..... 600
Germantown ave., 1226, Geo. Lindley to Franz Heidel, April 9, 1886, irreg. shape..... 3,500
Page st., 2228, F. H. Flood to Frances M. Graves. April 1, 1886, 16 ft. by 66 ft. 3 in..... 3,000

SATURDAY, April 10, 1886.

Ashley st., S. E. s., 317 ft. 9½ in. S. W. Green, William H. Hillegass to Joseph P. Bolton, April 8, 1886, 37 ft. by 156 ft..... 4,900
Camac st., 1938, Michael McManus to Smiley Orr, April 2, 1886, 15 ft. 6 in. by 67 ft..... 1,300
Cambria st., N. E. s., 104 ft. S. E. Kensington ave., Wm. E. Donovan et al. to Annie R. McManus et al., March 31, 1886, 22 ft. by 102 ft.. 415
Carlisle st., 2332, Lemuel A. White to George Zindel, March 26, 1886, 13 ft. by 70 ft..... 450
2334 Carlisle, 14 ft. by 70 ft..... 450
Chadwick st., E. and W. s., from Morris to Moore, Thos. P. Twibell to John Friel, April 7, 1886, 14 ft. by 18 ft. front, 53 ft. deep, 56 lots... nom.
Charlotte st., 802–806, Chas. J. Gallagher to William W. Andress, Apr. 1, 1886, irreg. shape..... 4,900
Chester ave., N. cor. Forty-seventh, Henry C Lea to Harry Peale, Mar. 31, 1886, 190 ft. by 208 ft..... 10,290
Dean st., W. s., 93 ft. N. Morris, Henry C. Whitaker to Thomas S. Rockett, March 13, 1886, 15 ft. by 39 ft..... 400
Eighteenth st., E. s., 95 ft. 8 in. S. Christian, Robert Montgomery to Matilda Marshall, April 3, 1886, 17 ft. by 64 ft..... 2,025
Ellsworth st., N. s., 262 ft. W. Twentieth, P. John Connolly to Emily J. Garland, March 20, 1886, 16 ft. by 74 ft. 8½ in..... 1,200
Emerald st., W. s., 36 ft. N. Dauphin, David R. Karnell, March 27, 1886, 36 ft. by 60 ft..... 5,400
Federal st., 114, 116, James M. Tatem to Albert James, Jr., 1885, each 18 ft. front, interest..... 25
Fourth st., N. W. cor. Master, Arthur J. Nugent, Gdn., to Charles A. Kurlbaum, April 8, 1886, 68 ft. by 68 ft..... 1,000
Forty-fifth st., 705 N., Innis G. Felton to Thomas T. Rockett, Feb. 15, 1886, 19 ft. 9½ in. by 96 ft..... 600
Forty-sixth st., 732, Alexander Hogg to Jacob Binder, April 5, 1886, 14 ft. by 44 ft. 4½ in..... 1,350
Forty-sixth st., W. s., 238 ft. N. Silverton, Charles Hogg to Hattie A. Fernley, April 6, 1886, 70 ft. by 44 ft. 4 in..... 6,000
Frankford rd., S. E. s., 36 ft. S. W. Hull, Elias D. Baugher to Wm. R. Brown, April 9, 1886, 18 ft. by 105 ft..... nom.
Frankford rd., S. E. s, 54 ft. S. W. Hull, Elias D. Baugher to Peter K. Young, April 9, 1886, 18 ft. by 105 ft..... nom.
Frankford and Holmesburg Railroad, Twenty-third Ward, Geo. S. Clark to Edward Foster, March 11, 1886, 33.2 acres..... 6,640
Same to John M. Fisher, April 3, 1885..... 8,600
Girard ave., 806, Edwin A. Leary et al. to William McKinley, April 1, 1886, 18 ft. 6 in. by 80 ft..... 2,500
Howard st., 1764–1768, Charles H. Whetham to David J. and Ambrose F. Fow, April 3, 1886, 15 ft. 7 in., 15 ft. 11 in., 16 ft. 1 in., and 16 ft. 8 in. by 60 ft. 6 in..... 2,500
Ireland st., S. E. s., 75 ft. N. E. Hanover, James B. Murray to Louis Weber, Apr. 1, 1886, 60 ft. by 78 ft.; g. r. $102..... 100
Kimball st., 2130 to 2140, 2131 to 2141, Robert Kaign to John K. McCurdy, April 7, 1886, each 18 ft. by 30 ft., and subject to g. r. $60..... 7,200
Lawrence st., 977, Charles Hahn to Andrew Wetlein, March 31, 1886, 20 ft. by 70 ft..... 450
Letterly st., S. W. s., 133 ft. 5½ in. S. E. Kensington ave., James Collins to Hugh Henderson, March 25, 1886, 14 ft. by 71 ft. 4 in..... 1,750
Moore st., N. s., 156 ft. 4 in. W. Front, William Coleman Horn to Frederick Schock, Feb. 10, 1866, irreg. shape..... 50
Moore st. to Morris and Sixteenth to Seventeenth, Pennsylvania Company for Insurance on Lives, etc., ex'rs., to Thomas P. Twibill, April 3, 1886, 396 ft. by 400 ft. 3 in..... 50,000
Rear 483-485 Old York road, John F. Norton to John E. Roberts, April 7, 1886, irreg. shape..... 1,500
Passyunk rd., S. E. s., 173 ft. 1 in. N. E. Morris, Joseph K. Livezey to Robert Moore, April 8, 1886, irreg. shape..... 1,900
Salter's road, 221-1000 of an acre, M. L. Thomas to the Philadelphia and Trenton R. R. Co., July 11, 1882..... 309
Seventh st., E. s., 216 ft. S. Indiana, Sepviva Building Association to Daniel Adams, April 2, 1886, 34 ft. by 184 ft..... 1,200
Seventeenth st., E. s., 400 ft. S. Westmoreland, Washington Horter to Frank D. Curry, April 3, 1886, 50 ft. by 395 ft. 8 in..... 8,500
Third st., W. s., 114 ft. S. Dauphin, Patrick McKinley to Thomas McKinley, Dec. 27, 1879, 36 ft. by 102 ft. 6 in..... 100
Thirteenth st., W. s., and S. s South Marshall, Edw. Walsh to Mary C. Mullen, in trust, April 2, 1885, 17 ft. by 80 ft..... nom.
Brown st., 1224, Anna M. Bartolott to the Olney Land Improvement Company, March 6, 1886, 16 ft. by 65 ft..... 4,000
Twentieth st., S. E. cor. Catharine, George Andrew and James Tanney to Ellen Tanney, April 7, 1886, 16 ft. by 70 ft..... nom.
Twenty-fourth st., E. s., 394 ft. N. Berks, Harry L. Roat to Thomas S. Hebrew, April 8, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,250
Twenty-fourth st., W. s., 95 ft. S. Berks, Charles Kirn to Kate E. Oliver, April 3, 1886, 15 ft. by 72 ft. 3,500
Walnut st., S. s., 70 ft. 6 in. W. Quince, Margaret Souder, in her own right and as adm'x of estates of H. V. W. Freeman, dec'd, and Elizabeth W. Freeman, dec'd, to William H. Kemble, April 7, 1886, 23 ft. 6 in. by 105 ft..... 11,600
Walnut st., N. s., and W. s., Forty-Sixth, Twenty-seventh ward, John K. McCurdy to Robert Kaighn, April 7, 1886, 60 ft. by 215 ft. 2 in... 3,600
Wharton st., S. E. cor. Thirty-second, Thomas Williams, Jr., et al., to Timothy D. Murphy, 60 ft. by 60 ft..... nom.
Columbia ave., 1738, Thos. B. Wireback to Charles M. Baker, April 5, 1886, 16 ft. by 92 ft..... 6,250
Fifth st., E. s., 18 ft. S. Cambria, Jos. Bohrer to Wm. F. Bientzle, March 22, 1886, 18 ft. by 100 ft..... 1,375
Sharswood st., 2408-2410, George Fox to Theod. Sailer et al., ex'rs, April 7, 1886, each 16 ft. 8 in. by 45 ft. 6 in.; g. r. $50 each..... 6,000

—The Board of Highway Supervisors have granted the application of Wilson Welsh to construct a railway siding connecting his mill at No. 3042 Ludlow street with the tracks of the Philadelphia and West Chester Railroad, on Thirty-first street. The City Electrical Department was allowed to lay a trough on the east side of Broad street between Columbia and Lehigh avenues for telegraph wires.

City Councils.

Councils enter upon their existence with an unusually large supply of ordinances and resolutions which were referred to the appropriate committees. Select Councils appointed a special joint committee of ten to examine a new process of manufacturing illuminating gas.

President Gates of the Select Council, says the intercepting sewer will be but a temporary expedient to preserve the purity of the water furnished by the Schuykill river, and that the time is not far distant when that source of supply will be pronounced unfit and inadequate. He advises a thorough examination by the board of experts of plans, to be submitted for the establishment of proper water facilities, which he thinks cannot be secured for less than $15,000,000. He thinks it will be necessary for the city to receive legislative authority to vote upon a proposition to increase the municipal debt for that purpose. He is against the sale of the city's franchises, and holds that contracts with private corporations to supply water are of questionable propriety. He recognizes that the growing demands of the city can be best taken care of by the city itself. He does not think this project of establishing proper water facilities can be accomplished under five years.

President Lawrence of the Common Council, in his speech before that body last week, showed that he had the right grip on questions of public interest. He talked about the deficient water supply, unimproved highways, about gas, education, almshouses and prisons, bridges over the Schuylkill, schools for the training of boys and intercepting sewers. On the subject of highways he said, "It is a serious question whether the present mode of making contracts is the best way to have the work done. In my address to this Chamber one year ago I said: 'I am of opinion that it would be better if we could make our contracts for cleaning the streets in a different manner. If they were made for a period of years, say not less than five, the contractors could afford to procure the best machinery for the purpose, and have the necessary number of horses and carts to remove the dirt. Enough money is appropriated to do the work in a thorough manner, but much complaint is made as to the way in which it is done. It might be well to consider the advisability of the city purchasing the machinery, and to either make contracts to have the work done and allow the use of the plant, or to employ men under the direction of the Highway Department to do it.' I have seen no reason to change these views."

President Lawrence, of Common Councils, calls attention to the fact that the city is in need of increased protection; he favors compensation to policemen and firemen injured in the performance of duty and to their families in the event of death. In regard to the building of a new almshouse, he said: "I regret to say the burnt portion of the Almshouse has not yet been rebuilt. As the money is appropriated, the work will soon be done. Propositions were received for ground to erect a new almshouse upon, but as they were not satisfactory to the committee having the matter in charge no action has been taken. We have about $125,000 available for that purpose, and, as the building is greatly needed, I would suggest that steps be taken as soon as possible to secure the ground and proceed with the erection of the building."

—According to the Boston *Journal of Commerce*, a paint for sheet-iron is made of varnish, one-half gallon; boiled linseed oil, one-half gallon; add red led sufficient to bring to the consistency of common paint. Apply with a brush. Applicable to any kind of iron work exposed to the weather.

In the Courts.

The Clay Commercial Telephone Company has asked in the United States Circuit Court, to have annulled the restraining order issued against it at the suit of the Bell Telephone Company. The Court stated that as the whole case had been heard some time ago and it was about to render a decision adverse to the defendants, it was no use to entertain the present request; thus the Bell Telephone comes out once more in the lead.

On last Monday the Supreme Court decided in the *sci fa.* on a mechanic's claim, whereby defendant pleaded payment without notice. Held, that the plea of payment with notice lets in any equitable defense, but without notice it has only its common law effect, and will not permit the introduction of evidence tending to show that the work was unnecessarily delayed to the injury of defendant.

Another case was decided by the Supreme Court to the effect, that when a judgment entered on a warrant of attorney or by default is opened without terms the plaintiff must prove his case precisely as though no judgment had been entered and defendant can make any defense that he might originally have made; that in such case the statute of limitations is not an unconscionable civil defense.

The Orphans' Court lawyers and judges transact a large amount of business. There are now in that Court 243 estates on the list for audit during the month besides the usual number of cases to be disposed of on the argument and motion lists.

Judge Hare filed an opinion in Court of Common Pleas, No. 2, Wednesday, in which he sustained the City Solicitor in the suit of the city against the Western Union and other telegraph companies. By ordinance, these companies are obliged to pay a license fee of $5 for each telegraph pole, and the city sued to recover these fees. A referee decided that the amount charged was excessive. Judge Hare does not think so. It is not so plainly in excess as to justify the Court in reversing the decision of Councils. He therefore sustains the city, and sends the case back to the referee for reconsideration on this point.

—In the island of Trinidad there is a large lake of pure asphalt. A square yard of this pitch lake is said to be as good as a square mile, for no matter how much asphalt is taken out during the day, the hole is full again the next morning.

—A gum tree, prostrate upon the ground, 400 feet in length, with a hollow in its trunk large enough for four persons abreast to enter on horseback, has been discovered in Australia.

—Philadelphia's immediate necessities for additional facilities for the storage of water will be met probably by the early completion of the Cambria street basin and the East Park reservoir.

Communication.

Won't some of our subscribers send the writer of this letter the list he desires.—Ed.

PHILA., 5th April, 1886.

PHILA. REAL ESTATE CO., 707 Walnut Street.

Gentlemen:

I want to purchase a house in good locality, also first-class order, from nine to eleven rooms, not more than 25 minutes from Eighth and Market, north or west. Price not to exceed $4,000. Please send list of what you have.

Yours very truly,

WILLIAM H. SWAYNE,
2014 Mervine Street. Per H.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY,

MANUFACTURER,

308 MARKET ST., Philad'a.

GUARANTEED.

"GILBERTSON'S OLD METHOD."

EXTRA HEAVILY-COATED ROOFING PLATES.

WE guarantee "GILBERTSON'S OLD METHOD" Roofing Plates to contain 36 to 40 pounds of metal coating to a box of IC 20x28, and 18 to 20 pounds to IC 14x20.

To be a better and heavier coated plate than "MF" or "Old Style," and if not found so, all boxes to be held subject to our order.

The manufacturers of the "GILBERTSON'S OLD METHOD" Guaranteed Roofing Plates are now stamping each sheet with the name of the brand and also the thickness, IC or IX.

To Architects and others specifying our "GILBERTSON'S OLD METHOD" or "Camoret" brands of Guaranteed Roofing Plates, we would suggest that the specification be made to read as follows:

"Every sheet to be stamped—not only with the name of the brand, but also with the thickness, IC or IX."

MERCHANT & CO.,

525 Arch Street, PHILADELPHIA. 90 Beekman Street, NEW YORK. 135 Lake Street, CHICAGO.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and riginal designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

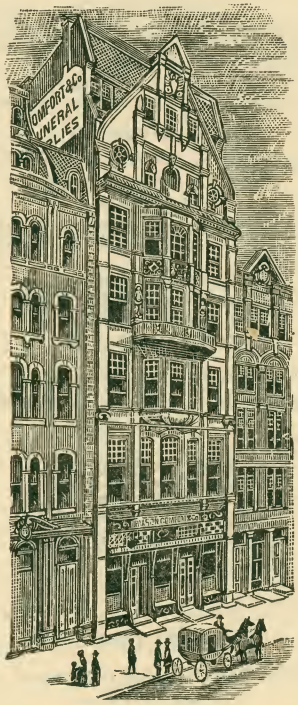
BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 15. PHILADELPHIA, MONDAY, APRIL 19, 1886. PRICE 15 CENTS

PAXSON, COMFORT & CO.'S BUILDING,



529 & 531 ARCH STREET AND 524 CHERRY STREET, PHILA.

ERECTED 1883.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

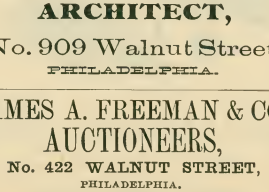
J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.



CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 36	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BURD P. EVANS,
BUILDER, Knox St. below Manheim, Gtn.
City Office, 619 Walnut St., Phila.
Care of Estates especially solicited and repairs thoroughly executed at short notice.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE, OHIO.
Particular attention paid to Mortgages and Collections.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 15. PHILADELPHIA, MONDAY, APRIL 19, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, APRIL 19, 1886.

It is very evident that the new Councils Highway Committee have an opinion of their own as to the responsibility of the street railway companies to the city in the matter of repairing the streets occupied by them. It is high time that the question as to whether the railway companies are to exercise a sort of a go-as-you-please prerogative over the streets should be settled. Chief Commissioner McDonald, at the meeting of the Committee on Monday last, favored making a test case by ordering some company to replace cobble-stone with granite block where there is bad paving, and, upon its refusal, having the Highway Department do the work, and then compel the company to pay for it. This is the easiest way to settle the question for all time. If it is to become a question for the Courts, the sooner it is carried there and settled the better it will be for the city. Cobble-stone pavements should become a thing of the past as rapidly as possible. Vulcanite pavement such as we have around the new City Hall would be a grand substitute for cobble-stone on many of our streets where the travel is not too heavy. That we greatly need something better than cobble-stone is conceded even by the railway companies. We believe that all corporations receiving franchises from the city should be held up strictly to the full meaning of the law, and the new Councils Highway Committee will receive the thanks of our citizens if it will only maintain sufficient backbone to enforce the law.

There is no doubt but that the possibilities of an extension of the railway strike in the South-west to the States east of the Mississippi, are having more or less ill effects on trade. A great deal of merchandise awaits shipment in this and other eastern cities. The whole business community is made to suffer because Mr. Gould is unwilling to restore harmony through the mediumship of the Knights of Labor. His management has, no doubt, been oppressive and unjust to his employés and his refusal to adjust the wrongs perpetrated, whatever they may be, will only go to aggravate and lay up trouble to break out at some future day. Employers generally have yielded to the reasonable demands of labor; have recognized their organization and have conferred with its leaders, have listened to grievances and have removed all just causes of complaint. The employers of the country have done this as a matter of justness and fairness. Why should not Mr. Gould do the same? Has he any more rights than others? Public opinion, while not countenancing strikes, has been all along with the strikers. The business of the country is being hindered and hurt by this strike. What the business men want is a restoration of confidence, a full resumption of business activity, an end put to all strikes and striking. The public are convinced that a little wisdom and a little conciliation on the part of Mr. Gould will bring about this result.

During the past year or two no less than a half dozen large manufacturing establishments have left the city and located elsewhere for economic reasons. Thos. L. Leedom & Co. have started at Bristol. Two or three shoe manufacturing concerns and two or three iron firms have gone elsewhere. There is some talk that more firms will follow in their footsteps. One of their reasons for so doing is the interference of labor organizations. Another is that in a city like this wage workers move about from one mill to another in a vain effort to find more easy or more satisfactory work. As a whole, we are gaining. Capital is being attracted to Philadelphia, for its many advantages. Within a few days several important purchases have been made of plots of ground upon which to erect manufacturing establishments. It would have been well had the buyers bought twelve months ago. They have paid according to the prices then held for some of these properties at least one-fourth more. Manufacturers who imagine they have all the land and all the capacity they want would do well to make a note of this fact. There are plenty of opportunities to buy land now at fair prices. If they wait until next year, they may be obliged to pay more. On the other hand, it may be said that a reaction may set in, and that land in and out of the city may be cheaper. This is a narrow and unsafe view. The safer way is to look five or ten years ahead. Philadelphia is bound to expand as a manufacturing centre. It has advantages which competitors cannot take away. Land, and plenty of it, has advanced ten times in price within ten years. This is no exaggeration. That is to say, it has advanced ten times to the ultimate buyer. It is not straining the point too much to say that there is plenty of land in and around the city that in five or ten years will sell for five or ten times as much as it would bring to-day. Any real estate broker knows this to be a fact. There are instances within the knowledge of every broker in this city where land and lots and properties have advanced enormously. What has been done may be and will be done again.

Isn't it high time that the brick sidewalk, that venerable heirloom of defunct fogyism, was doomed to become a thing of the past. Brick, as a pavement for pedestrians to walk upon, is the merest apology for a pavement and should be prohibited for evermore by Councilmanic edict. New York, more than thirty years ago, prohibited the renewal of brick sidewalks. Property owners "kicked," and "kicked" hard against the law at first, but the change was such a good one, and the decided superiority of the blue flag stone as a pavement over bricks was so apparent and the lasting qualities of stone were so much greater than brick, that opposition rapidly disappeared. If bricks could be made to possess equal hardness throughout, they would be very much better for such purposes, but as they are now made they soon become worn and a single brick will cause more falls and serious injuries in one hour than all the flagstones or patent pavements in a whole season. The hard granite slabs which are the attractive features of Chestnut Street on a slippery day should not be allowed either. Exposure to the atmosphere makes granite as hard as iron and it soon becomes even more slippery than ice itself, corrugation does very little if any good.

Builders, as a rule, already understand that the ways of country villages must be discarded, as they will no longer answer for growing, progressive Philadelphia. Consequently there is not much to complain of in the newly built up sections of the city, but why property owners in the old sections should be permitted to renew these mantraps which should have been abolished twenty years ago is more than the unlucky pedestrian can comprehend. The tittley-benders, always quite plenty in the spring of the year, are the most insufferable nuisances known to a long suffering public; they are more treacherous, if not as dangerous as quicksand, and if there be anything more calculated to raise the ire of a mild-mannered, well-meaning young man than to have a tittleybender squirt the filthy liquid ooze underlylng it, up his trouser's leg on a Sunday morning we don't know it.

REAL ESTATE.

Charters Granted.

Charters were issued at the State Department, on Thursday, as follows: Centennial Building Association, of Philadelphia; capital, $1,000,000. Tionesta Gas Company, of Forest county; capital, $50,000; to supply gas to Clarion, Forest, Warren and Venango counties. The Edison Electric Illuminating Company, of Altoona, with $40,000 capital.

Money Transferred by the Gas Trust.

The Gas Trustees transferred to the City Treasurer a check for $102,317.06 and $607,850 in bonds due the city by the Gas Trust.

On the 1st of March the Gas Trust made a transfer of $534,761.03, so that the total amount received by the city so far is $1,244,-928.09. There is still in the hands of the Trust $389,900 in city loans, par value, which will be purchased by the Sinking Fund Commissioners at their market price. The proceeds of the sale, which will be considerably over $400,000, will then be handed over to the City Treasurer, and the total amount, between $1,650,000 and $1,700,000, will be the sum available for the improvements mapped out by Councils. As appropriations of $2,-035,000 were made on the supposition that the surplus would be at least $2,000,000, a considerable scaling down will be necessary.

New Church for West Philadelphia.

The Reformed Episcopal Church bought on last Monday a lot of ground, 175 ft. by 220 ft., on the N. E. corner of Forty-third and Chestnut streets, for the sum of $60,000. There will be built during the Summer and Fall a cluster of buildings, which will not only adorn this section of West Philadelphia, but greatly increase the efficiency and influence of the Reformed Episcopal Church.

A church edifice, with chapel and Sunday-school rooms, will be erected on the Chestnut street front, while a spacious and well-appointed building, corresponding in architecture, will be erected on Forty-third street extending to Ludlow street. The latter will become the theological institution of the Reformed Episcopal Church.

About Fire Escapes.

The Board of Fire Escapes met and a letter was received from City Solicitor Warwick, which said:

"I enclose you a list of hotels which have not complied with the law requiring such buildings to be provided with ropes and pulleys, which Mr. Worrell, of counsel to the Law and Ordinance Committee, handed to me, with the request that I proceed against owners immediately. Will you not give them, say ten days' notice of what the law requires, and at the expiration of that time report to me all who are still acting in violation of the law?"

The following is a list of hotels accompanying the letter: Continental, Wissahickon Inn, Girard House, Lafayette, Colonnade, Washington, St. George, West End, Irving House, Central Avenue, Commercial; Arch Street House, Eagle, Merchants', St. Charles', St. Elmo, St. James', Smedley, Vendome, Bald Eagle, Bergin House, Bound Brook House, Dooner's Mansion.

The Iron Trade.

The iron manufacturers, of Philadelphia and of Pennsylvania, have profited considerably by the building activity of last year, and are doing better this year on account of the activity in the building trades. The more house building the more iron is wanted. The more railroad building the more iron is wanted. Our city mills and the mills near by have been running full time but have not been able to accumulate orders to that extent which would allow them to advance prices. Orders come in rather sluggishly. The pig iron production throughout the country is now 105,000 tons per week, or 30,000 tons per week more than a year ago. This is an indication of the progress we are making. All mills are busy, and inquiries are coming in for all kinds of material for every possible use to which iron or steel can be put. Hardware and tools are also in good demand, and the establishments engaged in supplying the Philadelphia trade are running full time.

City Councils.

The Mayor has vetoed the bill making appropriations from the surplus of gas loan, No. 9, but no action has been taken upon it.

The City Solicitor has been asked for an opinion as to whether it would be practicable under the law to compel the passenger railway companies that may use the proposed new bridge at the Schuylkill at Market street to reduce the fares to five cents. Also as to what proportion of the expense of maintenance and repairs of the bridge the company should be liable for. The companies will, no doubt, use the bridge and charge six cent fares and refuse to pay a cent for repairs, just as they refuse to pay a cent for their share of the pavement around City Hall. The insolence of this Traction Company is almost unendurable. They sneak franchises through the Legislature, they agree to charge five cent fares, but charge six, they accept their franchises under conditions, which obligate them to pave certain portions of paving, grading and repairing, and then fight the matter in and out of courts and up and down the departments and tussle and pull and worry in order to avoid their just obligation. If these people were dealt with as they deserve the city of Philadelphia would own the Traction Company's property within ninety days.

A resolution was presented in Common Councils to compel the passenger railway companies using Ninth street, between Chestnut and Market, to pave, or to pay for the paving of that street with Belgian blocks. Now let us see what the companies will do about it; and then when they refuse to pave or to pay let us see what the city will do about it. This is to be a test case. It will likely go like all test cases.

Mayor Smith has signed the ordinance permitting the Union Passenger Railway Company to extend its tracks in the north-western part of the city without reducing its fare to five cents. It is to be regretted that we have not in this city a small sized edition of Grant or of Bismarck to take hold of our city's interests and exact a little fair dealing. The people are looking on quietly and saying nothing, but feel a burning indignation that their interests should be so ignored and that a corporation should be quietly permitted to ride rough shod over them.

Chief Engineer Ogden submitted an estimate to the Councils Committee on Water Works that during 1885 there were pumped into the reservoir 25,165,020,072 gallons. The department expenditures for the same time were, exclusive of pipe laying, $410,295.34. He computes the cost of supplying the water at 1.63 per 1,000 gallons. If to this was added the interest on the plant, the cost would be increased 3.58 cents, making the total, including 6 per cent. interest on the estimated value of works and pipe, 5.21 cents per 1,000 gallons.

The question as to how the cost of paving should be divided between the city and the street car companies ought to be removed from the ground of doubt where it has remained so long. The new Councils Highway Committee has very properly taken hold of this question, but at its first meeting failed to come to any satisfactory conclusion. City Solicitor Warwick furnished the opinion, as before noted, to the effect that the street railway companies can be legally compelled to replace the cobble stones on the streets occupied by them with improved pavements. Councilman Meehan, of the Twenty second Ward, offered a resolution authorizing the Chief Commissioner of Highways "to notify any railway company or companies that may pass over a square or squares where granite blocks in place of cobble-stones would be especially necessary to forthwith repair accordingly." Sooner or later the Courts will be called upon to decide the nature of the relations existing between the city and the street car companies. Councilman Grim was in favor of introducing an ordinance defining the obligations on street car companies, but Chief Commissioner McDonald thought the better way to get at the matter would be to notify some company to put down granite blocks where there is bad paving, and if it refuses for the Highway Department to do the work and undertake to force the company to pay the bill. The chairman of the Council Committee and the City Solicitor have been talking the matter over and some plan will be agreed upon to test the matter.

The Board of Health was invited to attend the meeting of the Finance Committee on Friday evening in order to confer with them in reference to an appropriation for the payment of inspectors of plumbing and drainage.

Items of News.

—The personal estate of the late Elizabeth Swift is appraised at $25,887.37.

—Have you seen the comet? It can be found about 2 A. M. in the northeast.

—The Continental Building and Loan Association, capital $1,000,000, was chartered on the 15th inst.

—Tatlow Jackson, Esq., real estate agent, 520 Walnut street, visited Bradford's Exchange on Monday last.

—The Congressional Committee on Coinage has had under consideration bills for the redemption of the Trade Dollar.

—A new culvert is to be built in the Eighth Ward, Camden, in place of the one recently destroyed by the heavy rain.

—The early closing movement is taking quite a deep root among Philadelphia business houses. It is, no doubt, a good thing.

—It is gratifying to note that 2,300 men are now engaged at the Baldwin Locomotive Works, turning out 13 locomotives per week.

—The will of William Green has been admitted to probate. It contains a bequest of $1,000 to Trinity Lutheran Church, Germantown.

—S. A. G. writes to the *Daily Record* to call attention to the terrible condition of some of the streets in the neighborhood of Twenty-eighth and Columbia avenue.

—William A. French, of the firm of Sam'l W. French & Co., dealers in building materials, Callowhill street and York road, died on Sunday night at his residence near Camden.

—The May's Landing *Journal* says the 3d of May is the day set for the hearing and determining the constitutionality of the railroad tax cases by the Court of Errors and Appeals at Trenton, N. J.

—Councils' Committee on City Property, on Wednesday, voted to report favorably to Councils an ordinance for the erection of a permanent bath-house at Twenty-seventh and Master streets.

—The three thousand brickmakers of Philadelphia will form six local assemblies of the Knights of Labor, and will form a central conference committee of thirty, to represent the interests of all.

—The House Committee on Territories on Monday agreed to report favorably a bill to provide for the organization of the Indian Territory and the public land strip into the Territory of Oklahoma.

—The Mount Holly, New Jersey, Board of Trade is about to erect a building at a cost of $5,000 for the accommodation of a Philadelphia manufacturer who has promised to move his plant to Mount Holly.

—The Public Building Commission held a meeting on April 9th. The President, the Architect and the Superintendent were directed to make arrangements for selecting the site of the Hancock Monument.

—The number of telephones now in the United States is 325,574, while in Great Britain there are only 13,000, In other words there are over twenty-five telephones in the United States for every one in England.

—The Broadway Arcade bill (the underground rapid transit four-track scheme, and which may use electricity or other motive power that is not attended by smoke and cinders) has passed the New York Senate—29 to 2.

—Representative Charles O'Neill's bill before Congress to grant to the Kensington and Tacony Railroad Company the right of way through the grounds of the Arsenal, at Bridesburg, was ordered to be favorably reported.

—A number of contractors for digging cellars have decided to compel owners of carts which now hold seventeen cubic feet to raise the sides of the carts three inches, so that the capacity of the carts will be increased to twenty cubic feet.

—The Brickmakers' Protective Association have decided not to fix a scale of wages at present. As there are about 3,000 brickyard employés, it was decided that each section should be formed into a distinct Assembly of the Knights of Labor.

—There has been a reduction of 267 in the clerical force of the Treasury Department under the present administration, resulting in an annual saving of $232,600. The vacancies thus made are all in the classified service, and will not be filled.

—The executors of Lewis A. Audenreid have issued execution against George A. Audenreid upon a bond for $15,000, dated Oct. 1, 1872, upon which there is alleged to be due a balance of $4,754.70. The Cisco Land, Coal, Manufacturing and Live Stock Company was summoned as garnishee.

—The glass makers of Belgium have increased the price of window glass one crown ($1.20) per 300 feet. The advance is general, and is necessitated by the enormous extra outlays needed to restore or repair the glass works destroyed or injured in all parts of the country during the recent strike.

—The City Solicitor, having decided that the city could not supply the Zoological Gardens with water at a less figure than the actual cost, Chief Engineer Ogden submitted a statement showing that this is 8 46-100 cents per 1,000 gallons, of which 6 83-100 cents is interest on a $15,000,000 investment.

—The following were elected Directors of the new Produce National Bank, on Saturday: W. C. Houston, Jr., J. W. Supplee, William E. Burk, H. L. Withers, Edward Roberts, J. W. Brown, John J. MacDonald, T. J. Hellings, W. J. Latta, P. J. Walsh, E. Coon, F. W. Zoller and Charles W. Wilkinson.

—On Tuesday last the Health Board received communication from Councilman Bardsley requesting that the appointment of house-drainage inspectors under the new law be deferred until after the conference of the Board with the Finance Committee on Monday night. The communication was referred.

—The citizens of Gloucester City have started a movement to induce the settlement of new manufacturers there. A number of property owners will donate sites. It has been decided to advertise the advantages of the place in the New York and Philadelphia papers.

—The water mains on Richmond street, of which so many complaints come, were laid 30 years ago, and were only six inches in diameter. A 12-inch main is to be laid. A 16 or 18-inch one would be better. There is no economy in putting down small mains. Here the demand for water is steadily increasing.

—A committee of the Board of Managers of the Consolidated Petroleum and Stock Exchange, of New York, met and discussed a proposition for the erection of a new building. No decision was reached, but the majority of those present expressed themselves in favor of securing a suitable site and building as speedily as possible, at a cost not to exceed $3,000,000.

—The Guarantee Trust Company, as trustee for the bondholders of the ill-starred Philadelphia and Chester County Railroad Company, yesterday issued a writ of foreign attachment against Geo. B. Roberts as garnishee of Hiram D. Falkner, of New York. Mr. Falkner accepted drafts for about $15,000 drawn against him by the contractor for the construction of the railroad.

—A joint meeting of the Committees on Heating and Ventilating, Electricity and Elevators, of the Public Building Commission was held on Thursday, at which bids for four new boilers were opened. The lowest bidder was Robert Wetherill & Co., of Chester, at $3,700. The matter was referred to the Committee on Heating and Ventilating with power to award the contract.

—A decree was entered in the United States Circuit Court on Monday in the suit of the American Bell Telephone Company against the Clay Commercial Telephone Company. The latter corporation is enjoined from infringing upon the Bell Company's patent, and nominal damages are awarded in the sum of $1. It is understood an appeal will be taken to the Supreme Court.

—At a meeting of the stockholders of Swarthmore College, held at the Friends' meeting-house, Fifteenth and Race streets, Wednesday afternoon, it was decided to give the necessary three months' notice of the sale of the one-third interest of the college in the building adjoining Green's restaurant, on Chestnut street, which was given to the college by Mr. I. V. Williamson.

—The Baldwin Locomotive Works objects to paying $3,735 water tax. The bill last year was only $2,466. Perhaps water is like gas, the less one uses the higher the bill Chief Ogden has the matter under investigation, but his investigation, like all others of that character, will end where it began, and Mr. Parry, who represented the works, may be glad the bill was not $7,470. It would be well if there was some system in estimating the cost of water to our manufacturers.

—The Supreme Court decided the city's suit against Alcorn to recover an assessment upon the defendant's property to pay for a proportionate share of its paving of the middle of Broad street south of Federal. It was held by the Court that it was such a local improvement and original paving as could be made at the expense of the property owners immediately benefited, and that the city, therefore, was entitled to a judgment in its favor.

—The Supreme Court, on Monday, decided that the State theatrical tax of $500 must be paid annually. The cases were carried up from Common Pleas No. 3, on an appeal made by the theatrical managers of this city who claimed that the State license was a continuous one from year to year requiring but a single payment of $500. The Court also decided that the payment of a fine for a violation of the law is no legal bar to the right of the Treasurer to collect the license fees.

—The Supreme Court of the United States on April 12th, in case No. 143—the State of New Jersey, Robert Given and others, prosecutors, plaintiffs in error, vs. Henry Wright, Collector of Taxes in the township of Shamong, Burlington county, in error to the Supreme Court of the State of New Jersey—affirmed the judgment of the lower Court, holding that the lands within the limits of the Indian Reservation were not exempt from taxation. Justice Bradley delivered the opinion of the Court.

—The strike among carters working in the excavation at the northeast corner of Broad and Vine streets, for the foundation of the new Catholic High School, came to an end on Wednesday morning, and during the day about 60 carts, all bearing the brand of the Carters' Protective Union, were at work. A member of the union, who had charge of one of the carts, said that the men had been advised by officers of the body to resume work at 60 cents per load, as that figure seemed to have been fixed upon by representatives of the union.

—The Master Builders' Association held a meeting last Wednesday at Pittsburg. The President was instructed to appoint a committee of five to meet with a similar committee of journeymen carpenters, the latter having notified the association that the ruling wages are not considered sufficient nor uniform. It is probable that the question of hours will also be brought up. The position of contractors toward architects was discussed, and a general kick made against changes that are usually made in the architects' plans at the expense of the carpenters.

—The Fire Commissioners of New York transmitted to the Surperintendent of the Building Bureau a communication recommending that all edifices used for theatrical purposes should be provided with fire escapes leading from each gallery to the street, where the present means of exit is only by a flight of stairs. The Board, it is said, is disposed to act at once on the suggestion, but the theatre people say it will put them to an unnecessary expense, and allege that with few exceptions the New York theatres ars as fireproof now as human ingenuity and a liberal expenditure of money can make them.

—Within a few days two meetings of the Western Nailmakers have taken place, one at Wheeling and one at Pittsburgh. A settlement of the strike was not reached. Nails are likely to advance. Quotations today are $2.25 to $2.50. Builders have all along declined to place their orders for the summer. As matters now stand, nails will be higher in the summer than they are today. This, however, depends upon the continuance of the strike. It has lasted ten months. When it began the employers did not expect it to last ten days and smiled when they were told it would last ten weeks. The difference is to the acceptance of a 17 cent basis or a 21 cent basis. The strikers are well supported. If there is no resumption at an early day it would be well for those who need large supplies of nails to look into the matter.

Landlord and Tenant Case.

Judge Biddle allowed a non-suit last week in a landlord and tenant case. A Magistrate decided in favor of the plaintiff, awarding him a judgment of $100 for three months' rent of a house. The rent of the house was $400 per year, payable in monthly instalments of $33.34. Multiplying this by three gave $100.02, and, as this was two cents above $100, the limit of a Magistrate's jurisdiction, the Judge reversed the decision by entering a non-suit.

Report of Massachusetts Drainage Commission.

—The Massachusetts Drainage Commission, appointed some two years ago, has recently issued an official report, of 243 pages, which our Philadelphia sanitary authorities might read with much interest and profit. The details as to what has been done in Massachusetts would not possess sufficient interest here to justify a reproduction of the details, but we will quote just one paragraph for the benefit of those who are doing a good deal of talking on the subject of municipal drainage.

The general results of the Commission's investigations may be briefly summarized as follows :

1. Unless where access to tide-water can be given in an unobjectionable manner, the sewage must be purified before it enters any stream.

2. Purification by chemical means would not be complete, and would cost too much.

3. Broad irrigation, when properly controlled, secures a perfect effluent and an agricultural advantage, but it would take too much land and would involve the undertaking of farming operations by municipalities. If not always properly regulated, it might result in the discharge of crude sewage over the surface into the stream.

4. Intermittent filtration is not subject to these disadvantages, it may be supplemented by irrigation to any desired extent, and its result is perfectly satisfactory.

5. However, to make assurance doubly sure, to avoid an infraction of the statute requiring sewage to be kept out of streams used as sources of domestic supply, and to see that no unrecognized and unsuspected "virulent poison from a previous sewage pollution" shall enter the water-supply rivers, even intermittent filtration areas must, wherever possible, be moved over beyond the edges of the water-shed and made to drain into some stream not now under the ban of the statute.

6. As the protected water-shed is so large, as the towns are so thick and growing so fast, it is not wise to attempt the purification of their effluent near at hand. So far as possible their sewage should flow into trunk lines and be carried to remote points, as to the Saugus Plain.

7. As the sewage will have to be carried through a costly main sewer, pumped at its point of destination and filtered through earth, everything except sewage must be kept out of it. The luxury of treating other waters would be too expensive.

As our State Board of Health will hold a convention in this city on May 12th, the publication of these results may not be amiss.

—The committee on real estate and leases of the Fire Commision, has two proposals from W. H. Vankirk and Matthew Doyle relative to the construction and alteration of houses for engine purposes.

—A mortgage of $3,000,000 upon the Savannah, Dublin and Western Short-Line Railroad of Georgia has just been executed. A number of Philadelphia capitalists are interested in the enterprise, and A. B. Linderman, of this city, is the President of the company. It is expected that the line will be completed by October 1.

Gossip of the Week.

Forty-seven gas and ninety-two gasoline lamps are to be erected in the Twenty-third Ward.

Six suspicious fires occurred, on Saturday, at 2351 Lawrence street. The matter is being investigated.

It is rumored that John F. Betz, the brewer, has purchased the Club Theatre, on Vine street, below Eighth, for $38,000.

Mr. William B. Jones will erect twenty-four Queen Anne houses north and south of Harrison st. and between Penn and Leiper sts.

The six-arch bridge in Frankford needs fixing. A bridge is to be erected this summer over the Pennypack Creek, in Holmesburg.

The right of way will be granted to the Schuylkill River East Side Railway Company through the arsenal and naval asylum grounds.

Among the hard-worked railroad men who are about leaving for a European tour is Mr. Frank Thomson of the Pennsylvania Railroad Company.

The Haines street school building at Germantown has been leased by the Board of Education, and will be used as a school building for colored children.

Nearly $2,000 has been subscribed for the new medical college to be built on N. Broad street, under the auspices of the Women's Hospital Association.

The Shiffler Hose House, on Moyamensing avenue, below Dickinson street, will be converted into a station house. Mayor Smith and Inspector Fell looked at it on Thursday.

Lebanon, Pa., is to have a new silk mill; it is envious of the silk towns farther up the State. A New York silk firm have been to Lebanon, and are pleased with the inducements offered.

Jefferson Square, in the second ward, is to be improved by the building of a granite coping, running a path fifteen feet wide through the centre, in both directions. The present iron railing will be removed.

A new church on Seventeenth street below Race was opened on Sunday. It is Gothic in structure, built in brown stone, running up to a gable, with finyal towers. The interior is finished with light woods; the sixteen windows are of stained glass. The work was begun last Monday.

John F. Betz & Son have built one of the finest residences ever erected in Montgomery county; it is finished throughout in hard wood; it will have a tower 60 feet high, from which Norristown is visible. They are also building a large brown stone structure, to accommodate imported stock.

Hamilton Disston and a few friends have purchased a large tract of land, in the Twenty-third Ward, belonging to the Baldwin estate, on which to erect a new town on the Tacony model. Thirty acres will immediately be cut up in building lots, and a handsome park will be laid out.

The old Williamson House, near West town school, Chester county, has been torn down. It has enjoyed the reputation of having been General Washington's headquarters for a few days in times long gone by. Buddensik's great-grandfather did not build it, as it was necessary to use dynamite to blow the walls down.

Kister & Orem, builders, are about to erect a substantial five-story business structure on the lot at 20 N. Seventh street, 30 ft. front by 60 ft. deep. The building will be of brick, with granite and brown stone trimmings, and will be an ornament to that part of the street, and a hint to owners of other properties in that neghborhood to go and do likewise. The lot belongs to the University of Pennsylvania.

BUILDERS' ITEMS.

Among the Builders and Real Estate Agents.

ADAMS & BAKER, 707 Walnut street:—There is a much larger demand for out of town real estate than usual; people are looking for homes more than ever. Property in the central part of the city is very firmly held, while that on the outskirts is a little harder to get rid of. They represent the owner of a tract of land, about 19 acres, at Clifton, Pa. They propose to make improvements, and advance the value of the property, generally laying it out in building lots, etc. They have no vacancies on their rental list. There is a large and increasing demand for rents, especially for those centrally located. Prices are held so firmly that they consider there is no profit for the builder or contractor in buying city lots.

C. B. TRUITT, JR., 418 Walnut street:—Has a number of transfers and sales on hand, but not sufficiently matured to speak about. Things seem a little slow, but that is probably owing to the recent bad weather. Consider the prospects very good providing the weather holds fine.

J. A. DECKER, 3503 Lancaster avenue:—Is changing a church at Race and Albion streets into two dwellings and a large stable. Owing to the backwardness of the weather operations are not sufficiently matured to report.

F. H. MCCANN, 3511 Lancaster avenue:—Have more vacant houses on their rental list than at this time last year, owing to the fact that so many new houses have been erected in this section of the city, and people that have lived in a house for years, as soon as they can get a new house, they are crazy to get it, and in many cases are willing to pay more rent.

J. H. GOLDBECK, 4217 Lancaster avenue:—Out of their rental list, which runs into the hundreds, they have only seven houses and are having daily inquiry for these. Have lately sold six houses on Lancaster avenue, two on Forty-second street, and three on Markoe street.

ONE of the handsomest offices that your correspondent has been been into lately is the new office of Coleman & Co., at 703 Walnut street. The main office is covered with a very neat pattern of oilcloth, the furniture in neatness compares well with the floor, the walls are prettily papered, and the office generally has few equals. The private office is carpeted with handsome Brussels, the furniture is of fine make, the office is light and pleasant, and has every requisite for a first-class office. This firm make a specialty of exchanging sea-shore and country properties, and the placing of money on bonds, mortgages, etc. They are full of business, and consider prospects were never better, and look forward to considerable activity in country-seats and sea-shore properties. They have recently exchanged a furnished cottage at Cape May Point, valued at $5,000, for a furnished country-seat at Burlington, N. J. They have also exchanged the hotel Alaire, at Cape May, containing 40 rooms and valued at $13,000, for six brick houses in Camden, N. J. Also, 12 brick houses in Camden for a farm near Salem; a farm near Cape May for a house in Camden, first mortgage and cash; three houses in Philadelphia, subject to mortgages, for clear ground in Beverly, N. J.; four houses in Philadelphia for a furnished cottage and lot at Ocean Beach, N. J.; eighteen brick houses in Camden, subject to mortgage, for improved and unimproved properties, clear. Have rented two cottages opposite the Stockton Hotel, Cape May, and two at Atlantic City. They are daily receiving inquiries for cottages at Cape May, Atlantic City, and other watering-places.

WILLIAM HOWELL, the wall paper manufacturer, contemplates erecting fifty houses on Aspen street, between Thirty-eighth and Thirty-ninth streets. This was formerly the old quarry. The prospects for real estate are very good for the coming season. They have made considerable good sales lately, one being a house at 3924 Wallace street, a lot at Thirty-ninth below Baring street, another house at 4923 Girard avenue, and several others, and have more under negotiation.

William Howell has just completed the erection of sixteen houses on Girard avenue, west of Fifty-first street.

WILLIAM MATTICK, 3878 Lancaster avenue:—Real estate seems to be about stationary; it is neither going up or down, either in price or demand. Their rental list, consisting of about two hundred houses, has only one vacant. The demand for small houses is very large.

Mr. M. will shortly erect twelve houses on Market street, between Forty-eighth and Fort-ninth streets. These will be small brick houses, and will rent for about $14 per month. Prospects are good for the coming season.

C. F. HALL, 3944 Lancaster avenue:—Rents are very active; very few vacancies in old houses. Will erect several houses in West Philadelphia the present season.

J. M. PULLINGER, 3955 Lancaster avenue:—Out of several hundred houses on the rental list they have only two vacant. During the winter they had more empty houses than ever, but they have all been taken up, and the demand now far exceeds the supply. There is also considerable demand for fine properties at this office, more than they can fill. The sales of properties are fairly satisfactory, though they might be some better.

FRANK H. VOGDES, 3959 Lancaster avenue:—Has just built a one-story brick office for Mr. Little, on Fortieth street; it is to be occupied by J. Wesley Thomas, a member of the Legislature, as a real estate office.

DENT & KERN, 3959 Lancaster avenue:—Out of their large rental list they have only eleven vacant houses, and these are being taken up daily.

JAMES H. WINDRIM is building a house for H. La Barre Jayne, Esq., Forty-second street and Baltimore avenue.

CULVER & ROGERS:—Building stone school-house, 40x55, at Denver, Pa. They are also preparing plan for hotel to be erected within 35 minutes' ride from the city. It will command a 40 miles' view. The cost of the building, which will be three stories, is estimated at $60,000.

BENJAMIN LINFOOT is building an extensive dwelling for George L. Crawford, Esq., at Marion. It will be after the English style, with stable and coach-house attached, at the cost of $25,000.

ROBERT CAMMERER, 603 Walnut street, has just completed plans for a row of houses, of brick, in the Philadelphia style, of two stories, for Edward F. Lamb, Esq., President of the Wendling Cattle Land Company, Denver, Colorado, to cost $1,800 each.

CHARLES M. BURNS, JR., 717 Walnut street:—Building large dwelling, at Doylestown, for J. M. Shelenberger. Also, Church of Ascension, Broad below South street. Also, preparing drawings for church at Keesport, Pa.

HANCOCK & LEVICK, Fortieth and Lancaster avenue:—Contemplate erecting several houses this season in West Philadelphia; they expect considerable activity after the first of May. They will open an office at 717 Walnut street about the first of next month.

NICHOLSON & ERICKSON, 3949 Lancaster avenue and 623 Walnut street:—Sales for the week ending April 14th. Nos. 3904, 3906 and 3916 Brown street, at $4,300 each. Nos. 4124–4130 Parrish street, at $3,600 each. No. 507 North Forty-first street, at $3,500. No. 826 Preston street, at $4,500. There is a good inquiry for houses for investment. Idle houses one-third less than this time one year ago.

FRIEL & SIMPSON, 1300 South Nineteenth street:—Have a rental list on nearly two hundred houses, out of which number they have four vacant. They are pushing on towards completion their sixty-four houses on Moore, Hick and Tasker streets. They have altogether under construction 126 houses in this section of the city.

ROBERT S. GALBRAITH, 1942 Reed street:—Has just completed a house on Twentieth street valued at $3,000; also on Bateman street at $1,400, and has just started another on Bateman street. Has control of several rows of houses, but has not a vacant house on his rental list, houses are in great demand and stores more so. Sales are brisk. Sold the house 2028 Reed street for $2,100. Ground is very scarce north of Tasker street. Builders who have now extensive operations under way are looking for more later in the season, and many have already engaged ground, a number of operators have had to stop work on account of shortness of brick, the old brick having run out they are compelled to wait for new. Houses in this section of the city will bring higher prices than they did last year.

L. E. PFEIFFER & Co., 1251 Long Lane:—This section of the city from Broad street to the Schuylkill and from Federal street to the Neck is being thickly built up what was a barren waste will shortly become, as it were, a pretty city. The houses that are being put up are two-stories, beautifully fitted up with all modern improvements, containing five, six and eight rooms. The character of improvements are beautifully decorated ceilings, gold paper, and the papering done in the highest style of the art, handsome chandeliers, hot and cold water bath and, in fact, every requisite to make a first-class house. Any man with moderate means can own or occupy these houses. The builders have displayed wonderful wisdom in choosing this section for the erection of these houses, as their are so many manufactories, gas works, oil refineries, &c. They will be a class of prompt-paying tenants from the above fact, therefore making this class of houses an excellent paying investment for the capitalist, making an eight to fifteen per cent. investment. Quite a number of capitalists who have only been getting four per cent. for their money have been making investments here and are greatly pleased with the same. Real estate seems to have an upward tendency. The season has but just opened, but the indications are that it will be a very prosperous one and a great many houses will change hands. They are completely run down with parties desiring to rent and are unable to supply them, the reason being that the owners want to sell the houses with possession, but as soon as other houses are completed they will be able to meet the demand; at present they have no vacant houses on their list.

EDWARD V. LANSDALE, 210 South Fourth street:—Has lately made a sale at Chestnut Hill of a property for $13,000, also a sixty foot lot at $3.00 per foot. Have also sold several lots from the estate of James Gowen, at Germantown. Properties at Chestnut Hill are pretty much all rented. Boarding-house people have renewed their leases and expect to do a good business. Rents, generally, have advanced somewhat over last year, the demand for medium houses both permanent and for summer occupancy is much in excess of the supply.

—The Senate Committee on Commerce, on Tuesday, agreed to a favorable report on Representative James's bill to regulate commercial sales of goods and merchandise. The bill provides that residents of each State and Territory may, within the other States and Territories, and within the District of Columbia, solicit from dealers or merchants orders for goods and merchandise by sample, catalogue, card, price-list, description or other representation, without payment of any license or mercantile tax.

—Tuesday morning, at an early hour, the flue-shop of the Philadelphia Railroad Company at Altoona was discovered to be on fire. The structure, though only a temporary concern, and built of wood, contained many valuable tools and machinery, all of which were lost. The fire department promptly responded, but their efforts to save the building were futile, and their work was directed to saving the large machine shop adjoining, and in which they were successful. The loss to the railroad company cannot be ascertained at present, but it will reach $18,000 at least. Over 100 men will be thrown out of employment for the present. Cause of fire unknown.

Building Permits.

One two-story brick house, 15 ft. by 27 ft., Bateman, above Wharton st., to William Galbraith, 709 South Nineteenth st.

One two-story house, 15 ft. by 27 ft., Bateman, above Wharton st., to same party.

One two-story house, 30 ft. by 31 ft., Boyer, above Mount Airy st., to William Garvin, 5008 Adams st., Germantown.

One two-story back building, 11 ft. by 14 957 ft., Warnock st., to James Mellon, 1309 North Tenth st.

One three-story house, 15 ft. by 29 ft., Eastburn st., above Lime Kiln Pike, to Albert Hamilton, Branchtown.

One two-story back building, 20 ft. by 30 ft., Main and Johnson sts., to Charles C. Roop, 4 Herman st.

Two two-story houses, 16 ft. by 45 ft., Ellsworth, above Ninth st., to Wm. Thompson, 1228 Dickinson st.

Two two-story houses, 14 ft. by 42 ft., Catharine, above Nineteenth st., to Mervyn Neilson, 1924 Fitzwater st.

One brick stable, 20 ft. by 70 ft., Wynkoop, above Spruce st., to Thomas Little & Son, 718 South Eleventh st.

One two-story dwelling, 9 ft. by 9 ft., Mulberry, above Plum st., to Wm. W. Worrell, 166 Gillingham st.

One one story back building, 12 ft. by 10 ft., Darien, above Diamond st., Daniel McFarland, 2025 Warnock st.

One two-story back building, 12 ft. by 22 ft., 516 Federal st., to George W. Gallagher, same place.

One two-story brick house, 16 ft. by 40 ft., 502 Maken st., to A. C. Townsend, 416 Greenwich st.

One two-story building, 40 ft. by 35 ft., Eighteenth and Ellsworth sts., to P. M. Barber, same place.

One three-story building, 19 ft. by 26 ft., 1542 South Seventh st., to Robert Hamilton, same place.

One-story stable, 51 Tulpehocken st., to John G. Schuyler, Haines and Wilson sts.

Two two-story houses, 14 ft. by 37 ft., 2522 Knorr st., to James T. Dorris, 1631 Wood st.

One two-story back building, 9 ft. by 18 ft., Coral and Huntingdon sts., to John Dawson, 1835 Frankford ave.

One two-story back building, 14 ft. by 14 ft., Venango, above Cambert st., to Christian Dear, Frankford.

Three two-story houses, 9 ft. by 8 ft., Kensington ave. and Somerset st., to Elizabeth Lukens, Kensington and Lehigh aves.

One three-story back building, 16 ft. by 24 ft., 1500 Green st., to Jacob R. Garber, 1211 Spring Garden st.

Six three-story houses, 17 ft. by 60 ft., Thirteenth above Norris street, to Michael Price, 1751 N. Thirteenth st.

Fourteen two-story houses, 15 ft. by 28 ft., Oakford above Twenty-first st., and Latona above Twenty-first st., to Thos. Marshall, 1336 Hillary st.

Eight two-story houses, 14 ft. by 37 ft., Chadwick below Tasker st., to John McConaghy, 1710 Christian st.

Third-story addition, 15 ft. by 20 ft , Third above Spruce st., to Joseph Price, 2136 Master st.

Two two-story houses, 15 ft. by 42 ft., Bell above Filbert st., to L. W. Goochman, 3602 Sansom st.

Two two-story houses, 16 ft. by 45 ft., Tasker above Eighteenth st., to John Maloney, 2023 Christian st.

One two-story back building, 12 ft. by 13 ft., 1414 Bainbridge st., to Jacob Schmunk, 1115 N. Third st.

One one-story engine-house, 30 ft. by 22 ft., Thirty-first above Jefferson st., to Kister & Orem, 129 S. Seventh st.

One five-story brick building, 30 ft. by 60 ft., Seventh above Market st., to same party.

Six two-story houses, 16 ft. by 42 ft., Ninth st. above Susquehanna ave., to Wm. C. Randall, American Hotel.

One two-story house, 11 ft. by 26 ft., Edmund and Margaretta sts., to Amos R. Crosta, 4021 Salmon st.

Two two-story brick houses, 15 ft. by 26 ft., Adeline above Seventieth st., to Robert B. Beith, 7015 Greenway ave.

Two two-story brick houses, Greenway ave. above Seventieth st., to same party.

One bank building, 36 ft. by 90 ft., Front above Norris st., to Wm. Steele & Son, 2141 Howard st.

Eighteen two-story houses, 15 ft. by 40 ft., Sixteenth above Ontario st., to William H. Hausser, 2036 N. Twentieth st.

One one-story store, 20 ft. by 75 ft., Frankford rd. above Lehigh ave., to Jos. McNutt, 2320 Sepviva st.

A three-story wineroom, 21 ft. by 57 ft., 1030 Ridge ave., to Edward W. Fish, 1923 Parrish st.

Four two-story brick houses, 14 ft. by 38 ft., Aspen above Thirty-sixth st., to Louis C. Smith, 619 Brooklyn st.

Five two-story brick houses, 14 ft. by 40 ft., Aspen above Thirty-sixth st., to same party.

A two-story conservatory, 14 ft. by 8 ft., Nineteenth and Race sts., to Hugh Hazlett, 1935 Columbia ave.

Second-story addition, 8 ft. by 15 ft., 821 North Thirty-eight st., to Wm. Stanley, 621 North Thirty-eighth st.

Ten three-story houses, Orkney st., above Lehigh ave., to L. H. Eckard, 1207 Fairmount ave.

One one-story engine-house, 10 ft. by 7 ft., Lynn, above Twenty-second st., to T. W. Tweed, 2630 Brown st.

Interior alterations to Episcopal Hospital, Lehigh ave. and Front st., 13 ft. by 36 ft., to same party.

Fourth-story addition, 24 ft. by 28 ft., 1023 Arch st., to J. A. Bradin, 2015 Sansom st.

Three two-story houses, 12 ft. by 34 ft., Ella, above Coral st., to Dickson Bros., 2817 Frankford ave.

One two-story stable, 14 ft. by 16 ft., Oakford st. and Long Lane, to Thos. Marshall, 1336 Hilan st.

Two two-story houses, 16 ft. by 35 ft., 903 Hoffman st., to James Cornden, 420 Wharton st.

One two-story house, 16 ft. by 42 ft., Tasker, below Nineteenth st., to John Curran, 1837 Fernon st.

The two-story houses, 14 ft. by 47 ft., Germantown ave. and Nicetown Lane, to J. S. Tomlinson, Sixteenth and Tioga sts.

Two three-story houses, 16 ft. by 46 ft., 1629 Cabot st., to David J. Nesper, 212 North Juniper st.

Two two-story houses, 18 ft. by 55 ft., Frankford rd., above Ann st., to William R. Brown, 2145 Dickinson st.

One two-story house, 16 ft. by 40 ft., Sergeant, above Jasper st., to same party.

Three-story store and house, 14 ft. by 28 ft., Ninth and York sts., to Joseph Cooney, 2332 Lawrence st.

One three-story music hall, 11 ft. by 10 ft., 1616 North Seventeenth st., to Jos. Adams, 1206 Haines st.

One one-story store, 16 ft. by 38 ft., Lombard and Sixtieth sts., to N. Dalley, 3943 Ludlow st.

Ten three-story houses, 14 ft. by 41 ft., Warnock, above Diamond st., to Wm. G. Fox, Colonnade Hotel.

Ten three-story houses, 14 ft. by 41 ft., Warnock, above Susquehanna ave., to same party.

Ten three-story houses, 15 ft. by 52 ft., Eleventh, above Diamond st., to same party.

One three-story boiler-house, 58 ft. by 70 ft., Lehigh ave. and Tillmore st., to John Bromley, Front and Dauphin sts.

A one-story dyehouse, 58 ft. by 152 ft., Lehigh ave., above Fillmore st., to same party.

A one-story weaving shed, 245 ft. by 150 ft., Lehigh ave., above Fillmore st., to same party.

A two-story picking-house, 81 ft. by 44 ft., Somerset, above Fillmore st., to same party.

A four-story manufactory, 65 ft. by 501 ft., Fillmore, above Lehigh ave., to same party.

Three two-story houses, 16 ft. by 45 ft., Twenty-first and Manton sts., to Henry Coulomb, 131 S. Tenth st.

One two-story house, 18 ft. by 47 ft., Allegheny ave. above Jasper st., to Jno. S. Baldt & Sons, 2014 Clementine st.

Interior alterations, 1912 Rittenhouse sq., to Wm. Devitt & Son, 1125 Brown st.

Four two-story houses, 16 ft. by 42 ft., Fifth above Diamond st., to P. H. Somerset, 1513 N. Twelfth st.

Four two-story houses, 16 ft. by 46 ft., Kalos st. above Manayunk ave., to A. A. Warner, Sumac st. and Ridge ave.

Two three-story houses, 16 ft. by 42 ft., Ridge ave. above Bolton st., to Harry Rowland, 463 Green lane.

One three-story house, 20 ft. by 50 ft., Fifth above Butler st., to Chas. Gentner, Fifth and Butler sts.

One three-story back building, 18 ft. by 15 ft., 5144 Master st., to Thos. C. Burrows, 5127 Kershaw ave.

Two two-story back buildings, 16 ft. by 30 ft., Sprague above Stenton st., to McManus Bros., 4 Evans st.

One two-story back building, 8 ft. by 16 ft., Eighteenth and Thompson sts., to Wm. Red & Son, 1815 Francis st.

Two-story addition to factory, 54 ft. by 37 ft., Taylor above Emerald st., to Patterson & Norton, 933 Dauphin st.

Two-story addition, 12 ft. by 12 ft., 426 Buttonwood st., to Jas. Hood, 212 New st.

Second-story addition, 8 ft. by 15 ft., 621 N. Thirty-eighth st., to Wm. Stanley, same place.

A one-story stable, 15 ft. by 25 ft., 4098 Germantown ave., to Joseph B. Minnick, same place.

Two three-story houses, 16 ft. by 55 ft., Ellsworth st., above Thirteenth, to John Gibson, 1323 Reed st.

One three-story house, 19 ft. by 41 ft., Perkiomen and Francis sts., to Joseph N. Pattison, 2430 North Broad st.

Front alteration, 246 Arch st., to Joseph Bird, 1106 Hunter st.

One two-story storage-house, 28 ft. by 58 ft., Wharton st., above Fifteenth, to Alexr. Beck, 1234 South Fifteenth st.

One two-story house, 26 ft. by 53 ft., New Lehman st., above Morris st., to Burd P. Evans, Germantown.

One one-story kitchen, 8 ft. by 12 ft., 1533 South Ninth st., to Jas. E. Kelter, 236 Tasker st.

Two two-story brick houses, 16 ft by 43 ft., Edmund, above Orthodox st., to Walter Paxson, Holmesburg.

Addition to schoolhouse, 40 ft. by 28 ft., Chestnut st. and Norwood ave., to William C. Mackie, Chestnut Hill.

One two-story house, 16 ft. by 40 ft., Worth, above Tucker st., to Thomas Walters, Frankford.

Two three-story houses, 16 ft. by 46 ft., Tacony st., above Frankford ave., to same party.

A two-story laundry building, 18 ft. by 17 ft., Green st. and Walnut Lane, to George Watson & Sons, 907 Marshall st.

A two-story addition, 16 ft. by 14 ft., Twelfth, above Ontario st., to Benjamin Walker, 3869 Germantown ave.

Two two-story houses, 14 ft. by 28 ft., Fifty-seventh, above Vine st., to Michael Devine, Fifty-seventh and Melrose sts.

Twelve two-story house, 12 ft. by 28 ft., Fourth and Somerset sts., to Michael Fox., 1714 North Sixth st.

One two-story store and house. Edgemont and Ann sts., to A. McClay, 1520 Salmon st.

One two story back-building, 14 ft. by 28 ft., 1729 Howard st., to E. Lelind, 1713 Mascher st.

A three-story factory and an engine-house, 46 ft. by 171 ft., Fourth and Cambridge sts., to John M. Anderson, 1321 South Eighteenth st.

One two-story store and dwelling, 18 ft. by 52 ft., Fifth and Somerset sts., to William Teiklenburg, 1614 Cadwalader st.

A three-story brick building, 18 ft. by 55 ft., Thirtieth and Fletcher sts, to L. A. Hubbs, 3001 Dauphin st.

A two-story house, 24 ft. by 65 ft., Fifty-second st. and Columbia ave., to Wilson Milnor, Frankford.

Six two-story houses, 14 ft. by 30 ft., Forty-eighth and Brown sts., to Wm. F. Braddock, 4312 Fairmount ave.

Front alteration, 535 Mercy st., to J. W. Silter, 2322 Fairmount ave.

One two-story back-building, 12 ft. by 20 ft., 1234 North Fifth st., to J. L. Weygant, 2340 North Sixth st.

One two-story house, 16 ft. by 40 ft., Twelfth st. and Kensington ave., to D. C. Schuyler, 2263 Fairhill st.

One two-story house, 16 ft. by 49 ft., Twelfth st. and Kensington ave., to same party.

Two three-story house, 19 ft. by 47 ft., Chelten ave. and Chew st., to Wm. Garvin, 5008 Adams st.

Six two-story houses, 16 ft. by 42 ft., Ashmead and Mercer sts., to same party.

Two two-story houses, 14 ft. by 28 ft., Mercer, above Ashmead st., to same party.

JUDGMENTS.

PHILADELPHIA.

Entered April 9, 1886.

Austin A L—Wm Austin et al 2 J 85 771..... .....

*Baumgartner Benj, Hiller B P—Joel S Weeks 1 M 86 757..... 115

Clemmer Andrew G, De Long Michael—C E Lynch 1 D 85 302..... 36

*Clare Chas F P—Jas O'Brien 1 M 86 762..... 55

*Dunn Jas W—Chas Ricciotti 1 M 86 776..... 150

Dodge W H, Yockel Chas, Daughaday J W et al, garnishees—Nat Bank Republic 2 D 85 678..... .....

Emery Titus S—C H Raymond 2 M 76 202..... S F

Everett Glass Co—Chas Yoekel (Attachment Execution issued) 1 M 86 781..... 224

Fox Chas H—Tradesmans Bank 3 S 78 616..... S F
Fox Chas H—Tradesmans Bank 1 D 78 151..... S F
Fox Chas H—Tradesmans Bank 3 D 78 920..... S F
*Friel Jno—Thos P Twibell (Bond and Warrant) 1 M 86 782..... 89,600
*Gillet Frank—S S Keely & Son 1 M 86 774..... 500
Germt Electric Light Co—City (Bond) 1 M 86 765..... .....
*Gracey Geo—R T Lore & Son 1 M 86 773..... 325
Hoffman Chas-Aug Bagans 1 D 85 208..... 82
Harris Henry G—Equity B and L 2 D 84 207..... Costs
Hopkins J F—Pusey & Yopp 2 J 85 485..... ver 72
Kraus Constantine—Jullus Rapp 4 M 86 488..... 1,782
*Knerr Calvin B—Provident L & T Co 1 M 86 758..... 1,800
Lyons John & Jane—Nellie Cushman 4 D 84 572..... ver 1,000
Matthews Wm J, Lukens John D—John H Harmer 1 S 85 380..... 120
*McKinley Thos—Wm Wilson 1 M 86 761..... 1,122
*McLaughlin Margt—Kingsessing B & L (Bond and Warrant) 1 M 86 770..... 1,200
McHenry J S—Geo De B Keim 1 M 86 784..... 26
Oxfeld Frank L—C G Durning 1 M 86 750..... 47
*Potter Geo—Geo Stockton 1 M 86 769..... 150
Rosenthal J M—Samuel W Evans 2 J 85 783..... 25
Staley Jacob—Pythian Real Estate Co 2 D 85 824..... 1,983
Seitzinger Jacob J S—Tradesmans Bank 1 S 80 489..... S F
Spiese Anna—John O Toole 2 D 85 755..... 354
Shields Rich'd—John O Toole 2 D 85 756..... 3,272
Universal Fire Ins Co—Jno L Frick 3 J 84 697..... ver 293
Volkmar Chas H—M Morales 1 J 85 685..... ver 410
*Winkleman Franz—F A Poth 1 M 86 775..... 200

Entered April 10, 1886.

Brown I Newton—A K Brearley 2 D 85 451..... .....
*Bartleson C P—Bank of N America (Execution issued) 1 M 86 791..... 180
Corson Chas G—Isaac K Grubb 1 M 86 814..... 37
*Friedrich Abraham—Pauline Pleis 1 M 86 805..... 100
Godwin Samuel P—Commercial Nat Bk 4 M 86 391..... .....
Godwin W Harrison—Commercial Nat Bk 4 M 86 392..... .....
Hunsworth John L—Jos Mayberry 1 D 80 62..... 271
Irvin Jas—Jas J Judge (Bond of Indemnity) 1 M 86 809..... 1,200
Larzelere Jas H, Baumgardner John A—Geo W Van Tine 2 S 84 109..... .....
Land Silas—A W Von Utassy 4 M 86 636..... 200
*Murray Hugh—P A Reynolds 1 M 86 796..... 300
Myers Lewis H—Carpenters and Joiners Asso (Treasury Bond) 1 M 86 801..... 500
*Malone Margt—John Henon 1 M 86 802..... 269
*Robinson Jos C & Lizzie—John Tanner 1 M 86 794..... 262
Roney Geo et al—City (Bond) 1 M 86 800..... .....
*Reynolds S M—John F Betz & Son (Execution issued) 1 M 86 787..... 330
Swain Richard—Robert Graham 4 M 86 338..... .....
*Simon John—D J Kirk 1 M 86 808.. 300
Smith Henry J—John H Glazier 1 D 84 120..... 211
*Smith R Henry, Hill John L—Fred Schuellerman 1 M 86 795..... 500
*Summ Chas—John Huplett 1 M 86 799..... 108
Tag Fred, Thress Leonard, Enders Jacob—Quaker City Lodge (Treasurers Bond) 1 M 86 798..... 300
Thos W Harnar—R N Simpson 1 M 86 785..... 79
*Wickersham J A—Thos Wickersham (Bond and Warrant) 1 M 86 788..... 4,400
Whinna Chas—Jos C Shober (Treasurers Bond) 1 M 86 807..... 500

Entered April 13, 1886.

*Audenried Geo A—Wm G Audenried (Attachment Execution issued) 1 M 86 846..... 4,754
Addicks J Edward—J Bryan et al 1 J 81 249..... ver 5,021
Bailey Geo W—Chas H Stewart 4 J 85 970..... .....
Bernhard Anton—Lessing Bldg Asso (Treasurers Bond) 1 M 86 868..... 5,000
Baker John W—W R Pearce 4 M 86 783..... .....
Conklin Wm B M et al—City (Bond) 1 M 86 857..... .....
*Davis Frank E—Wm Ernst (Bond & Warrant) 1 M 86 863..... 1,000
Ellis John K, Murphy H M—John T Pierson 3 M 84 169..... 117
Goldey Jas & Amanda—F Van Gunten 3 D 84 414..... ver 70
*Gallagher Jas—Theo W Wolf 1 M 86 844..... 162
Hennessey Thos J—W S Edenborn 3 S 84 423..... .....
Hughes Caroline T—Thos S Reed 3 M 81 563..... S F
Haggarty Cath F dec, Haggarty David admr—W Welsh et al 3 M 85 528..... ver 472
*Harper Chas H and Elizth—Maggie Harper 1 M 86 852..... 90
Hexter Alex & Saml—W R Granger 4 J 85 830..... ver 400
*Holloway John F and James N—Henry Rhoades (Attachment Execution issued) 1 M 86 859..... 5,250
*Holloway John F and James N—Henry Rhoades (Attachment Execution issued) 1 M 86 860..... 2,100
*Holloway John F and James N—Henry Rhoades (Attachment Execution issued) 1 M 86 861..... 2,100
*Holloway John F and James N—Mary R Holloway (Attachment Execution issued) 1 M 86 862..... 5,250
Lynn John—W H Abbott 3 M 79 585..... .....
Laughlin John—Jos W Wilson 1 S 81 49..... .....
*McDonald Edward—A A Stewart 1 M 86 865..... 1,000
*Nester John J—Jos H Nester 1 M 86 869..... 1,300
*O'Dea Lawrence J—E J McIvor 1 M 86 870..... 500
Pass and Conductors Life Ins Co—S F Burnham 3 D 84 387..... ver 1,802
Phila & Reading R R Co—M V Leary 4 S 83 267..... ver 500
Paris Louis—W H Smedley 4 D 85 67..... 212
Quigley Jas—Ellen Mulqueen 1 M 86 864..... 78
*Richardson Wm—Mahlon L Heist 1 M 86 850..... 461
Roberts Edward D et al—City (Bond) 1 M 86 856..... .....
*Seitzinger Jacob J S—Alexr Silliman 1 M 86 875..... 952
Stackhouse Isaac S—F G Taite 1 D 85 507 (2)..... 35
Shosler F Wm—Theo Russell 1 M 86 63..... 254
*Shourds Wm H, Worman Chas H—E B Ogle 1 M 86 847..... 300
*Shronk R R—John McNeill 1 M 86 855..... 24
*Scollin Sarah—Richard Batt 1 M 86 866..... 600
*Schilling Ernst—Franklin B & L (Bond and Warrant) 1 M 86 874..... 400
*Waterman Mary A—Thos H Adams 1 M 86 873..... 200
Young George—Cath Jones 4 D 83 351..... ver 350

Entered April 14, 1886.

Buchler Henry B—Reliance Ins Co 1 S 85 151..... ver 250
*Buss Fredk—Linnard & Gibbs 1 M 86 894..... 184
*Billings Oscar L—H W Baltz 1 M 86 890..... 163
*Bastian Samuel—John McCoy 1 M 86 879..... 400
*Crosson Henry—Wm Boyle & Co 1 M 86 886..... 1,681
*Duross Mary R—W K Shyrock 1 M 86 891..... 100
Fort Edwin H—Jas R Moyer 2 M 81 375..... S F
*Fisher Jas R, Riehl Emile—F S Fisher (Execution issued) 1 M 86 882..... 1,433
*Fellman Herman—Chas T Brown 1 M 86 897..... 104
Fergusson Alen C, John and Wm—Penna Pulp and Paper Co 1 S 82 594..... ver 337
*Green Samuel—Sarah Longden 1 M 86 883..... 1,000
Goebel Electric Delivery Co—W H March 3 D 83 818..... ver 2,345
Haug Theo W—Bergner & Engel (Execution issued) 1 M 86 878..... 1,759
*Horrmann H—H Fessler 1 M 86 892 100
Jones Thos—Wm Bodkin 1 M 85 327 ..... ver 276
*Jordan Jno H, Forsyth Frank N—R H Russell Real Estate Asso (Bond and Warrant) 1 M 86 887..... 1,500
*Krauz Fredk—Wm Horbach 1 M 86 893..... 500
*Linnartz Jno & Thora—Harold Buck 1 M 86 885..... 100
*Massey Arthur G—Thos H McCollin 1 M 86 884..... 197
*Merscher Peter—Marlborough B & L 1 M 86 898..... 3,000
Peoples Hannis dec, Peoples Jane admx—C A White 3 D 84 408...ver 27
*Rotan Rebecca—Chas Matthews Jr 1 M 86 896..... 50
Reynolds Mary B—H Bernstein (Treasurers Bond) 1 M 86 899..... 200
Roberts W T B—John Jordan Jr 3 S 77 247..... S F
Smith John—Jas Cunningham & Son 1 M 85 481..... ver 32
*Wilson Frank—Wm L Craven et al 1 M 86 900..... 50
*Weidel Jos—John J Loewer 1 M 86 889..... 1,000
Walker D F & E A—M Longaker & Co 3 D 85 117..... ver 83

Entered April 15, 1886.

Allen J Rex et al—City (Bond) 1 M 86 916..... .....
*Buhler Michael—Wm Robelen (Attachment Execution issued) 2 M 86 101..... 800
*Bloechlinger Xavier—Jas Steiger 2 M 86 102..... 500
City of Phila—John N Hernig 2 S 84 316..... 213
Cross Jas S et al—City (Bond) 1 M 86 919..... .....
*Carney John, Mounce Geo I—C R Williams 2 M 86 96..... 300
Commercial Ins Co—Susquehanna Fire Ins 4 J 85 981..... ver 50

City of Phila—Patrick Dougherty 1 S 85 185.....ver 275
Doyle Jas B—N Western Nat Bank (Presidents Bond) 2 M 86 105..... 15,000
Dibeler John B—Wm McMullin 2 J 80 429..... 979
Fling Ann & Edwd—Comth of Pa (Bond) 1 M 86 915..... 500
Frankford Electric Light Co—City (Bond) 1 M 86 917..... .....
*Gorman James—B F Teller 2 M 86 107..... 100
*Holden Moses, Taylor Mary—Eliza Harris 2 M 86 100..... 130
*Jackson George C, Marshall Jas—John Stein (Bond and Warrant) 2 M 86 106..... 9,000
Kehoe John dec—Wm Forbes 1 D 85 377..... .....
*Killian John H—Margaret Killian (Bond and Warrant) 1 M 86 907..... 920
*Keck Jacob—R Blum Bldg Asso (Bond and Warrant) 1 M 86 911..... 400
Lennox Albert H, Burgess Wesley F—James W Mills et al 1 S 85 215.....ver 240
Mackey W W—Abraham Stone 1 J 85 242..... .....
McGann Martin F—Wm Craig 2 D 85 759..... 379
*McGann Martin F—William Craig (Execution issued) 1 M 86 910..... 128
*McCandliss Wm A—Wm M Moore 1 M 86 914..... 376
McIlvain Wm—Thos Carroll 4 M 86 637..... 63
Pearson Job, Talbot Fredk—Chas B Hart et al 2 M 81 249..... S F
Presper John A—Gus Michael 4 J 84 69.....ver 45
Penna R R—John S Hansell 1 D 80 599.....ver 40,100
Seldis Moritz—B J Potsdamer 3 M 85 437.....ver 32
*Slavin Harry—John Mackin 2 M 86 108..... 100
Stewart B F et al—City (Bond) 1 M 86 918..... .....
Talbot Fredk—Chas B Hart et al 2 M 81 250..... S F
*Taylor Frank J, Holt Oliver—Wm S Blakley (Execution issued) 2 M 86 99..... 4,839

Mechanics' Liens.

James Smyth owner and cont—Henry Maule claimant, S s Pine st 88 ft E of 20th st..... 136
Lafayette Horter owner, Hy Pettit cont—P M Barber claimant, 8 bldgs E s 38th st 116 ft to 228 ft N of Aspen st..... 778
P F Collins and wife owners and conts—Wm Smith claimant, N s Girard ave 116 ft E of 18th st..... 1,063
John Maxwell owner and cont—Henry A Burton Sr claimant, W s Broad st (2218 N Broad) 137 ft N of Susquehanna ave..... 225
Penna State Agricultural Socyowner, J Hayes Hathaway cont—Daniel R Keeley claimant, Broad st and Lehigh ave..... 414
Edwd M G Hopkins owner, Enoch G Hopkins cont—John F Hoctor claimant, S s Haverford st 221 ft W of 41st st..... 302
Edwd M G Hopkins owner, Enoch G Hopkins cont—Marwood B Taylor claimant, S s Haverford rd 221 ft W of 41st st..... 321

Satisfied Judgments.

Nicholas Schommer—P Rothwein [ent Feb 24 81..... 100
Fr Schuenemann—Consolidation B and L [ent June 22 82..... 2,000
Fr Schuenemann—Rhein B & L [ent June 29 82..... 3,000
Edward S Deemer—Jos P Cobb [ent Oct 1 85..... 4,500
Geo B Southcott—M J Mitcheson [ent Oct 20 85..... 68
T C Bower—Geo S Costa [ent Feb 19 86..... 378
Patk Moran—M McFarland [ent Nov 18 85..... S F
David F Harrigan—Fred Otto Jr [ent Jan 7 86.....ver 128
Robert D Clark—Geo C Howard [ent Feb 9 86..... 222
Wm Harris et al—Wm B Rock [ent Jan 8 86.....ver 750
T S Shank—Daniel Hoffer [ent Feb 20 86..... 232
Thos Campbell—James Corr [ent Feb 6 86..... 2,000
Wm H and Peter Walzer, Wm D Hefferman—Peter Libb [ent Dec 1 84..... 100
Geo Woelfle—Andrew Miller [ent Aug 6 84..... 400
Herman Heidrick—H Becker & Co [ent Dec 1 85..... 2,500
Robert S Young—W H Page [ent Dec 7 83.. 37
Winfield S Stiteler—S G Thompson [ent Sept 29 82..... 300
Geo R Hovey—S H Morrison [ent Feb 11 86..... 4,944
Chas W Ray—Geo D Wiedner [ent Apr 1 85..... 450

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

James A. Freeman & Co. sold on Wednesday at the Exchange the following:

Dwelling and five acres of land, Fisher's Lane, Logan Station, Bound Brook Railroad..... $12,000
Four-story office building, No. 237 South Sixth st., lot 19 ft. 3 in. by 100 ft..... 8,500
Three-story brick dwelling, No. 746 South Eighteenth st., lot 16 ft. by 54 ft..... 3,360
Two-story brick cottage, No. 2227 Cedar st., subject to a ground rent of $42, lot 18 ft. by 55 ft..... 900
Ten two-story brick houses, Nos. 744-52 North Thirty-sixth st., and houses in rear on Little Union st., lot 80 ft. by 160 ft..... 8,800
Building lot, Spruce st., East of Fifty-first st., size 16 ft. by 65 ft..... 870
Two-story and attic brick store and dwelling, No. 923 Buttonwood st., lot 15 ft. by 61 ft..... 3,000
Building lot, Twenty-fourth st., below York st., size 18 ft. 9 in. by 110 ft. 4¾ in..... 500
Forty acres, Hammonton, N. J., on the Weymouth Farm..... 140
Two lots, Elwood County, N. J..... 25

Also since last report:

Brick dwelling, No. 1235 Cadwalader st., lot 16 ft. by 40 ft..... 1,600
Valuable business property and three and one-half acres, Branchtown, Twenty-second Ward..... 15,850
Two two-story brick dwellings, Ashmead st, near Main st., Germantown, lot 14 ft. by 59 ft., each..... 1,640
Four dwellings adjoining, lot 14 ft. by 50 ft., each..... 1,600

CONVEYANCES.

PHILADELPHIA.

MONDAY, April 12, 1886.

Alder st., W. s., 381 ft 6 in. N. Oxford, Cornelius O'Brien to Anna Maria Lanard, April 8, 1886, 12 ft. by 48 ft..... $1,900
Bainbridge st., S. s., 86 ft. W. Seventh, David Murphy to Johanna Madden, June 12, 1883, 22 ft. 6 in. by 85 ft. 6 in..... 1,000
Baker st., S. W. s., 190 ft. N. W. Green Lane, Jos. Richart to John Francis Richart, April 8, 1886, 20 ft. by 66 ft..... 1,820
Broad st., E. s., 116 ft. S. Morris, Edw. T. Miller to Ellen Campbell, March 30, 1886, 8 in. by 124 ft..... nom.
Camac st., 1732, Charles T. Brown to Charles C. Van Riper, April 6, 1886, 12 ft. 2 in. by 43 ft.; mtge. $850 1,350
Carpenter st., 2132, Robert Moore to Elizabeth Moore to Margaret Moore, April 10, 1886, 16 ft. by 57 ft..... nom.
Chelten ave., N. W. s., 181 ft. S. W. Hancock, Charles M. Paradee to Charles A. Lippett, March 31, 1886, irreg..... .....
Dauphin st., N. E. s., 18 ft. S. E. Belgrade, Henry M. Day to Chas. Schreiner, April 21, 1886, 16 ft. by 70 ft..... 2,250
Eighth st., 222 S., David M. Hess to Caroline M. Ashton, April 2, 1886, 25 ft. by 197 ft..... 13,000
Emerald st., 2653, Mary Hood to McCaulley Bros., April 6, 1886, 17 ft. by 63 ft. 6 in..... 700
Evergreen ave., S. E. s., 286 ft. N. E. Twenty-fifth, Josiah F. Jones to John J. Macferran, April 7, 1886, 100 ft. by 123 ft. 1½ in..... 2,400
Front st., 533 N., Alice Guyant et al. to William H. Reinhart, April 9, 1886, irreg. shape; g. r. £9 12s..... 6,350
Fourth st., E. s., 142 ft. 7 in. S. Huntingdon, Albert E. Eldridge et al. to Annie T. Daly, April 8, 1886, 15 ft. by 60 ft. 6 in..... 2,700
Ann st., N. E. s., 308 ft. 6 in. S. Henry, John W. Van Horn to George H. Ertel, April 6, 1886, 20 ft. by 100 ft..... 1,300
Herman st., 2620, Mechanics' Insurance Company to John Forsythe, to Mary Ann Forsythe, April 9, 1886, 16 ft. by 112 ft. 6 in.; also, 2622 to 2628 Herman, each 14 ft. by 108 ft. 6 in..... 4,500
Island road, cor. North st., Zerviah P. Paschall to John S. Kane, Apr. 1, 1886, irreg.; mtge. $1,500..... 1,750
Market st., 3430, Charles C. Van Riper to Abner F. Dotterer, April 3, 1886, 15 ft. by 72 ft..... 6,500

Lombard st., N. s., 20 ft. W. Twenty-second, Hannah Bridge to Richd. Cochran, April 8, 1886, 18 ft. by 74 ft. ... 4,000

Moore st., S. s., 217 ft. 10¾ in. W. Second, Hannah M. Levick to David Rosenbaum et al., April 3, 1886, 48 ft. by 66 ft. ... 2,500

Ninth st., S. E. cor. Lumard, H. A. Spurge to Sullivan L. Holman, March 4, 1886, 17 ft. by 61 ft. ... .

Ninth st., 2601 N., Frank A. Collamer to Martin Flanagan, April 10, 1886, 18 ft. by 57 ft. ... 6,200

Nineteenth st., 64 ft. and 190 ft. S. Wharton, Annie E. McShane to Jane C. McShane, April 8, 1886, 17 ft. by 65 ft. ... nom.

Otter st., 115, Elizabeth Grosch to Margaret Ann Hunter, March 29, 1886, 16 ft. by 53 ft. 5 in. ... 1,525

Passyunk road, S. E. s., 92 ft. S. Christian, Robt. W. Fitzell to Wm. D. Carlin, April 8, 1886, 22 ft. by 53 ft. 3 in. ... 2,200

Perot st., S. E. cor. Twenty-sixth, Mary W. Perot et al. to the Philadelphia Bicycle Club, April 1, 1886, irreg. shape ... 3,000

Preston st., 434, Vincent A. Quaril to Wesley Sloan, April 7, 1886, 100 ft. by 180 ft. ... 10,000

Reed st., S. W. cor. Thirty-fifth, Lydia Ann Eastwick, et al., executors, to Robert Garrett, Jan. 25, 1886, irreg. shape ... 15,000

Reese st., E. s., 69 ft. 6 in. S. Cambria, William G. Fox to Richard E. Grogan, April 7, 1886, 13 ft. 4½ in. by 67 ft. ... 2,000

Sergeant st., N. E. s., 271 ft. 6 in. N. W. Emerald, Conrad B. Lutz to Fredericke Schunzel, April 8, 1886, 16 ft. by 86 ft. 6 in. ... 750

Shawmont ave., N. W. s., 95 ft. 7⅝ in. S. W. 25 ft. wide street, Chas. Thomson Jones to Jos. Robinson, March 17, 1884, 100 ft. by 229 ft. 6 in. ... 500

Sixth st., W. s., 159 ft. and 184 ft. N. York, Daniel B. Wendell to Chas. H. Schwerdferger, March 25, 1886, 50 ft. by 80 ft. ... 5,000

Darien st., 2617, Amos D. Kennedy to Annie B. Woerthle, April 7, 1886, 14 ft. by 40 ft. ... 1,800

Stiles st., N. s., 108 ft. 5 in. W. Frankford, John Young to Frank J. Stricker, April 3, 1886, 20 ft. by 100 ft. ... nom.

Tacony st., N. s., 251 ft. 2½ in. W. Kennedy, D. S. English to Annie Comly, March 26, 1886, 34 ft. by 200 ft. ... 1,600

Taylor st., 884, John M. Sharp to Chas. Heitmiller, April 8, 1886, 14 ft by 48 ft. ... 2,000

Tenth st., W. s., 54 ft. S. Federal, Eliza Jane Barnett et al. to Mary E. Magee, April 5, 1886, 18 ft. by 63 ft. 6 in. ... 2,550

Tenth st., W. s., 54 ft. S. Federal, George V. Magee to Elizabeth Barnett, April 5, 1886; g. r. $127.50 ... nom.

Thompson st., S. s., 16 ft. 1½ in. W. Hope, Jacob Barckley to Joseph Blum et al., April 6, 1886, irreg. shape ... 1,825

Third st., 44 and 46 S., interest of Elizabeth B. Wilson to George C. Wilson, Jr., April 9, 1886, 23 ft. by 45 ft. 3 in. ... 7,500

Third st., 350 N., James Salen to Peter Conway, April 8, 1886, 20 ft. by 71 ft. 6 in. ... 39,500

Twenty-fourth st., S.W. cor. Sansom, Philadelphia Granite and Blue Stone Company to Robert Garrett, March 16, 1886, 120 ft. front; mtge. $15,000 ... 48,521

Twenty-fourth st., E. s., 166 ft. N. Berks, Harry L. Roat to Martha C. Remington, April 1, 1886, 14 ft. 3 in. by 87 ft. 6 in. ... 3,700

Twenty-sixth st., W. s., 138 ft. N. Jefferson, James Rose to James A. McCurdy, April 1, 1886, 18 ft. by 87 ft. 6 in. ... 800

Twenty-sixth st., W. s., 156 ft. 6 in. N. Jefferson, Rebecca Zimmerman to James A. McCurdy, April 2, 1886, 18 ft. by 87 ft. 6 in. ... 800

Twenty-seventh st., W. s. and S. s. Zimmerman, Charles F. Van Horn to Wm. Charlton, April 1, 1886, 7 ft. by 78 ft. ... nom.

Wallace st., 2018, Leopold Sternberger to Deborah C. McFillin, April 2, 1886, 22 ft. 4 in. by 100 ft. 1½ in. ... 11,500

West College ave., E. s., 312 ft. N. Brown, Charles W. Henry to Robt. P. Ross, Sr., April 2, 1886, 14 ft. by 50 ft. ... 2,400

West College ave., W. s., 16 ft. 30 ft. and 45 ft. S. Parrish, Charles W. Henry to Albert A. Outerbridge, April 7, 1886, 42 ft. by 49 ft.; E. s. W. College, 44 ft. S. Parrish, 14 ft. by 50 ft. ... 11,500

Wilder st., 608, Leonard F. Bailey to John G. Kroger, March 23, 1886, 14 ft. by 51 ft. ... 1,700

Wilder st., N. s., 72 ft. E. Twenty-first, William Forbes to Christian Eberhardt, March 29, 1886, 14 ft. by 48 ft. ... 1,400

TUESDAY, April 13, 1886.

Adams st., N. E. s., S. E. Almond, Christian Eehle et al. to Christiana Eehle, April 12, 1886, 18 ft. front ... nom.

Alter st., S. s., 167 ft. 6 in W. Twentieth, Charles Rooney to Bernard McHugh, March 10, 1886, 14 ft. by 47 ft.; g. r. $36 ... $625

Ann st., N. E. s., 20 ft. N. W. Edgmont, Charles Judge to Alexander Moore, March 31, 1886, irreg. shape ... 1,650

Banes st., E. s., 155 ft. S. Fulmer, Wm. F. Dedaker to Chas. Dewees, March 31, 1886, 50 ft. by 156 ft. ... 275

Banes st., E. s., 255 ft. S.W. Fulmer, William F. Dedaker to Joseph D. Marshall, March 31, 1886, 50 ft. by 156 ft ... 275

Banes st., E. s., 305 ft. S.W. Fulmer, 45 ft. by 156 ft., $275; E. s. Banes, 260 ft. S. Fulmer, 50 ft. by 156 ft. 2 in. ... 275

Belgrade st., S. E. s., 155 ft. S.W. Lehigh ave., Charles Fay to James E. Magee to Maria Fay, April 9, 1886, 65 ft. by 117 ft.; N. E. s. Lehigh and N. W. s. Cabot, 17 ft. by 90 ft.; N. E. s. Lehigh ave., 60 ft. S. E. Almond, 20 ft. by 90 ft.; N. E. s. Lehigh ave. and S. E. s. Cabot, 20 ft. by 90 ft. ... nom.

Botanic ave., cor. Eightieth, George Laycock to Eliza Ann Holstein, April 5, 1886, irreg. shape ... 2,850

Bustleton and Somerton Pike, W. s., 18: ft. 6½ in. N. E. from Stone, William F. Dedaker to Margaret Buckman, March 31, 1886, 50 ft by 160 ft. ... 275

Also, lots on same road to Joseph D. Heritage, Jos. D. Marshall, Robt. Nichols and Fletcher Starkey ... 1,375

Camac st., 1726, Charles T. Brown to Anna Fellman, April 6, 1886, 12 ft. 6 in. by 43 ft. ... 1,800

Cambridge st., S. s., 85 ft. 10 in. E. Seventeenth, John Sprott to Paul J. Hallowell, April 6, 1886, 16 ft. by 65 ft. 3⅞ in. ... 3,000

Cemetery road, Twenty-third Ward, Jesse Harding et al. to John Thornley, March 31, 1886, 120 square perches ... 350

Craven st., N. s., 130 ft. 1¼ in. W. Front, Joseph L. Amer et al. to the Walter G. Wilson Company, Mar. 5, 1886, irreg. shape; g. r. £5 ... 2,000

Cumberland st., S. s., 252 ft. E. Cedar, Maggie Dornan to Elvira S. Reed, April 3, 1886, 16 ft. by 90 ft.; g. r. $72 ... 700

Cumberland st., S. W. s., 23 ft. S. E. Almond, Christian Eehle et al. to Christiana Eehle, April 12, 1886, 18 ft. by 89 ft. 4¾ in. ... nom.

Cymro st., N. E. cor. Tasker, George W. Steinbach to James J. Judge, April 1, 1886, 17 ft. 6 in. by 48 ft.; g. r. $72 ... 1,000

Dauphin st., S. s., 115 ft. 9¼ in. E. Turner's Lane, Henry M. Carrell to Ellwood M. Berkenstock, Apr. 5, 1886, 16 ft. 7 in. by 90 ft. ... 1,750

Eighth st., S. E. cor. Tioga, John D. Cooper to Conrad Smith, April 6, 1886, 20 ft. by 97 ft. ⅜ in. ... 700

Eighth st., W. s., 132 ft. 4 in. S. Tioga, Wm. Allen to Valentine Liebig, March 18, 1886, irreg. shape ... nom.

Fifth st., W. s., 84 ft. ⅝ in. N. Sedgley ave., Jos. B. Vanderslice to Mary P. Vanderslice, April 9, 1886, 15 ft. by 113 ft. 8⅝ in. ... 500

40-ft. wide street, S. E. s, between Florence ave. and Willow ave., 360 ft. N. E. Fifty-first, Jas. J. Gillin to Arthur M. Wood, April 2, 1886, irreg. shape ... 1,400

Fortieth st., S. W. corner Sansom, Edward H Williams to the Rector, Church Wardens and Vestrymen of the Church of the Saviour, West Philadelphia. April 12, 1886, 36 ft. by 147 ft. 6 in. ... nom.

Frankford rd., S. E. s., 90 ft 6 in. S. W. Vienna, Mary Ann Bumm et al., ex'rs, to Henry Becker. April 6, 1886, 22 ft. 7½ in. by 116 ft. ... nom.

Fulmer st., S. s., 322 ft. N.W. B. and S. Pike, Wm. F. Dedeker to Mary L. Taylor, March 31, 1886, 50 ft. by 155 ft ... 275

S. s. Fulmer, 372 ft. N. W. B. and S. Pike, 50 ft. by 155 ft ... 275

To Frank Hyer, S. s., 172 ft. W. B. and S. Pike, 50 ft. by 175 ft ... 275

To Camilla Comly, S. s. Fulmer, 222 ft. W. B. and S. Pike, 50 ft. by 175 ft ... 275

And S. s. Fulmer, 272 ft. W. B. and S. Pike, 50 ft. by 155 ft ... 275

Germantown ave., S. cor. Mt. Pleasant ave., David Hinkle to William H. Scott, March 29, 1886, irreg. shape ... 5,000

Germantown ave., S. W. s. and S E. s. Dounton, William W. Collins to James Thompson to William W. Collins et ux., April 8, 1886, irreg. shape ... nom.

Green st. S. W. s. and S. E. s. Johnson, Sparta Fritz to Jacob A. Schiedt, March 30, 1886 ... 4,000

Greenway ave., N. W s., 85 ft. S.W. Sixty-eighth, George Doll to Hugh Griffin, March 24, 1886, 40 ft. by 225 ft ... 250

Jefferson st., S. E. s., 160 ft. N. E. Plum, Eliza Harris to Moses Holden and Mary Taylor, April 10, 1886, 20 ft. by 180 ft ... 230

Knorr st., S. W. s., 32 ft. 6 in. N.W. Hegerman, Mary Disston, ex., to Thomas Southwell, Dec. 5, 1884, 25 ft. by 135 ft ... 2,200

Long Lane, S.W. cor. Federal, 2 lots, Lucius S. Landreth to Thomas Marshall, April 9, 1886, one subject to g. r. $108, the other for consideration of ... 1,800

Meehan ave., S. E. s, 20 ft. S. W. Musgrove, Anna Fellman to Emma Brown, April 3, 1886, 22 ft. 6 in. by 82 ft ... 3,500

Mifflin st., N. s., 92 ft. E. Tenth, John Henon to Margaret Malone, March 24, 1886, 16 ft. by 60 ft.; g. r. $36 1,325

Montgomery st., N. s., 29 ft. W. Warnock, James Peterson to Isaiah L. Shoemaker, April 5, 1886, 13 ft. by 64 ft.; $3,100 mtges..... nom.

Montgomery st., 1737. Charles M. Baker to Thomas B. Wireback, April 5, 1886, 17 ft. 9 in. by 88 ft..... 8,500

Moore st., S. s., 416 ft. E. Second, Girard Life Ins., A. and T. Co. to Archibald Smith, Feb. 20, 1886, 16 ft. by 99 ft. 3 in..... 675

Mt. Holly st., W. s., 151 ft. S. Dickinson, Wm. D. Neilson to Helen H. Robins, April 1, 1886, 14 ft. by 50 ft..... 1,300

Mt. Vernon st., 1818, George B. Bonnell to J. Dawson Thomson, Mar. 9, 1886, 25 ft. by 91 ft. 5 in..... 11,000

Mulberry st., S. E. s., and N. E. s. Plum, John B. Core to William T. Mellor, April 12, 1886, 20 ft. by 100 ft..... 350

Nineteenth st., W. s., 125 ft. S. Tioga, Daniel Steinmitz to Sam'l T. Fox, April 2, 1886, 37 ft. by 110 ft 6,000

Parrish st., S. s., 34 ft. 4½ in. W. Holly, Wm. D. Kelley to Charles Harter, April 10, 1886, 16 ft. by 85 ft. 5 in..... 3,600

Paschall ave., N. W. s., 105 ft S. W. Forty-ninth, William L. Rhinehart to Wm. S. P. Shields, March 30, 1886, 70 ft. by 90 ft.; S. E. s. Paschall ave., 65 ft. S. W. Forty-ninth, 280 ft. by 130 ft..... 100

Paschall ave., S. E. s. Forty-ninth and S. W. s. Forty-ninth, William S. P. Shields to William L. Rhinehart, March 30, 1886, irreg. shape; N. W. s. Paschall ave., 105 ft. S. W. Forty-ninth, 70 ft. by 90 ft..... 15,000

Pearson st., N. s., 206 ft. 7 in. S. E. Banes, Wm. F. Dedaker to Reed Dungan, March 31, 1886, 45 ft. by 175 ft..... 275

To Rebecca J. Murray, N. s. Pearson, 156 ft. 7 in. N. E. Banes, 50 ft. by 175 ft 275

Penn st., N. W. s., 174 ft. N. E. Harrison, Robert L. Reaney to Wm. B. Jones, April 9, 1886, irreg. shape 7,450

Pierce st., 905, Orion Carrick to Edwin Fleming, Dec. 24, 1885, 15 ft. by 54 ft.; g. r. $46.50..... 800

Powelton ave., N. W. and S. E. cors. Lancaster ave., James Buckley to John Edward Siddall, April 10, 1886, 22 lots 200

Richmond st., S. E. s., 124 ft. 2 in. S. W. Shackamaxon, Chs. N. Shoe to Geo. Meisle, April 8, 1886, 20 ft. by 137 ft..... 3,900

Sarah st., W. s., 45 ft. 2 in. N. Richmond Hy. Glass, ex'r to George D. Hoover, April 9, 1886, 15 ft. 4 in. by 42 ft. 4 in 1,300

Saunders ave., E. s., 170 ft. 8 in. N. Filbert, Richard D. Jones to Edw. Dudley, April 9, 1886, 17 ft. by 77 ft.; Mtge. $6.500..... 100

Second st., S. W. cor. Erie, Margaret Heenan, ex., to Thomas Barnes, February 27, 1886, 40 ft. by 121 ft. 9 in..... 8,000

Seventieth ave., N. s., 184 ft. W. Cheltenham and Willow Grove Pike, November 2, 1885, 100 ft. by 250 ft..... 300

Smedley st., W. s., 123 ft. S. Venango, Mary McIlvaine to John S. Brook, April 2, 1886, 15 ft. by 86 ft. 2 in.; g. r. $72..... 1,200

Taylor st., W. s., 327 ft. 6 in. N. Parrish, John M. Sharp to Annie Gallagher, April 10, 1886, 14 ft. by 48 ft..... 2,000

Sixteenth st., S. W. cor. Titan, Thos. L. Grinnan to Chas. T. Quin, Apr. 1, 1886, 16 ft. by 58 ft..... 3,800

Twentieth st., W. s., 32 ft. S. Carpenter, George A. Twibill to John Conners, April 8, 1886, 16 ft. by 62 ft..... 1,200

Waln st., 1428, Louis Zeisse to Carl W. Konrad, March 31, 1886, 16 ft. by 57 ft..... 2,000

WEDNESDAY, April 14, 1886.

Allegheny ave., N. E. s., 103 ft. N. W. Frankford rd., Henry J. Gosling to Samuel E. Carver, April 10, 1886, irreg. shape; g. r. $36..... $350

Broad st., E. s., and S. s., Dickinson, William R. Matchett to Katharine E. Henzler, April 10, 1886, 18 ft. 5 in. by 123 ft..... 8,500

Broad st., E. s., 256 ft. N. Berks, M. Carey Lea to Elizabeth A. Overend, April 9, 1886, 22 ft. by 150 ft... 11,500

College ave., 813, W., Charles W. Henry to Earnest W. Herrmann, April 8, 1886, 15 ft. by 50 ft..... 2,400

Corinthian ave., 808, Charles W. Rossell to Anneta L. Baker, Mar. 31, 1886, 16 ft. 3 in. by 82 ft..... 7,000

Dauphin st., 1104, Richard M. Hartley to Annie L. Montgomery, April 8, 1886, 15 ft. by 66 ft. 9 in..... 3,100

Deal st., S. W. s., 70 ft. S. E. Harper, Robert W. Harper to John Granch, March 10, 1886, irreg. shape..... 250

Eleventh st., S. W. cor. Parrish, Michael Seip et al. to Edward Seip, Jr., March 2, 1886, 18 ft. by 57 ft.; g. r. $76.50..... 1,800

Emerald st., W. s., 60 ft. N. Dauphin, George W. Stead to Cornelius E. Spenceley, March 27, 1886, 12 ft. by 60 ft..... 1,400

W. s. Emerald, 36 ft N. Dauphin, 24 ft. by 60 ft..... 4,000

Fifteenth st., N. W. cor. Master, Lydia M. Ward to John A. Raub, April 1, 1886, 20 ft. 7½ in. by 100 ft. 8,500

Forty second st., W. s., 106 ft. N. Haverford, Edward H. Cloud to Louis C. Smith, April 7, 1886, 40 ft. by 70 ft..... 1,500

Germantown ave., N. E. s., 53 ft. 10½ in. S. E. Evergreen ave., Thomas J. Jones to James J. McGlone, Feb. 10, 1886, irreg. shape..... nom.

Huntingdon st., S. s., 30 ft. 6 in. E. Mutter, Gustav Rump to Elizabeth Lenz, April 14, 1886, 14 ft. by 57 ft. 2,200

Hunting Park ave., N. W. s., 71 ft. N. E. Midvale, P. S. Justice to Henry E. Poulterer, April 6, 1886, 20 ft. by 114 ft..... 700

Lancaster Pike, Bridget McDevitt to Bernard Morris, April 13, 1886, 20 ft. by 150 ft..... 700

Kimball st., N. s., 104 ft. W. Nineteenth, Mary Fitzgerald to Sarah Fitzgerald, April 10, 1886, 14 ft. by 48 ft..... nom.

Kimball st., N. s., 369 ft. W. Twentieth, Ellen Lafferty to Bridget McGinnis, April 13, 1886, 15 ft. by 48 ft ....

Eighteenth st., E. s., 17 ft. S. Latona, William J. McCandless to William Lindsay, April 12, 1886, 16 ft. by 67 ft.; g. r. $90..... 425

Leithgow st., 2238 and 2242, William F. Boyd to Pauline A. B. Weber, April 5, 1886, each 12 ft. by 38 ft. 6 in..... 2,750

Markoe st., E. s., 45 ft. S. Brown, Bernard Morris to Roderick McDevitt, April 8, 1886, 20 ft. by 100 ft..... 600

Meadow st., N. E. s., 22 ft. 1 in. N. W. Willow, Richard Clarke to John B. Lukens, April 10, 1886, 20 ft. 1 in. by 100 ft..... 1,050

Mermaid ave., 268 ft. S. W. Twenty-fifth, John Peberdy to Susannah E. Strouse, April 10, 1886, 10 ft. by 224 ft. 5¾ in..... 166

Moore st., W. s., 176 ft. 5 in. E. Eighth, Monitor Building and Loan Association to Timothy M. Daly, April 1, 1885, 16 ft. 5 in. by 94 ft.; E. s. Clarion, 291 ft. S. Reed, 13 ft. by 48 ft.; S. s. Titan, 64 ft. 4½ in. W. Twentieth, 14 ft. by 50 ft.... 1,800

Ellsworth st., S. s., 105 ft. 2 in. E. Broad, John J. O'Brien, April 1, 1886, 45 ft. by 52 ft..... 2,850

Morris st., N. s., 15 ft. 6 in. E. Twenty-third, Edw. H. Floor to Franklin Garrigues, April 8, 1886, 16 ft. by 75 ft..... 4,500

Oakford st., N. s., 181 ft. W. Twenty-second, Hy R. Coulomb to Lizzie Mills, April 9, 1886, 15 ft. by 61 ft.; g. r. $48..... 1,000

Oakford st., N. s., 213 ft. E. Twenty-second, Hy. R. Coulomb to Wm. Gruner, April 9, 1884, 15 ft. by 61 ft.; g. r. $48..... 800

Park ave., 1644, James S. Mason et al., trustees, to Albert Naudascher, Jr., April 9, 1886, 16 ft. by 74 ft..... 3,500

Pine st., 2110, Francis Stokes to Anna M. P. McMichael, March 20, 1886, 20 ft. by 102 ft..... 13,500

Poplar st., 1507, Mary V. Blothier to Mary C. Fletcher, April 10, 1886, 25 ft. by 116 ft. 1 in..... nom.

School st., S. E. s., 316 ft. 8 in. N. E. Wayne, Lydia H. Garrigues et al., executors, to Sarah C. Worthington, April 1, 1886, irreg. shape..... 8,000

Second st., 2252 N., Amos C. Shallcross to Johanna Jahnke et al., March 31, 1886, 16 ft. 4 in. by 70 ft.; g. r. $85 1,050

Sixteenth st., E. s., 103 ft. S. Dickinson, Wm. R. Natchett to Katharina E. Henzler, April 10, 1886, 28 ft. by 64 ft..... 4,600

Sixteenth st., 1620, N., Harry N. McKinney to Horace Geiger, April 7, 1886, 23 ft. by 172 ft. 10 in..... 13,000

Spring Garden st., N. s., 150 ft. W. Sixteenth, John Marston to United States Smelting Works, April 9, 1886, 47 ft. 10 in. by 101 ft. 10 in.; mtge. $15,000..... 15,000

Spruce st., 2128, Charles W. Budd to George Percy Seely, April 9, 1886, 20 ft. by 107 ft..... 24,000

Tasker st., N. E. cor. Twentieth, 5 lots, Samuel S. Taite to Frank G. Taite, April 12, 1886, 18 ft. by 14 ft. and 12 ft. front by 48 ft. deep..... 5,000

Seventh st., E. s., 17 ft. S. Watkins, Joseph C. Ferguson to Edward Hallman, April 14, 1886, 3 lots, 16 ft. by 74 ft..... nom.

Fourth st., W. s., 144 ft. S. Cambria, Lewis M. Kensil to Michael Fox, April 9, 1886, 72 ft. by 92 ft..... 4,000

Taylor st., W. s., 201 ft. 6 in. N. Parrish, John M. Sharp to Louisa Hugle, April 10, 1886, 14 ft. by 48 ft 2,000

Thompson st., S. s., 74 ft. 7 in. E. Twenty-sixth, Christian Gross et al. to Lewis Diehlman, March 19, 1886, irreg. shape; g. r. $180..... 3,000

Tibben st., S. W. s., 82 ft. N. W. Fleason, L. C. Pritchard, exr., to Anton A. Getz, March 26, 1886, 28 ft. by 95 ft..... 800

Twentieth st, W. s., 50 ft. S. Gerritt, William Forbes to James Jordan, April 8, 1886, 16 ft. by 60 ft.; g. r. $54..... 1,000

Twenty-sixth st., E. s., 174 ft. 6 in. S. Oxford, Jas. A. McCurdy to Harvey P. Summers, April 1, 1886, 36 ft. depth to Stillman..... 3,350

Twenty-sixth st., W. s., 138 ft. 6 in. N. Jefferson, Jas. A. McCurdy to Edw. B. Lower, April 14, 1886, 18 ft. by 87 ft. 6 in.; W. s. Twenty-sixth, 156 ft. 6 in., N. Jefferson, 18 ft. by 87 ft. 6 in., each subject to g. r. $100, to Wm. H. Lower, April 14, 1886 .... nom.

THURSDAY, April 15, 1886.

Ann st., N. s., 65 ft. 4¾ in. E. Kensington, Caspar Kirchner to Caroline Aschbacher, June 12, 1876, to John Edw. Shannon, May 7, 1883, 13 ft. 1¼ in. by 40 ft. 3¾ in.; mtg. $900 .... $1,800

Broad st., E. s., 43 ft. N. Ellsworth, Robert R. Stewart to Henry H. Henrici, Feb. 8, 1886, 21 ft. by 128 ft. 10⅞ in.; g. r. $140 2,700

Brown st., 444, Joseph McMorris, Jr., to Samuel H. Weller to Edwin S. Armstrong, April 10, 1886, 20 ft. by 100 ft.; mtg. $3,800 5,000

Brown st., S. s., 49 ft W. Thirty-ninth, William R. Nicholson et al. to W. Grier Essick et al., April 13, 1886, 16 ft. 2 in. by 88 ft 4,300

Brown st., S. s., 32 ft. 10 in. W. Thirty-ninth, William R. Nicholson et. al. to William J. Dignan, April 13, 1886, 16 ft. 2 in. by 88 ft... 4,300

Camac st., 1829, Arthur H. Williams to Ann Lavis, March 31, 1886, 16 ft. 2 in. by 75 ft ....

Chestnut st., S. s., 39 ft. E. Thirteenth, George M. Conarroe, ex., to Oliver Ditson et al., April 9, 1886, 19 ft. by 105 ft 5,200

Corson st., N. E. s., 210 ft. S. E. Mermaid lane, Thomas Dugan to Chas. Streeper, April 12, 1886, 55 ft. by 100 ft 4,100

Cumberland st., S. s., 16 ft. E. Mascher, Anson H. Hamilton to Louis Mehl, April 13, 1886, 15 ft. 6 in. by 60 ft 2,600

Delaware ave., 524 S., estate of Elizabeth Siegle, dec'd, to Chas. Theis, April 5, 1886, irreg. shape 10,200

Eighth st., E. s., 134 ft. S. Lehigh ave., Mahlon L. Heist to William Richardson, April 7, 1886, 15 ft. by 72 ft 4,200

Eleventh st., 1535 N., one-third interest of Charles C. Scherf to Fred Scherf, April 8, 1886, 16 ft. by 118 ft.; also 922 Green, 18 ft. by 76 ft. 6 in 9,000

Fairhill st., E. s., 294 ft. S. Cumberland, Achille Moniot to Ernest Fatiguet, April 6, 1886, 14 ft. by 69 ft. 6 in 2,400

Forty-second st., E. s., 15 ft. N. Brown, John H. Goldbeck to Harry B. Ailes, April 10, 1886, 15 ft. 3 3-16 in. by 83 ft 2,800

Franklin st., 4538, Philip J. Foulkrod to Katharina Wick, April 14, 1886, 12 ft. 6 in. by 180 ft 1,700

Greeves ave., N. E. s., 110 ft. S. E. Locust ave., Charles D. Greeves to Julia Eagan, April 6, 1886, 48 ft. by 74 ft 3,000

Greeves ave., N. E. s., 199 ft. 3½ in. S. E. Locust ave., Chas. D. Greeves to Thomas Cunningham, April 6, 1886, 14 ft. 6½ in. by 48 ft 1,200

Greeves ave., N. E. s., 184 ft. S. E. Locust ave , C. D. Greeves to Julia Cunningham, April 6, 1886, 15 ft. ½ in. by 48 ft 1,200

Harvey st., N. W. s., and N. E. s. Wayne ave., Enoch Taylor to Jno. C. Fodell, April 12, 1886, irreg. shape 20,000

Same to William Garvin, April 12, 1886, sub-divided into 6 lots fronting on Wayne ave. and Harvey st., subject to ground rents of $300 and $600 .... nom.

Holstein ave., S. E. s.. and S. W. s. Eighty-sixth, Elmwood M. L. and I. Co. to Allen A. Moore, Mar. 24, 1886, 100 ft. by 100 ft .... nom.

Lambert st., 1528, 1530, John Simpson to John J. Collins, March 30, 1886, 28 ft. by 44 ft.; g. r. $36 1,400

Mill st., N. W. s., 120 ft. E. Cumberland, Elizabeth L. Hallowell to T. Howard Hallowell, April 12, 1886, irreg. shape; g. r. $210 .... nom.

Moore st., N. s., 379 ft., 394 ft., 424 ft. and 439 ft. W. Thirteenth, James E. Conroy to Katharine E. Henzler, April 5, 1886, each 15 ft. by 82 ft. 6 in 10,200

Mt. Pleasant ave., S. E. s., 528 ft. S. W. Mower, Abraham Stewart to Hugh McLean, April 10, 1886, irreg. shape 250

Nineteenth st., 1531, Henri C. King to Lizzie R. Gravenstine, April 6, 1886, 21 ft. 11 in. by 100 ft.; mtges. $7,000 3,000

Page st., S. s., 15 ft. 6 in. E. Twenty-third, Edward H. Flood to Harrie Webb, April 8, 1886, 16 ft. by 63 ft. 9 in 3,000

Parrish st., N. s., 21 ft. W. Holly, Louis C. Smith to Julian S. Eves, April 12, 1886, 19 ft. by 90 ft 3,700

Ridge ave., 2008, Anna M. Clemens to Emily D. Benade, April 12, 1886, irreg. shape 13,000

Ringgold st., W. s., 101 ft. 8 in. s. Berks, H. R. Shoch to Hy. Weber et ux., April 12, 1886, 28 ft. 4 in. by 47 ft 4,000

Rush st., N. s., and E. s. Twenty-second, Wm. S. Barr to Mary Ann Rively et al., Jan. 27, 1886, 120 ft. by 112 ft. 6 in 1,200

Second st., E. s., 148 ft. S. Reed, Jas. B. Farmer et al., ex'rs., to Christian C. Youst, April 14, 1886 7,425

Sixth st , 1806, N., M. A. Bilyeu to Aug. Groth, April 9, 1886, 14 ft. by 83 ft. 8 in 3,200

Sixteenth st., W. s., 400 ft. S. Westmoreland, Frank D. Curry to Jos. S. Miller, April 3, 1886, 50 ft by 65 ft 1,000

Sixteenth st., N. W. cor. Allegheny ave., Frank D. Curry to Wilbur F. Miller, Apr. 3, 1886, irreg. shape. 1,000

Sepviva st., N. W. s., and N. E. s. Jackson, Henry C. Thompson to John Martin, March 11, 1886, 20 ft. by 52 ft 500

Seventeenth st., N. W. cor. Berks, Rachel S. Brown to William H. Haines, 'April 8, 1886, 111 ft. ⅞ in. by 113 ft 13,000

Same, sub-divided into 10 lots, to George F. Gibson, April 13, 1886... nom.

Seventeenth st., E. s., 400 ft. S. Westmoreland, Frank D. Curry to Hiram A. Miller, April 3, 1886, 50 ft. by 265 ft. 8 in 7,000

Snyder ave., N. s., 48 ft. W. Eighth, James Gallagher to Ann Gannon, April 12, 1886, 16 ft. by 63 ft. 9½ in.; g. r. $48 800

Snyder ave., S. W. cor. Seventh, Severo Mallet-Prevost to Daniel McArthur, April 1, 1886, 113 ft. 9 in. by 121 ft 6,550

Spruce st., S. s., 56 ft. W. Sixth, Elizabeth Kunzmann et al., ex'rs., to Constant De Bie, Dec. 12, 1885, 18 ft. by 1000 ft 6,000

Twentieth st., 14 S., C. B. Fielden to John Doyle, April 13, 1886, 18 ft. by 52 ft 6,600

Twentieth st., E. s., 50 ft. 3 in. N. Morris, S. G. Rosengarten, April 15, 1886, to Jos. Kelley, 32 ft. by 60 ft.; g. r. $24 .... nom.

Thirteenth st., 1633 S., Wm. R. Matchett to Wm. M. Lindale, Apr. 10, 1886, 16 ft. by 100 ft 3,500

Thirteenth st., 1426 N., W. S. Heilner to Fredk. Scherf, April 7, 1886, 17 ft. by 97 ft.; Warnock st., 925, 18 ft. by 51 ft 11,400

Wilder st., N. s., 310 ft. W. Sixth, John Klupel to Wm. Pahl, April 10, 1886, 14 ft. by 15 ft. 3 in 2,275

William st., N. E s., 40 ft. N. W. Edgmont, Anthracite B. & L. Ass'n to Rose Peoples, April 6, 1886; g. r. $30 624

Woodstock st., W. s., 153 ft. S. Berks, Mary Liveright to Mary Mossop, April 13, 1886, 14 ft. by 52 ft 1,700

John H. Scott to Edward Pendleton, April 14, 1886, lot 1388, Sec. 40, Clearview 75

FRIDAY, April 16, 1886.

Berks st., S. s., 30 ft. E. Lambert, John L. Carre to Mary A. Benson, April 7, 1886, irreg $2,975

Berks st., 2022, John L. Carre to Sarah A. Kurtz, April 7, 1886, 15 ft. by 58 ft 2,975

Darien st., 2619, A. D. Kennedy to Bernard Vogel, April 10, 1886, 14 ft. by 40 ft 1,800

Evergreen ave., N.W. s., 500 ft. N.E. Germantown ave., Thos. J. Jones to James Morrow, April 7, 1886, 45 ft. by 129 ft 1,275

Fifth st., W. s , 193 ft. 6 in. N. Wager, B. F. Teller, ex., to William Henning, March 24, 1886, 17 ft. 7 in. by 108 ft 6,700

Fifteenth st., 1633 N., J. B. Austin et al., ex'rs, to William A. Spencer, April 2, 1886, 19 ft. 6 in. by 155 ft. 8 in 8,000

Fifteenth st., 2015 N., John Dickey to Nathan L. Buzby, April 10, 1886. 16 ft. 6 in. by 90 ft. 8 in 7,000

Ingersoll st., N. s., 74 ft. W. Twenty-second, Chas. W. Coulston to Chas. J. McGonnell to Mary Coulston, April 13, 1886, 12 ft. by 45 ft.; also, 13 lots on E. s. Ringgold and 1 on W. s., N. Montgomery, each 14 ft. by 48 ft., and N. E. cor. Susquehanna ave. and Fairhill, 70 ft. by 134 ft .... nom.

Jackson st., 1905, Practical Homestead B. & L. Assn. to Philip Johnson, March 21, 1886, 16 ft. by 92 ft 1,150

Leithgow st., E. s., 250 ft. S. Cumberland, Anthony M. Hoffman to Caroline M. Lackennaier, April 9, 1886, 14 ft. 4 in. by 42 ft 1,450

Locust ave., S. E. s., 164 ft. 8¼ in., N. E. Willow ave., Chas. D. Greeves to John Topham, April 6, 1886, 24 ft. by 110 ft.; mtge. $3,000 1,900

Manton st., S. s., 274 ft. E. Twenty-first, Thomas Marshall to Geo. F. Hawkey, April 12, 1886, 14 ft. by 50 ft.; g. r. $42 1,100

Mifflin st., S. s., 228 ft. W. Seventh, John T. Stubbs to Edward P. Fulce, March 30, 1886, 16 ft. by 62 ft 1,900

Ninth st., E. s., 72 ft. S. Vine, H. W. Sterling to William M. Catherson, April 14, 1886, 18 ft. by 93 ft 12,000

Oxford st., 1127, Alfred Hoffman to Frederick L. Breitinger, April 12, 1886, 15 ft. by 80 ft 4,000

Park ave., 2000, Mary Eppelsheimer et al. to Julia A. Matthews, April 8, 1886, 20 ft. by 102 ft 9,900

Penn st., N. W. s., 269 ft. S. W. Harrison, Wm. W. Foulkrod to John Haslam, April 8, 1886, 80 ft. 7½ in. by 94 ft. 6 in. by 22 ft. 4½ in 750

Roxborongh ave., N. W. s., 96 ft. 8¾ in. S. W. Mitchell, Chas. Thomson Jones to Elizabeth A. Schofield, April 10, 1886, 36 ft. by 100 ft 500

Siegel st., 246, Thomas Gillespie to Jacob Lohr, April 12, 1886, 14 ft. by 52 ft. 1,075

Sixteenth st., S.W. cor. Kater, John Love, executor, to Peter Goodfellow, April 12, 1886, 17 ft. by 69 ft 5,300

Sixteenth st., E. s., 32 ft. N. Montgomery, Wm. G. Serrill to Catharine Johnson, April 14, 1886, 16 ft. by 74 ft.; g. r. $210 3,000

Sansom st., 1612, John Conly to Patk. Franklin, March 30, 1886, 14 ft. by 50 ft. 2,280

Sixty-second st., E. s., 240 ft. S. Locust, James N. Irwin to John Bromley Allen, April 8, 1886, irreg 425

Snyder ave., S. s., 36 ft. E. Seventh, James P. McGonigal to Samuel D. Jones in trust, April 9, 1886, irreg. shape .... nom.

Hanover st., 1122, William G. Fox to Jacob G. Neafie, April 16, 1886, 18 ft. by 102 ft. 3¾ in 4,500
1121 Savery, 18 ft. by 58 ft. 2,000

Moyamensing ave., E. s., 48 ft. S. Dickinson, United Firemen's Insurance Company to the City of Philadelphia, March 31, 1886, 32 ft. by 74 ft. 8,500

Spring Garden st., N. E. cor. Thirty-second, David M. Hess to Hy. D. Justo, March 31, 1886, 55 ft. by 160 ft.; g. r. $60 9,500

Susquehanna ave., S. W. s., 128 ft. N. W. Coral, Joseph Mayberry to John Watt, April 14, 1886, 16 ft. front 2,750

Tasker st., N. W. cor. Caernarvon, Geo. W. Steinbach to John Johnson, April 1, 1886, 17 ft. 6 in. by 48 ft.; g. r. $72 1,000

Tenth st., W. s., 80 ft. N. Ontario, Phillippine Audibert et al. to Christian Mueller, April 12, 1886, 25 ft. by 75 ft. 380

Lawrence st., W. s., 157 ft. 6 in. N. Somerset, Benjamin H. Wisler to Henry Weske, March 27, 1886, 13 ft. 6 in. by 46 ft. 1,750

Lawrence st., W. s., 211 ft. N. Somerset, B. H. Wisley to Andrew Schempf, April 12, 1886, 13 ft. ½ in. by 46 ft. 1,550

Tulip st., E. s., 278 ft. S. Venango, Wm. Parker to Peter Newton, April 12, 1886, 18 ft. by 100 ft. 120

Twentieth st., E. s., 439 ft. N. Jefferson, Charles H. Camp to David M. Hess, April 13, 1886, 17 ft. 10 in. by 76 ft.; mtge. $4,250 2,000

Twenty-fourth st., E. s., 194 ft. 9 in. N. Berks, H. L. Roat to Ida F. Wetherill, April 9, 1886, 14 ft. 3 in. by 87 ft. 6 in 3,700

Twenty-seventh st., E. s., 79 ft. N. Oxford, Charles H. Zelner to David Walton, March 17, 1886, 18 ft. by 87 ft. 6 in .... nom.

Walker st., N. W. s., 100 ft. S. W. Vankirk, Wissinoming Mutual L. & I. Co., to M. Isabel Lavers, Mar. 31, 1886, 33 ft. by 200 ft. 125

Winter st., N. s., 105 ft. W. Twentieth, John Neely to Jas. A. Gamer, April 12, 1886, 17 ft. by 55 ft. 2,475

Wood st., N. s., 165 ft. E. Twentieth, Ann Fitzpatrick, ex., to Louis Bergdoll, April 2, 1886, 15 ft. by 30 ft. 4,500

Woodstock st., W. s., 61 ft. S. Berks, Charles W. Coulston to Charles J. McGonnell to Mary Coulston. Apr. 13, 1886, 6 lots, each 14 ft. by 49 ft. 7½ in .... nom.

John H. Scott to Frances Cook, April 14, 1886, 20 lots on Dick's ave. and Eighty-fourth st., 200 ft. by 347 ft. 6 in 8,000

SATURDAY, April 17, 1886.

Amber st., 2412, Christiana Kaiser to Fred'k Selzer, April 16, 1886, 12 ft. by 69 ft. $2,000

Arch st., 319, Helena Thompson et al. to John L. Kentlehart, April 8, 1880, 25 ft. by 124 ft. 1,000

Aramingo st., N. W. s., 140 ft. N. E. Madison, James Collins to Alice Kerwick, April 15, 1886, 20 ft. by 130 ft. 925

Baring st., 3418, Chas. B. Grant to Frederic Schoff, April 15, 1886, irreg. shape 14,000

Carlisle st., E. s., 170 ft. S. Park ave., John M. Sharp to Elizabeth Hermann, April 14, 1886, 15 ft. by 85 ft.; g. r. $96 1,700

Chadwick st., E. s., 160 ft. S. Reed, Mary T. Crawford to Deborah P. Atherton, April 7, 1886, 14 ft. by 52 ft.; g. r. $51.50 450

Chatham st., N. W. s., 656 ft. N. E. Ann, Cath. Siddall et al. to John S. Konig, 22 ft. 5¾ in. by 82 ft. 6 in.; g. r. $460 100

Clarion st., W. s., 282 ft. 2 in. S. Tasker, Wm. R. Matchett to Patrick McGeehan, April 7, 1886, 13 ft. by 48 ft. 1,350

Darien st., E. s., 182 ft. N. Huntingdon, Amos D. Kennedy to Wm. H. Wallace, April 10, 1886, 28 ft. 1 in. by 40 ft. 3,600

Darien st., E. s., 154 ft. 1 in. N. Huntingdon, A. D. Kennedy to Agnes C. Wallace, April 10, 1886, 27 ft. 11 by 40 ft. 3,600

Dean st., 1942–1944, Aquila Nebekir to Rose Steinhart, April 12, 1886, 28 ft. by 49 ft. 2,210

Fairmount avenue, S. s., 121 ft. W. Twelfth, Wm. H. Merritt to Henry Koshland, April 10, 1886, irregular shape 6,900

Fifth st., W. s., 54 ft. N. Cambria, George W. Brous to John S. Dixon, April 9, 1887, 18 ft. by 72 ft.; g. r. $54 2,200

Fifteenth st., E. s., 175 ft. 7 in. N. Norris, John Dickey to George R. Reinhart, April 14, 1886, 16 ft. 6 in. by 90 ft. 8 in 7,000

Firth st., 804, Michael O'Marra to Kate Doyle to Annie O'Marra, April 14, 1886, 13 ft. 4 in. by 42 ft.; mtge. $1,000 .... nom.

Fitzwater st,, 1629, Daniel Lafferty to Annie C. Mulholland, April, 1886, 12 ft. 4 in. by 51 ft. 2½ in 2,500

Fortieth st., W. s., 25 ft. S. Ludlow, Ellwood D. Graham to William J. Moore, April 7, 1886, 25 ft. by 71 ft. 13.000

Fortieth st., 430 S., Jos. L. Richards to Maud Fisher, April 14, 1886, 23 ft. 10¼ in. by 135 ft.; also 432 S. Fortieth, 23 ft. 10¼ in. by 135 ft. .... nom.

Front st., S. W. cor. Cambria, Clara Lerker et al. to Joseph Mayberry, April 2, 1886, 36 ft. by 108 ft. 9⅜ in 6,000

Front st., W. s., 136 ft. S. Cambria, Richard A. F. Penrose to Joseph Mayberry, March 30, 1886, 36 ft. by 108 ft 9⅜ in.; W. s. Hope, 36 ft. S. Cambria, 36 ft. by 108 ft. 9⅜ in 4,500

Fiftieth st., N. E. cor. Linwood, David M. Hess to Regina Goldbeck, April 13, 1886, irreg. shape 1,000

Germantown ave., N. E. cor. Angle, Mary Whitman to Chrs. Brown, April 6, 1886, irreg. shape 2,500

Godfrey ave., W. s, 314 ft. 4⅛ in. N. Jefferson, Julius Koehler to Joseph Hottinger, April 14, 1886, 13 ft. 4⅜ in. by 35 ft. 9⅜ in 1,800

Lawrence st., E. s., 300 ft. 7¾ in. N. Jefferson, Carl F. Huck to Julius Koehler, April 14, 1886, 16 ft. by 67 ft. 7¾ in 3,200

Lawrence st., 2003, Francis Bilger et al. to John Engel, April 6, 1886, 12 ft. by 90 ft. 1,800

Lingo st., E. s., 268 ft. N. Dickinson, Wm. R. Matchett to Deborah P. Atherton, April 7, 1886, 14 ft. by 48 ft.; g. r. $52.50 325

Lombard st., S. s., 142 ft. E. Eleventh, J. Prosser Osbourn to Thomas W. Allmond et al., April 8, 1886, 16 ft. by 70 ft., mtge. $1,800 1,300

Mermaid ave., N.W. s. 34 ft. 10 in. N. E. Twenty-sixth, John Peberdy to Mary Campbell, March 31, 1886, irreg. shape 2,800

Mifflin st., N. s., 15 ft. and 105 ft. W. Bond, Mary T. Crawford to Deborah P. Atherton, April 7, 1886, each 15 ft. by 47 ft.; g. r. $48 each 1,150

Mill st., S. E. s, 145 ft. 5⅞ in. S. W. Cumberland, Eliza Browning to William G. Hammer, April 9, 1886, irreg. shape 1,950

Oriana st., E. s., 236 ft. N. York, Mary P. Serrill to Pearson Serrill, March 16, 1886, 12 ft. by 45 ft. 9 in.; W. s. Oriana, 125 ft. N. York, 37 ft. 6 in.; E. s. Fourth, 175 ft. N. York, 15 ft. by 55 ft. .... nom.

Oriana st., E. s., 236 ft. N. York, Pearson Serrill to Moses A. Johnson, April 7, 1886, 12 ft. by 45 ft. 9 in.; W. s. Oriana, 125 ft. N. York, 37 ft. 6 in. by 44 ft. 6 in 5,200

St. David's st., N. W. cor. Race, Margaret E. Evans to Robert Garrett, Dec. 31, 1885, 143 ft. 4 in. by —— 22,000

Savery st., S. W. s., 80 ft. N. W. Wildey, David S. Clunn to John H. Steckert, April 1, 1886, 20 ft. by 80 ft. 1,400

Smedley st., E. s., 80 ft. N. Venango, William J. Rheiner to William H. Root, April 1, 1886, 40 ft. by 60 ft. 1,333

Sprague st., N. s., 317 ft. 8¼ in. W. Stenton ave., James V. Finny to Thomas J. Cummings, April 14, 1886, 20 ft. by 100 ft. 150

Stenton ave., E. s., 63 ft. S. Spencer, H. Oscar Roberts to James Sykes, April 15, 1886, 21 ft. by 90 ft. 350

Stenton ave., E. s., 42 ft. S. Spencer ave., John Bellangee Cox to James Sykes, Feb. 24, 1886, 21 ft. by 90 ft. 290

Third st., N. E. cor. Fairmount ave, George Alexander to John Cunniff, April 15, 1886, irreg.; g. r. $26 and $21.67 10,800

Twelfth st., 1923 N., William M. Levering to Samuel J. Dickey, April 15, 1886, 21 ft. by 100 ft. 13,600

Twelfth st., 2803 N., Michael Applehouse to Ernest Otto Beyer, April 9, 1886, 16 ft. by 91 ft. 6 in 2,950

Thirteenth st., 1233 N., Isaac N. Smith to Charles C. Schwamb, April 14, 1886, 15 ft. by 68 ft. 4,600

Eighth st., 1337 N., William C. Burk to Henry Burk, trustee, March 23, 1886, 16 ft. by 100 ft. 1,000

Twenty-first, W. s. and N. s. Shamokin, J. B. Austin, committee, et al. to Alexander Crow and Alexander Crow Jr., March 20, 1886, irreg. shape; mtge. $690 14,800

Twenty-fourth st., N. W. cor. Sansom, John Baird et al. to Robert Garret, Jan. 14, 1886, 118 ft. by — 58,000

Twenty-seventh st., W. s., 195 ft. N. Saulnier, Samuel H. Smith to Edwin T. Harvie, April 15, 1886, 15 ft. by 60 ft. 3,500

Twenty-ninth st., W. s., 121 ft. ½ in. N. Ridge ave., John Jacob Haegle to Charles F. Bower, April 14, 1886, 32 ft. by 60 ft. 4,000

Walnut st., 3321, Charles A. Day to Theodore Earp to Susana Day, April 14, 1886, 20 ft. by 104 ft.; mtge. $4,575.28 .... nom.

Wallace st., S. s., 110 ft. W. Thirty-sixth, Amanda L. Torboss to Wm. R. Martin, April 16, 1886, 26 ft. 6 in. by 92 ft. 1,700
Washington ave., N. s., 76 ft. 1½ in. W. Third, Thomas Ford to John H. Mohrfield, April 14, 1886, 15 ft. 1½ in. by 58 ft. 5½ in. 2,640
Weiss st., W. s., 42 ft. S. Spencer ave., Enoch Taylor to John Sykes, Feb. 24, 1886, 21 ft. by 90 ft. 550
Woodstock st., 2025 N., Edwin A. Gaskell to Theophilus B. Bockius, April 7, 1886, 15 ft. by 56 ft 2,400
Woodstock st., 1544 S., Lewis P. Simpson to Hannah B. Longstreth, April 12, 1886, 14 ft. by 45 ft. 6 in.; g. r. $12. 650

Government Buildings.

The rent paid by the Washington Government amounts to $953,900 per annum, which would justify an expenditure for public building of some $32,000,000. The committee appointed to investigate into the propriety of the Government erecting its own buildings, cite many considerations of public policy which favor the erection of public buildings, as the surplus revenues may justify, until the public service shall be performed in buildings owned by the Government and suited to its purpose.

The sum authorized to be expended for public buildings by the Forty-sixth Congress was $4,186,000; by the Forty-seventh Congress, $6,115,600, and by the Forty-eighth Congress, $4,683,500. Since the 4th of March, 1789, there have been constructed 329 public buildings, at a cost of $94,460,014.

Millions of Property Involved.

A DEATH-BED CONFESSION.

In 1839, Valentine Brobst, who was the owner of some 10,000 acres of coal lands, upon which the mining towns of Ashland and Mount Carmel have since been built, died in the city of Reading, Pa.

After his death it was learned that certain deeds to valuable lands were missing, and they have never been recovered. His daughter, who died here recently, is said to have confessed on her death-bed that she, at the instance of interested parties, and for the sum of $3,000, stole the papers just before her father's death, and that the land all passed into the hands of the men who conspired with her. Brobst's grandchildren have now instituted lawsuits to recover possession of the property, which is valued at several million dollars.

—All the boss carpenters in Milwaukee who belong to the Builders' Association have been notified by their men that on and after May 1st they will be expected to pay ten hours' wages for eight hours' work, and that they are expected to reply to the demand on or before Saturday of this week. The contractor who has the building of the county jail is to be made an exception. He took his contract last year.

The Shackamaxon Bank.

A SHORTAGE OF $430,000—$87,000 MISSING.

The Court examiners appointed to investigate the affairs of the broken Shackamaxon Bank concluded the taking of testimony on Wednesday last and adjourned for two weeks. Mr. Taylor Faunce, the assignees' accountant, made the following statement as to the present condition of bank affairs:

LIABILITIES.

Amount due depositors	$595,000.00
Capital stock	120,000.00
Surplus fund	30,000.00
Due banks	31,000.00
Total	$776.000.00

ASSETS.

By cash received by the assignees from all sources since the failure or suspension of the bank	$146,744.32
Amount held by the Girard Bank as collateral for any indebtedness against the Shackamaxon Bank	9,228.82
Items still in the hands of the assignee, comprising bills receivable:	
Schedule B	$4,288.91
Schedule C	4,594.70
Schedule D	4,767.00
Omitted from inventory	200.00— $13,850.61
Schedule E—Overdue notes remaining unpaid	20,103.76
Schedule F—Drafts and checks deposited in Shackamaxon Bank and payments stopped from suspension	9,953.62
Schedule G—Real estate and fixtures	26,510.96
Schedule H—Overdrafts on individual ledger of Bumm & Schallenberger	3,564.08
Schedule I—Judgments, including balance due on William Bumm & Sons' notes	77,804.94
Schedule K—Conklin's account—Lien claims assigned by Joseph Conklin to the bank	6 165.72
Schedule L—Collaterals, bonds and mortgages given by William Schallenberger, dated July 30, 1880	30,000.00
Total	$346,921.83
Liabilities	$776,000.00
Assets	346,921.83
Deficiency	$430,078.17

This deficiency is partially accounted for by the overdrafts of William Bumm & Sons for $145,000; due by Joseph Conklin, $140,000; overdraft of William Schallenberger, Sons & Co., $35,000; losses in regular course of business during the existence of the bank, $22,000; making a total of $342,000.

There is unaccounted for about $87,000. The earliest date of the Conklin transaction as taken from the vouchers in the possession of the assignees is January, 1877, and continuing down to the failure of the bank.

The Bumm overdrafts originated in 1876, and on January 13, 1877, there were fraudulent discounted notes passed to their credit, making good the overdraft on that day.

Subsequently, at stated periods, the account was overdrawn and made good in the manner stated above until the year 1881, when the overdrafts were concealed by false footings.

At the date of suspension, the stockholders in the Bank as they were registered upon the books, stood as follows, each of whom will certainly have to stand suit individually, as they are liable for the debts of the corporation to an amount equal to double the value of stock held by them, which will be $200 per share.

	No shares.		No shares.
Thomas Branson	20	H. Robson	40
William Bault	10	Catharine Riehl	3
F. P. Beal	5	William Steele	5
John Beez	30	John B. Stetson	5
Henry Becker	64	H. F. Smith	10
M. E. Berghauser	14	S. S. Skirving	10
John Bley	30	Margaret Scott	15
William Boyd	5	W. Schollenberger, Sr.	20
J. C. Bowers	50	Peter Tees	20
Henry Bumm	100	Charles Tillyer	15
Samuel H. Bumm	20	Isaac H. Tillyer	10
Wm. Bumm & Sons	160	George Thornley	30
M. E. Cramp	10	W. Thompson	25
Joseph Caldwell	30	Thomas S. Wright	10
B. R. Caskey	30	I. H. Wainwright	20
James Craiz	5	H. W. Wisler	110
F. S. Christian	5	Mrs. A. J. Lathrop	20
Bernard Corr	50	John Loughlin	5
John Cochran	100	W. H. Lyne	35
Ann Cochran	10	Samuel McFadden	7
James Conlan	50	James McCartney	50
Samuel Currie	5	A. G. McAuley	10
Robert Dallas	7	Elizabeth May	5
Kate Dickel	10	Maria Martin	10
A. T. Dickson	127	David Miller	20
Mrs. A. N. Dickson	10	M. E. Mitchell	10
James Dittie	10	Est. of J. Milligan, Sr.	10
Isaac S. Elder	8	Est. of J. J. Murphy	15
Jos. C. Ferguson	30	Sallie J. Ott	10
Geo. W. Graff	10	A. S. Owen	10
D. W. Grafley	10	Joseph Paxson	20
W. R. Gaulbert	42	James Peters	10
James Givins	10	John Peterson	10
C. C. Hartman, Jr	2	John W. Rees	2
Henry Holmes	20	M. Ridpath	10
Archibald Holmes	25	John S. Riehl	10
H. M. Housekeeper	20	P. J. Ritter	5
Samuel C. Huey	10	James Ritchie	45
James Irwin	20	L. H. Wisler	20
W. O. Johnston	20	David White	60
Jacob Jones	5	M. E. Yard	20
J. R. Jones	35	Owned by bank	597
Judge Bros	90	Total	3,000
George Kessler	29		
F. Rohrbacker	5		
W. H. Rhoads	15		
M. E. Rhoads	5		
John Rose	100		

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Supreme Court Decisions.

The following judgments were filed in the Supreme Court on Monday in Philadelphia cases: Common Pleas No. 1—Baird vs. Ætna Life Insurance Company, judgment affirmed. Common Pleas No. 2—Rose vs. Keystone Shoe Company, judgment affirmed. Common Pleas No 3—Nurdlinger vs. Irvine, Drew vs. same, Kelley vs. same; judgment affirmed in each case. Common Pleas No. 4—Maher's appeal, decree affirmed and appeal dismissed at costs of appellant; Thomson vs. Junkin, Gowen et al., Receivers vs. Glaser, Dealey vs. Philadelphia and Reading Railroad Co.; judgment affirmed in each case. Quarter Sessions in re—Opening of Fifteenth street, judgment affirmed. Common Pleas No 2—Lane's appeal, decree affirmed and appeal dismissed at appellant's cost. Common Pleas No 1—Shilling vs. Abernachy, judgment affirmed. Common Pleas No 2—Alcorn vs. City, judgment affirmed.

No. 201, Edward J. Cantrell et al., appellants, vs. Washington Wallick. Appeal from the Circuit Court of the United States for the Eastern District of Pennsylvania. Decree affirmed with costs and interest. Opinion by Mr. Justice Woods.

News from the Workers.

The three thousand brickmaker' of this city will enter the Knights of Labor next week. The journeymen house painters are organized throughout the city. The 1,000 united hod carriers begin working nine hours a day, on and after April 24th. Wages are $2.50 per day. The slate mantel workers', including cutters, setters, marbleizers, finishers and rubbers, have organized a union and will ask for higher pay. Branches of the Plasterers' National Union have been established in several towns and cities throughout the country. At the last meeting of the Building Trades' Councils, held on Thursday evening, at 1224 Locust street, there were representatives present from the following crafts: Unions composed of bricklayers, plumbers, carpenters, plasterers, house painters, stonecutters, masons, tin rooffers, slate mantel cutters, plasterers, laborers, hod carriers, free stone cutters and mill workers.

The Knights of Labor intend to erect a large hall which will accomodate fifteen or more assemblies at the same time, and which will provide a suitable lecture room, library and room for various offices which will be used by the order. Different sites have been looked at by the committee in charge, but no definite results reached. It is understood that the matter is to be pushed, and a hall that will do credit to the Knights will be erected.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Phila'a.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and riginal designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

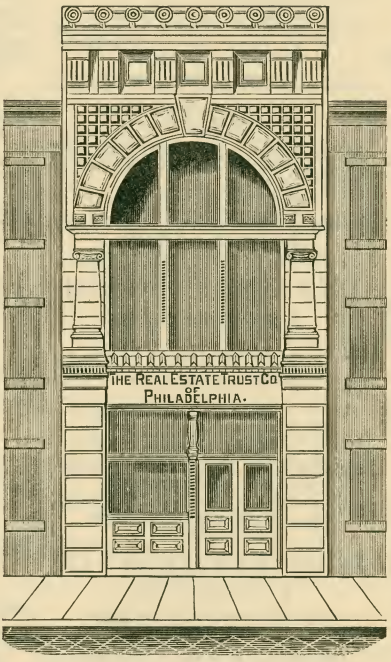
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 16. PHILADELPHIA, MONDAY, APRIL 26, 1886. PRICE 15 CENTS

New Building of the Real Estate Trust Co., of Philadelphia,

To be erected at 1340 Chestnut Street.



The Real Estate Trust Company of Philadelphia, chartered in August, 1885, possesses the franchises, also, of The Real Estate Exchange, Rental and Trust Company, and by virtue of the powers under these two charters, it transacts a general real estate business, including buying, leasing and selling property; gives special attention to the renting of properties and the collection of rents; to the payment of taxes and water rents; to the collection of ground rents and interest on mortgages; to the making of needful repairs on such properties, and in all respects to take the same charge and management of and to give the same attention to real estate as the owner could do; issues policies of title insurance to real estate and real estate securities; acts as trustee, guardian, executor, administrator, assignee, receiver, committee, etc.; receives and executes trusts of every description under appointment of courts, corporations and individuals, and becomes surety for the faithful performance of any trust or office; receives money on deposit, allowing interest thereon, and pays out the same on check, and receives for safe deposit securities and other articles of value, and rents safe deposit boxes in the burglar and fire-proof vaults.

This Company started its business at No. 321 Chestnut street, and by its careful, conservative methods has deserved the large measure of success which it has already secured. It can claim the credit of having negotiated sales of property at the highest price ever obtained for real estate in Philadelphia, and its management of the houses placed under its care has elicited the warmest commendations of those who have had the wisdom to avail themselves of its services in this respect. It has already outgrown its temporary quarters, and having purchased No. 1340 Chestnut street, intends at an early day to erect thereon a handsome granite structure, a sketch of which we present to our readers today.

The new building, which will be occupied by the Company in January, 1887, will be thoroughly fire-proof, and will contain a commodious burglar-proof vault, with accommodations for a safe deposit business, which is so much needed in the central part of our city. It will be protected by electric wire connections with the police stations and the Bell Telephone Exchange, as well as by private watchmen.

The residents of the central and western portions of our city and the business men of West Chestnut and Market streets will then be supplied by The Real Estate Trust Company with safe deposit vaults and trust company accommodations, which the eastern part of our city has hitherto monopolized.

This location will also be a very convenient and advantageous one as a real estate centre, and its proximity to the new City Hall and the public offices and departments will be valuable to the Company, as the second Title Insurance Company in the city, in its Title Insurance Department.

The Directors of the Company are all well-known business men, George Philler, Henry C. Gibson, Lemuel Coffin, Beauveau Borie, William M. Singerly, John Wanamaker, Edward T. Steel, Charles W. Henry, John F. Betz, Thomas Dolan, R. Dale Benson and Frank K. Hipple, and its officers are: President, Frank K. Hipple; Treasurer, William F. North; Secretary, William R. Philler, and Real Estate Officer, Thomas B. Prosser.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St, Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
JANUARY 1ST, 1886.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*

INCOME IN 1885.

From premium receipts in United States	$3,553,506 86	
From other sources	222,078 39	
Total		$3,775,584 75

EXPENDITURES.

Net amount paid for losses paid in United States	$2,035,133 31	
Commissions, salaries, and all other charges,	804,270 16	
Amount paid for taxes	86,374 65	
All other payments and expenditures	194,254 86	
		$3,120,032 98
Losses paid in the United States since organization		$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BURD P. EVANS,
BUILDER, Knox St. below Manheim, Gtn.
City Office, 619 Walnut St., Phila.
Care of Estates especially solicited and repairs thoroughly executed at short notice.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 16. PHILADELPHIA, MONDAY, APRIL 26, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE.
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
All communications should be addressed,
REAL ESTATE PUB. CO.

PHILADELPHIA, MONDAY, APRIL 26, 1886.

NOTWITHSTANDING the many learned opinions that have been expressed upon the cause of the white incrustations to be frequently found upon the fronts of brick buildings, the REAL ESTATE RECORD takes issue with them all, and asserts that they are incorrect. It has been frequently held that these incrustations are the exudations of certain salts or chemicals which existed in the clay before the brick was formed. Other opinions expressed the idea that it is caused by coal-burning, and that brick burnt with wood fires were entirely free from it. Theories as well as scientific reasoning frequently fall to the ground in the face of practical facts. This is forcibly demonstrated in a case which exists at the present writing.

On the west side of Franklin street, below Vine street and opposite Franklin Square, there is a row of three-story brick houses, all of which were certainly built before the method of burning brick with coal came into general use. Every one of these houses during the whole of last week were nearly covered on their fronts with a very thick coat of white incrustations. This row of houses terminates at the German Lutheran Church, which is built of brown stone that certainly was quarried many miles away from Philadelphia. The front and steeple of this church had even a heavier coat of the self same white incrustation that was so plentifully distributed over the fronts of the brick houses. Certainly no more convincing evidence can be needed to prove that these white incrustations are solely the result of atmospheric influences, and that the brick fronts of houses are merely depositories for the same.

THE difference of opinion expressed by builders and architects as to the outcome of the general rise in values is indicative of one thing, namely, there is less certainty of ill effects than if perfect unanimity of opinion prevailed. The conservative influence which has been exerted during the past thirty or sixty days will in the end prove advantageous, no matter what the cause may have been, whether brought about by apprehension of losses or of insufficient profits. This upward tendency in values will work good results in more directions than one. For instance the new houses built will command higher rents and this fact will reflect favorably upon all other, or a great many houses. Of course it is no easy matter to raise rents generally and is an impossibility excepting under a long period of prosperity. The stimulus given to building will make houses plenty enough, so that in the older sections of the city improving rents will not be general, but it may be said that houses erected within the past two or three years will probably share in this improvement, which will be enlarged with those constructed this year. Nearly all of the leading builders still express the opinion that they expressed two months ago and longer, that the demand for houses will be sufficient to allow the carrying out of all the enterprises projected early in the season. Just what per centage of building is waiting a settlement it would be no easy matter to say, but it can be said that it is a very small one. If building enterprise was managed by individual builders and men of small capital, we might expect a scare among builders, but building operations are controlled by a few men who see far and who are not easily alarmed, and who have confidence that the demand of the country will absorb all the house-room and shop-room which they will find it prudent to furnish.

THE house of the near future, says the *Boston Journal of Commerce*, will have no fireplace, steam pipes, chimneys or flues. Wood, coal oil and other forms of fuel are about to disappear altogether in places having factories. Gas has become so cheap that already it is supplanting fuels. A single jet fairly heats a small room in cold weather. A New York artist has produced a simple design for heating entirely by gas at a mere nominal expense. It is a well-known fact that gas throws off no smoke, soot or dirt. The artist filled a brazier with chunks of colored glass and placed several jets beneath. The glass soon became heated sufficiently to thoroughly warm a room 10x30 feet in size. This design does away with the necessity of chimneys, since there is no smoke; the ventilation may be had at the window. The heat may be raised or lowered by simply regulating the flow of gas. The colored glass gives all the appearance of fire; there are black pieces to represent coal, red chunks for flames, yellowish white glass for white heat, blue glass for blue flames, and hues for all the remaining colors of the spectrum.

BELOW we present the report, No. 103, of Inspector Wm. McDevitt. It contains information which every builder, property owner, and those having valuable properties under their charge, should know. The uniform opinion heretofore held, that asbestos is an absolute non-conductor of heat, Inspector McDevitt explodes with a few incontrovertible facts, which greatly outweigh all scientific theories. Mr. McDevitt is entirely too practical and too well trained by years of experience to hunt for causes and effects for even a probability of his being mistaken to become worthy of consideration.

The anti-inflammable properties of asbestos are, beyond question, fully established by its use, but its conducting properties make it entirely too dangerous to justify its further use. Philadelphia has enjoyed the expensive luxury of too many fires the origin of which will forever remain undetermined, unless, in cases where asbestos was used to protect wood work from the heat of steam- and smoke-pipes, they be attributed to it. Owners of properties should enforce an instant and rigid examination of those parts of their buildings where asbestos pipe coverings or asbestos plaster comes in contact with the wood work. In the case of the Market street store, referred to in the report, there were tangible evidences that the heat conducting properties of the asbestos used to protect the wood work had actually set the wood on fire. Of course there is a possibility that the asbestos in the Market street store was inferior, or even a mixture, containing but a small percentage of true asbestos. In justice to the asbestos manufacturers investigation should be instigated to determine this point; at all events, caution is better than cure. Pipe coverings should be looked after.

(No. 103.)

Fire Insurance Patrol
CAUTION.

ASBESTOS.—In circular No. 102 mention was made of a fire caused by the heating of asbestos sheeting to a degree sufficient to ignite the outside covering wrapped around an iron boiler stack. In the building S. W. cor. of Tenth and Market streets (C. Weber, furniture), the iron flue from the boiler is inserted in the wall, wired, and plastered over with asbestos. During an inspection yesterday objection was made to the danger from wood work in contact with the flue, which was found to be very hot, when upon removing the washboard it was found burning. A stairway recently placed against this flue, likewise exposed, is to be removed. The flue with its proposed protection has been in use only three weeks. It should be remembered that asbestos, although non-inflammable, is, under certain conditions, a conductor, and an absorbent of heat to a degree sufficient to ignite wood work in contact therewith.

WM. MCDEVITT, *Inspector.*

REAL ESTATE.

Real Estate Matters.

The real estate transactions of the past week have been, as usual, for small lots for the most part, but in two or three cases transfers were made of large plots for building purposes, which have been under way for several weeks. Two or three of the best posted real estate agents stated, that but for determination or stubbornness, as they put it, of some of the holders of real estate within the city limits, more property would change hands, but that the buyers are unwilling to meet the higher views, only in exceptional instances, where land is absolutely necessary. In the factory districts several small pieces of property have been bought, either to be built on this year or next, and along the lines of the Baltimore and Ohio Road, in the southwestern section of the city, several tracts have been bought up, to be held for the best future use that can be made of them. Elsewhere, throughout the suburbs, considerable property is being offered, but at prices which rather deter than attract buyers. The legitimate requirements for house building purposes are sufficiently large to prevent any reaction in prices, but the demand is not sufficient to justify the prices asked by those who desire to sell.

The real estate exchange project is not exactly dead, but it is in an extremely sound and healthy sleep. It is not necessary for the real estate operators to step around on tiptoes for fear of awaking it, nor to ask the brass band to go around the other square for fear of disturbing it. Its nap may probably last all summer.

Conscience Stricken.

$500 was sent to the City Treasury on Thursday by a conscience stricken tax payer who failed to sign his name. A Postal Card directed to Tax Receiver Hunter accompanied the amount; it read: "The inclosed $500 is for State taxes unpaid for some years, owing to a mistake in construction of law in regard to same." The money will go to the "conscience fund."

Obituary.

H. P. M. Birkinbine, formerly Chief Engineer of the Water Department, died on Wednesday evening, at his residence, No. 3535 Baring street, aged 76 years. He was for years a member of the firm of Birkinbine & Trotter, which erected the Water and Gas Works at Germantown and the Water Works in West Philadelphia. He was first elected Chief Engineer of the Water Deparment in 1857, and served in that capacity for seven years.

Changing the Name and Paving Long Lane.

A meeting of property-holders was held at the office of L. E. Pfeiffer, at 1251 Long lane. Jarden, Amos Dotterer, and several other property owners were present. Mr. Pfeiffer was appointed Secretary, and it was resolved at this meeting to petition Councils to pave Long lane, also to change the name. Long lane has always had an unsavory name, and it was suggested to change the name to Point Brecze avenue. This section of the city, from a bare waste, is being rapidly built up into a blooming city of itself.

Gas Trust.

On Thursday, the Committee on Works recommended the erection of a "Stack" and fixtures for the regenerative system of firing furnaces at the Ninth Ward works, at an estimated cost of $135,800. The Committee on Distribution received a report from Chief Engineer Parke in reference to the proposed increased supply of gas for Germantown and Chestnut Hill, and stated that it would be necessary to lay 42,651 feet of 12-inch pipe to accommodate that territory. This would cost $70,000. Mr. Rittenhouse said if the pipe were laid that the increased supply would pay for itself within two years. It was decided to postpone action on the report until the members of the Trust go over the proposed route.

The Pledged Securities.

In the United States Court, on Thursday last, Judge McKenna refused the application of Francis S. Gowen for the right to apply $1,100,000 of the Reading Consolidated Second Series (5's) Loan to assist in taking up the collateral pledged for the floating debt of the Jersey Central, which has been advertised to be sold on Tuesday.

The application further asked that securities of the Jersey Central Railroad Company which are sufficient for that purpose shall be sold to pay the floating debt of that company. It is the intention of the Jersey Central Managers to sell the collateral of the Reading Company pledged for the Jersey Central's floating debt, and apply the proceeds to the dividends of that company which the Reading has defaulted upon.

Charters Granted.

The Prospect Brewing Company, of Philadelphia, capital, $200,000; the stockholders are Karl Hulber, New York; Charles Walters, Charles Sulzner, Lewis Erb and John Ludwig, Philadelphia. Picton Manufacturing Company, of Philadelphia, capital, $30,000. Susquehanna Manufacturing Company, of Epsy, Columbia county, capital, $30,000. Columbus Building and Loan Association, of Pittsburg, capital, $500,000. Keystone Light and Power Company, to supply light, power and heat by electricity to Philadelphia and vicinity; capital, $80,000. M. Richards Muckle, Jr., is Treasurer. Benjamin Franklin Premium Building and Loan Association of Allegheny City; capital, $250,000. The Philadelphia Mortgage and Trust Company, capital, $500,000, Richard T. McCarter, Jr., is the Treasurer. The Zeister Printing Company, of Philadelphia, capital, $300,000. Isaac S. Sharp is Treasurer. Excelsior Building and Loan Association, of Altoona, capital, $100,000. The Jefferson Loan and Building Association, of the same place, capital, $1,000,000.

The Labor Question.

A great deal of turmoil and no small amount of vexation to investors, contractors, architects, builders and others interested in the labor question has been settled on a basis which passes as satisfactory. Carpenters will be paid $2.75 for nine hours per day, instead of $2.75 for ten hours as heretofore. Stonemasons, painters and the members of all other branches of the building crafts have come to satisfactory terms with their employers. The employers, it may be stated, are glad to make the concessions they have made. They would prefer to pay $2.75 rather than $2.50 or less. They would prefer to see their men work nine hours rather than ten. Their backwardness in acceding to these demands is due, first, to whether the demands made will be general, and, second, whether the advance asked is a legitimate one. Besides this, builders and all others know that increasing cost of labor is an actual tendency to check investment. The building interest of Philadelphia has had enough discouragement during the past four years and are naturally anxious to nurse the present healthful condition of things into greater activity for their future benefit. As it appears now the nine hour day will go into effect quietly on next Monday, May 3d, not only in Philadelphia but in all the larger and smaller cities throughout the United States.

An Alleged Fraud.

Benjamin S. Sharp, deceased, as administrator of Henry Sharp's estate, who died May 31, 1875, is charged by William Sharp, of Yorkshire, England, with having perpetrated a fraud by having falsely represented that Henry died without any next of kin excepting himself. The petitioner also claims that the administrator sold a property at the Southeast corner of Forty-eighth and Market streets to an employé for $3,000, which was actually worth $8,000, the latter having reconveyed it to the administrator; that by false and fictitious charges of debts and many material errors Henry's estate was robbed by the administrator. Also, that when Benjamin died in January last, he bequeathed to the petitioner $1,000. They were brothers, and now William, who claims that he did not know of the condition of affairs until Benjamin died, asks for a rehearing of the whole matter. Judge Hanna granted a citation on George W. Freas, the executor of Benjamin Sharp's estate, to show cause why a review should not be had returnable on the 8th of May.

Mr. F. Deakyne's New Office.

Right in the midst of the busiest part of Walnut street, adjacent to a score of his real estate brethren, Mr. Deakyne has permanently located. Some time ago he purchased the property 723 Walnut street with the view of utilizing it for business purposes, the rapid growth of his business necessitated his removal from 255 South Fifth street to more adequate quarters sooner than he expected, he consequently arranged to have the entire building thoroughly renovated and altered to meet the demand for offices in that now very popular part of the street. Although his shingle has been hanging out at his new quarters for some weeks his formal occupancy only commenced on Monday the 19th inst. The front or main office is a pleasant, airy, handsomely papered room, 15 feet by 20 feet, back of which is Mr. Deakyne's private office, the wall decorations of which are even more elaborate. A beautiful Axminister carpet extends the entire length of both offices.

The real estate fraternity need not be surprised if a cordial invitation to an old fashioned house warming is extended at a very early day.

Contractors and Architects.

The Pittsburg contractors have had a good deal of discussion with reference to their standing with architects. At a recent meeting the position of contractors toward architects was discussed at length. The trouble lies in the fact that when plans and specifications are drawn up by the architect a clause is inserted to the effect that should any addition to or alteration of the specifications be necessary to carry out the plans, the contractor will be expected to perform the additional work for the original contract price, and should any dispute arise between the builder and the owner of the property the architect shall decide the matter in dispute, and his decision shall be final. The power thus given to the architect occasionally results in loss to the contractor, but the expression of the meeting was to the effect that in making a contract the builder usually allows himself a margin for alterations, and, though loss sometimes results, it was very seldom. It was decided that at a future meeting a committee should be appointed to wait upon the architects of the two cities and endeavor to have specifications drawn up in a more complete manner for the future. The meeting disavowed any intention of boycotting architects, as recently published.

A constitution and set of by-laws for the new association was discussed seriatim and partially adopted, the lateness of the hour preventing the completion of the work.

Natural Gas in Ohio.

A conference held at Youngstown, Ohio, resulted in the Ohio and Pennsylvania Natural Gas and Fuel Company, both corporations organized there and each having secured a franchise from council to lay pipes through the streets, consolidating and forming a new company with a capital of $100,000. Of the stock the first named secured $45,000 and the other $55,000. The Ohio and Pennsylvania company has spent about $28,000 in drilling for gas through Butler county and the Columbia Gas Company purchases their interest in the territory where they have put down wells for $20,000. Further, the Columbia Gas Company is to lay a pipe line to the State line in the vicinity of Sharon, and the company here agrees to lay a pipe line from this city to connect with the Columbia at the State line. Under the agreement the Columbia is to furnish a full supply of natural gas and to receive 50 per cent. of the revenue the company there getting 60 per cent. The contract is regarded as a very favorable one to the parties there, and if pipe can be secured the line will be laid and a full supply of natural gas secured here by July 1.

Water Statistics.

The net available appropriations during the year, including a balance of $39,617.43 to the credit of special appropriations, amounted to $909,779.82. The total expenditures from this sum were $901,931.49, leaving a balance at the close of the year of $7,848.33, of which there were merged into the treasury as balances from items of regular annual appropriations $1,615.43, and a non-merging balance from special appropriation of $6,232.90, which was on hand January 1, 1886, and available for expenditure during the current year for the purposes to which it is applicable.

The collections during 1885 aggregated $1,826,164.04, to which amount should be credited $70,000, due to the reduction in the charge for horse-power from $3 to $2, which went into effect last year.

With reference to the distributing system, Colonel Ludlow believes that "the provision for storage is quite insufficient, and for subsidence almost entirely lacking. There are no appliances for filtering or clarifying the water. These are matters of too serious a nature to warrant their neglect."

To put the East Park reservoir in service will cost about $1,250,000 and require two or three years' time. When completed it will not only furnish an opportunity to get rid of a considerable proportion of the weightier sediment with which the Schuylkill river is frequently charged, but will be a valuable safeguard against failure of the pumps or bursting of mains.

During 1885 there were 137,967 feet of new pipe laid, and relays and repairs made amounting to 93,783 feet.

Colonel Ludlow on the Future Water Supply.

In speaking of the future water supply for the citizens of Philadelphia the report has the following:

"Philadelphia lies at the confluence of two water-sheds, from one or the other of which its water supply must be taken. The Schuylkill has heretofore discharged this service, but the accumulated evidence proves that it cannot, even for the present, any longer be relied upon unless, by either great engineering constructions or the rigid enforcement of legislative enactments, which in the end would prove even more costly—the conditions can be radically and permanently altered. There remains the water-shed of the Delaware, and here two alternatives are presented: one the Perkiomen-Lehigh project, an enlarged modification of the original proposition of Mr. Birkinbine; the other the Point Pleasant Water-Gap project, now for the first time shown by these surveys to be practicable and comparable in cost with the other.

"The former plan impounds the Perkiomen water at Green Lane, and draws the additional amount needed from the eastern slopes of the upper Lehigh between Aquanchicola Creek and White Haven. The latter proceeds directly to the Delaware river at Point Pleasant, impounds the Tohickon, with auxiliary pumping from the main stream, and ultimately extends the conduit to near the Water Gap for a full gravity supply.

"It is from the pure and unpolluted rainfall of these elevated and desert regions that the community will hereafter drink; but meanwhile, and until increase of population shall have too seriously impaired the character of gathering grounds nearer at hand, the great expenditures needful to draw the entire supply from those distant sources is shown by the surveys to be unnecessary for the present, and for a period in the future not definately determinable."

Of the two projects Colonel Ludlow says that, while "Philadelphia might well be satisfied with either, his judgment, after full consideration, is clear as to the advisability of selecting the Point Pleasant route."

Capital Organizing.

A UNION OF MONEY INTERESTS.

It is learned that from the day last summer when Mr. Gould was forced to bow the knee to the Knights and grant their demands for an adjustment of grievances on the Wabash system capitalists and large corporations, seeing the handwriting on the wall, have been preparing for a final struggle. Practically speaking, a great union of the moneyed interests has been in course of formation for many months. At first the surface railroad corporations of New York did not belong to the union and they were forced to grant the demands of their men in January. Since then it can be positively stated that the presidents of the roads have joined the big union, subscribed anywhere from $1,000,000 and upward and are now prepared to give battle to the Knights. To this union of capital more than anything else is due the defeat of the Third avenue strikers. To this big union is due the defeat of the strikers on the Southwestern system and the defiant attitude of Mr. Hoxie.

When Mr. Hoxie turned his back on the members of the general executive committee of the Knights of Labor he knew that all the roads leading into East St. Lous had subscribed $250,000 as a fund to defeat the strikers. He knew that all the other roads of the country had subscribed or were willing to subscribe hundreds of thousands to crush the Knights of Labor and the labor unions of the country. The last to come into the big union are the sugar refiners of Brooklyn. They also have subscribed to the big fund and are prepared to fight to the bitter end. They are even more defiant than Mr. Hoxie. They refuse absolutely to take the strikers back at anything like their former wages. They will shut down entirely they say. Knowing full well that the Knights have a fund from which to draw support, they also have a fund running up into the millions from which to draw sustenance.

THE KNIGHTS OF CAPITAL.

A certain president of one of the trunk lines said on Saturday that his company stood ready to subscribe $500,000 to the fund at the first indication of trouble from its employés. Whether Mr. Gould is the General Master Workman of the Knights of Capital cannot be learned, but such is the report. This big fund has enabled the corporations to scour the country for non-union men, and it can be stated positively that in the event of a general tie-up of the railroads in New York or any of the other large cities these men stand ready to take the places of the strikers.

The sudden and unexpected collapse of what threatened to be a serious strike at the Whittenton Mills, Taunton, was caused by the discovery that the mill belonged to a huge organization of textile industries of New England, which has been formed so quickly that it has escaped all notice. The organization extends over Rhode Island and Connecticut, and already includes forty-nine large woolen mills, with such cotton mills as the Lonsdale and Hope Mills. The society was organized for mutual protection. It does not recognize the authority or dictation of the Knights of Labor in any way, but is prepared to use arbitration in the settlement of strikes. The organization is growing in numbers, and it proposes to give each strike careful consideration and to assist only those manufacturers who are unfairly treated by their help.

A second society, embracing all cotton mills of any importance in Maine, New Hampshire and Massachusetts, was quietly completed and elected its officers in Boston on Wednesday. The Massachusetts League is the league of cotton mills to which woolen mills are to be admitted, while the Rhode Island society was formed by woolen mills and subsequently admitted cotton manufacturers. During the last month the cotton mills of the State have been quietly preparing for organizing for mutual insurance against labor disturbances. The cotton manufacturing industry is better adapted for the formation of such an organization than many others because it is composed of a number of large mills rather than a large number of small ones. The quiet organization which has taken place has been conducted with much expedition and its result will probably be witnessed at the next attempt of the mill hands to secure the discharge of workmen who are not members of the union. The entire woolen as well as the entire cotton interest of the three States will be included.

The society has taken the form of a mutual insurance company, organized on the basis of the respective pay rolls of its members. It is not a corporation and has no stock. The yearly pay rolls of the Massachusetts mills that have already joined amount to $15,000,000. Every leading cotton mill in the State has already joined. The aims of the society are not in any sense aggressive and its purpose is not to attack the Knights of Labor, but simply to protect its members against unjust persecution. The methods of self-defense which the society will employ have not yet been made public.—*The Times.*

—For several years attempts have been made to produce a fire-proof plastering for buildings. As heretofore used the wooden lathing has rendered the ordinary plastering objectionable. Metallic laths do not seem to answer such a desirable substitute as to fill all conditions. We have latterly noticed that a plaster is being made of asbestos, silicate of soda and potash, and without lime or hair, that answers very well. The chemical action of the ingredients forms a hard, stone-like substance, having great cohesive and adhesive qualities. So great is the latter quality that the plaster requires no key or hair to hold it firmly in place, even on the smoothest surface in use in building. Where it is put on iron surfaces, the plaster being an alkali, it has little tendency to produce rust. The adhesive quality of the plaster is such that it will stick so firmly to a plain surface as to require the use of a chisel to separate it from the metal. This plastering can be laid in the coldest weather. If this new material is all that its friends claim it to be, it is certainly something very valuable.

Gossip of the Week.

The dwelling and lot, 15x75, No. 241 S. Fifth street, sold for $16,500.

The dwelling and lot, 1923 N. Twelfth street, 21x100, sold for $13,600.

John Loughran is building nine houses at Ninth and Huntingdon streets.

A large lot, 118 feet front, at N. W. corner Twenty-fourth and Sansom streets, sold for $58,000.

The store N. E. cor. Third and Fairmount ave., sold for $10,800, subject to a ground rent of $47.67.

Ground was broken on Wednesday morning for the new Jewish Synagogue on Seventh street above Columbia ave.

About 100 new houses were erected during the past year at Chestnut Hill, near the line of the Pennsylvania R R.

Mantua Church has purchased a valuable piece of ground at Belmont and Westminster avenues for mission purposes.

A new parochial school is to be erected in connection with St. Bridget's Catholic Church, at the Falls of Schuylkill.

John White is building thirty-eight houses on the lot corner Nineteenth and Federal streets. He also intends building more in the same vicinity very soon.

A large number of building improvements are in progress or in contemplation in Germantown, mostly on the west side and along the line of the Pennsylvania R. R.

A new rectory is in process of erection for St. Stephen's Church, on Locust street, below Broad, and a house on Girard street, between Eleventh and Twelfth streets, has been secured for a parish building.

The Phœnix Iron Company, of Phœnixville, has commenced the erection of a girder shop for bridge-building purposes which will have a capacity of turning out about 40,000 tons of bridge iron per year.

The Girard Avenue School Committee of the Society of Friends asked permission to erect an addition for class rooms for that school, which was approved, subject to the action of Green Street Meeting.

The erection of three new Catholic churches in this city is contemplated. One will be, it is said, in the neighborhood of Twenty-ninth and Wharton streets; another between St. Michael's and St. Ann's Catholic Churches, and another in Haddington.

The Friends (Orthodox) Society intend to erect a building on its property at Sixteenth and Race streets, to accommodate the library and offices now adjoining the Meeting House on Arch street below Fourth street. The new building is to occupy the ground that was intended for burial purposes, but which was not used.

A special committee of the Franklin Institute recommended the erection of a new building; the report was adopted and the committee were instructed to present plans for the new structure at the next meeting. The committee consists of Messrs. William P. Tatham, William Sellers, J. Vaughn Merrick, Charles Bullock, Isaac Norris, John J. Weaver and President Charles H. Banes.

Mr. Harry Grant, who was in the Wm. Arrott Mill at Coral and Taylor streets, has broken ground for the erection of a new mill building at Third and Somerset streets, which will be two stories and basement in height, 50 by 150 feet, built that it may be raised to five stories at any time. The main room will be 120 feet long, the picker house at the end of the building, and divided from the main room by an 18-inch brick wall with fire-proof doors, with a stairway leading from the picker house, and brick enclosed, leading to an outside balcony, which will have an exit on Third street, making a means of escape in case of fire or panic, and will be used as entrance by tenants who will occupy the upper floors.

Items of News.

—The personal estate of Emily A. Purviance is appraised at $50,022.45.

—The Pennsylvania Railroad Company has on its pay rolls 42,030 persons.

—The personal estate of John M. Van Harlingen has been appraised at $29,661.

—The National Master Painters' Association meets in this city on the 20th of July.

—The net earnings of the New York and Western Railroad for 1885, were $1,121,829.19.

—The elevator in the Board of Trade building, Chicago, fell five stories, but none of the passengers were injured.

—The wages of the gripmen on the Traction Company's Market street cable road were advanced from $2 to $2.25 per day.

—Receiver Hufty is paying an additional 20 per cent. to the depositors of the defunct Gloucester, N. J., City Savings Bank.

—An inventory of the personal estate of the late John Van Harlinger, amounting to $29,661, was filed with the Register of Wills.

—The weight of evidence thus far in the Smart will case goes to show that the testator was of unsound mind and incompetent to make a will.

—Attorney-at-Law F. F. Brightly's suit against Mrs. Harriet S. Wilkinson for a $2,500 fee resulted in a verdict for the plaintiff for $2,000.

—The will of the late ex-Senator McCarthy has been admitted to probate at Syracuse. The family are the sole legatees to the estate, estimated at $275,000.

—The plate glass insurance companies of New York took in cash premiums last year amounting to $379,274 and paid losses amounting to $176,524.

—A permit was granted on Tuesday to the Wood Manufacturing Company, of Camden, N. J., to erect a worsted factory, 53x150, at Fifth and Erie streets.

—The Eureka Rubber Company, of New York, was awarded the contract for furnishing 400 feet of hose to Camden Fire Department. The price was $340.

—A recent inventory has placed the value of the persona estates of the late Peter Williamson and James McCalla at $128,655.92 and $27,727.75 respectively.

—The Board of Trade of Reading sent a committee to Washington last week to secure an increased appropriation for the public buildings at that place.

—The telephone companies, according to the Supreme Court, are common carriers and must furnish its instruments to the public without discrimination. Good law.

—The fifty-nine fire companies that operated in New Hampshire last year received $449,583 in premiums, and paid $360,999 for fire losses. The percentage of loss was therefore over 80 per cent.

—The exports from Germany to the United States during the first quarter of 1886 amounted to $2,625,000 more than the exports during the same period of 1885, in spite of Government discouragement.

—On the motion of Mr. Cameron the Senate has passed a bill granting the right of way through the Naval Arsenal grounds at Bridesburg, Philadelphia, to the Kensington and Tacony Railroad Company.

—The City National Bank, of Williamsport, closed it doors on the 20th inst. Heavy losses and a defalcation of $20,000 was the cause; stockholders personally responsible. Depositors will be paid in full.

—Judges McKennan and Butler on Thursday refused the motion of the Pullman Palace Car Company for an injunction to restrain the Central Transportation Company from prosecuting an action for rental.

—Thieves are having high carnival at Long Branch, the town being without money the streets are unlighted at night; five cottages have been robbed recently and the residents are considerably uneasy.

—Mr. Powderley, the Master Workman of the Knights of Labor, gave his testimony as to the South-western labor difficulties before a special committee of the House of Representatives on Tuesday, 20th inst.

—Manufacturers of builders' hardware have closed contracts for supplies for the summer for hardware, tools and builders' supplies generally, which secures a full spring's work to all near by interests.

—A nolle pros. has been entered in the indictment against Joseph S. Earl, of Jobstown, N. J., charged with fraudulently converting to his own use the sum of $3,600 intrusted to him as the guardian of his niece, Carrie Earl.

—The Treasury Department has received a certificate of deposit of $25,000 in the case of George Q. Cannon, the Mormon, who was held in that amount of bail, and which was forfeited by reason of his failure to appear for trial.

—A jury of view on Wednesday reported an award of $1,700 in favor of Daniel Conner, the tenant of a marble yard near Mount Moriah Cemetery, for the occupation of his premises by the Baltimore and Philadelphia Railroad.

—Garrett S. Cannon, the distinguished lawyer, died at Bordentown on Wednesday last. He was United States District Attorney for New Jersey under Presidents Pierce and Buchanan, and for many years Prosecutor for Burlington county.

—The United States Circuit Court has confirmed the forty-fourth report of Special Master Dallas, recommending the issue of 750 $1,000 car trust certificates to provide for the construction of new rolling stock for the Reading Railroad.

—The following officers have been elected for the Plumbers' League: President, George W. Kirk; Vice President, Jas. Kelly, Secretary, William Weild; Assistant Secretary, M. I. Clune; Treasurer, Benjamin F. Sisty; Doorkeeper, William Tait.

—Since the introduction of natural gas into Pittsburg it is asserted that the output of the mills and factories has been increased 20 per cent., a large number of new plants have been erected and nearly 10,000 additional men have been given employment.

—France and Germany, according to Berlin newspapers, are evincing considerable feeling towards each other. *The North German Gazette* warns France that her official relations with Germany will suffer if the anti-French feeling be further aroused.

—Messrs. Wiggin & Stevens, Boston, proprietors of the New England Sandpaper Factory, at Edgewater, anticipated a strike for more pay and against the dismissal of two Knights of Labor for drunkenness by discharging their forty employés and shutting down.

—A new company with a capital of a million dollars filed articles of incorporation in Camden, on Friday, under the title of "The Electro Pneumatic Transit Company." The object of the organization is to "manufacture, sell and use machinery for the collection and distribution, by pneumatic and electrical means, of small packages and messages."

—W. G. Mitchell, of Edgefield, S. C., found a genuine diamond in his lot, which competent judges pronounce to be worth at least $65,000. The Coroner of the county has been notified, and a gang of men are hard at work digging for the body of the plumber who lost it.

—A Citizens' Municipal Assocation has been organized. It is to take no part in the nominations or elections to public office. Many of the members of the old Committee of One Hundred belong to it. It certainly represents in its make-up our best and most influential citizens.

—The Connellsville Coke and Iron Company has recently purchased 500 acres of coal land at Leisenring, making its total acreage about 9,000 acres. The company intends building 500 more ovens at an early day, and increasing the number until its total number of ovens reaches 1,000.

—The New York Assembly on the 21st inst., passed, by 100 yeas to 16 nays, the bill repealing the Broadway (New York) Surface Railway franchise, besides supplementary bills providing for winding up the corporation dissolved by legislative enactment. The bill now goes to the Governor for his signature.

—Land Commissioner Sparks has made a formal demand upon the St. Joseph and Denver City Railroad Company to reconvey to the Government some 12,000 acres of land lying between Hastings and Kearney, in Nebraska, which is alleged to have been wrongfully patented to said company in 1874.

—Emma Heaton, Mary Supplee and Pauline Smith, the grandchildren of Mrs. Sallie W. Miller, who died in 1884, on Tuesday filed a petition in Court of Common Pleas No. 2 asking that a citation be issued agains Chas. Phillips, directing him to account to the petitioners for $10,000 of trust funds in his hands.

—The Sheriff's jury in the Weaver lunacy case found that Dr. Martin Weaver was a lunatic with lucid intervals; that the value of his estate was $41,216.67, and that the deed of trust offered in evidence was not executed during a lucid interval. Mr. Hampton L. Carson, the Commissioner, dissented from the verdict.

—During the recent riots in London over three hundred losses of plate glass were replaced by a single plate glass company. A similar outbreak is likely to occur in any one of our large cities. Moral: Insure your plate glass, and be protected from casualties incident to mobs as well as from those of incendiary character.

—A careful and detailed statement of the losses, in Montreal, by the floods suffered by the several business interests places the figure at $1,385,000. To this should be added at least $100,000 damage, confined to small stock. It will cost $20,000 to repair the streets, while the gas company and the electric light company are losers to the amount of $10,000 each.

—At the last quarterly statement of the Williamsport City National Bank the deposits of the bank were about $190,000. Over $40,000 was drawn out by depositors on Tuesday, 20th inst. The principal stockholders embrace such men as George W. Lentz, J. Sallade, G. Tinsman, J. R. T. Ryan, Moses Ulman and Alexander Beede.

—Another meeting of the Citizens' Association of Gloucester City, formed to encourage manufacturers, was held last Thursday evening, when communications were read from parties in Newark, Jersey City, Paterson and Easton. J. B. Gardain, of Camden, inquired as to the feasibility of establishing a factory for seal plush. A person from Philadelphia offered to subscribe to one-fourth the stock for a woolen mill if the balance could be raised by a company.

—The late John Welsh, in his will, left no bequests to benevolent or charitable institutions. He preferred to dispense his charities, and they were very liberal, while living, which was sensible, as no man who leaves large sums to charities can expect that his wishes will be honestly executed after his death by those in charge of his money.

—On Wednesday last C. J. L. Meyers, Son & Co., sash and door-blind manufacturers, employing several hundred men, acceded to a request of their employés that, commencing May 1, work be upon an eight-hour instead of a ten-hour basis, without a corresponding reduction in wages, and that all piece and over-time work be abolished. The firm also agreed to employ none but union men.

—President Gowen, of the Philadelphia and Reading Railroad Company, has notified the trustee of the general mortgage funds of that company that there are $25,000,000 in the sinking fund applicable to the redemption of this mortgage. This notice was given prior to April 15 and in accordance with the stipulations of the general mortgage. The redemption of the bonds does not have to be made until the 1st of June.

—A number of persons who use Oxford street to reach the Park are very much provoked at the bad condition of the streets. Twenty-eighth and Twenty-seventh streets, from Oxford street to Columbia avenue, are in a terrible condition. Twenty-eighth street is nearly impassable, there having been no attempt made to get rid of the mud-hole. There should surely be some one to have charge of these filthy streets.

—The cost of maintaining the Norfolk and Western Railroad Company for the year 1885, according to the annual report was $21,535 per mile. The gross earnings being $2,771,120.87; the net earning being $1,121,829.19; the net surplus on December 31st, 1885, was $73,006.87. The operations for 1885, as compared with 1884, show an increase in gross earnings of $59,667.60, an increase of $132,433.34 in expenses, and a consequent decrease in net earnings of $72,465.74.

The levee on the Mississippi river broke on Thursday ten miles south of Helena, Ala., on the Arkansas side. The crevasse is forty yards wide, and it will be impossible to close it. As in 1882, 1,000,000 acres of the most fertile cotton land in the Mississippi valley will be covered by water from one to six feet deep. Planting operations were suspended three weeks ago and cattle and farm stock were moved to the highlands. Unless the water recedes very fast the entire cotton crop in the overflowed district will be spoiled.

—The will of the late Francis W. Tracy, husband of Agnes Ethel, was on Tuesday filed for probate at Buffalo, N. Y., Mrs. Agnes Ethel Tracy, Warren Bryant and John Uwayland are named as executors The public bequests aggregate $100,000, as follows: Buffalo Orphan Asylum, $10,000; Church Charity Foundation, $10,000; Buffalo Historical Society, $10,000; Buffalo General Hospital, $20,000; Young Men's Association, $10,000; Buffalo Fine Arts Academy, $20,000; Home for the Friendless, $10,000; Buffalo Catholic Institute, $10,000.

—Judge Hanna, of the Orphans' Court, on Monday last, filed an adjudication of the account of the executors of the estate of Wm. D. Frishmuth, who died in October, 1885. Under the testator's will the estate, amounting to over $235,000, was left in trust for the benefit of his widow and children. Dr. J. Solis Cohen's bill of $70 for medical attendance was allowed, but a bill of $85 for services of his assistant, Dr. S. Solis Cohen, was rejected, the Court holding that the latter had not been employed by the testator or his family.

—In the United States Supreme Court, on Monday, 19th inst., the following decision was rendered in case No. 202, John Dobson et al., appellants, vs. John Dornan et al., etc., an appeal from the Circuit Court of the United States for the Eastern District of Pennsylvania: Final decree reversed, with costs, and cause remanded, with directions to disallow the award of damages and to award six cents damages, and to allow the defendants a recovery from their costs after interlocutory decree, and to the plaintiffs a recovery for their costs to and including interlocutory decrees. Opinion by Mr. Justice Blatchford.

—The Board of Health on Thursday discussed a resolution presented by Dr. Ford to the effect: That a committee of examiners, consisting of two members appointed by the Master Plumbers' Association and one by the Board of Health, be authorized to examine applicants for the positions of chief inspector and inspectors of house drainage and plumbing under the regulation of the Board governing the subject, and report to the Board the names of all those having passed a satisfactory examination. And, that the appointment of chief inspector and inspectors of house drainage and plumbing be made only from among those who have passed a satisfactory examination as certified by the Committee of Examiners. There was a warm discussion and the resolutions posponed for one week.

—An adjudication was on the 19th inst. filed by Judge Hanna in the Orphans' Court of the third account of the executors and trustees of the estate of William J. Caner, who died in April, 1873. The balance on hand, consisting of cash, securities and assets, amounting to $930,685.56, is derived from the testator's residuary estate, which by his will was left in trust for the benefit of his son, Harrison K. Caner, with certain limitations. The amount on hand was awarded to and directed to be retained by Jas. S. and Richard S Mason, William I. Blanchard, Andrew H. Miller and Theodore E. Wiedersheim, the present trustees, to be applied to the trusts and provisions of the will. The decedent was a member of the well-known firm of James S. Mason & Co., manufacturers of blacking.

—Judge Pardee on Saturday, 17th inst., in sentencing the strikers held at Dallas, Tex., by the United States authorities, declared that the Receivers of the Texas Pacific Railroad and property of the company in the custody of the Court are entitled to and must have the full protection of the Court. If any employé of the Receivers has a grievance he can bring it before the Court, and the Court would see justice done. "Labor organizations are," the Court says, "lawful and generally laudable, but they have no legal status or authority, and stand before men and the law on no better footing than social organizations, and it is preposterous that they should attempt to issue orders to free men. No man can stand in a Court of justice and shelter himself behind any such organization from the consequences of his own unlawful acts."

—Miss Priscilla B. McClure, of Harrisburg, Pa., is charged with having forged notes to the extent of $10,000. Three of the Harrisburg banks are the sufferers. The lady had the entree to the best society and was generally held in high esteem. The names used as endorsers were her mother, Margaret McClure, and brother, William McClure, of this city, and cousin, Shuman Furth, of Bellefonte, all of whom are the best of security. They deny the endorsements. The money was obtained in February last, at which time she left the city. The notes fell due a few days ago, when the forgery was discovered. Miss McClure is highly connected, herself and mother, the latter a widow, being in good circumstances. She was one of the leading young ladies in Pine street church, and was looked upon as modest and unassuming. It is believed there is a man interested in the case.

BUILDERS' ITEMS.

Among the Builders and Real Estate Agents.

MR. HURST is building a fine dwelling at Wayne and Decatur streets, Germantown.

G. F. PAYNE & Co., builders, are making extensive alterations, adding new bed-rooms and water closets to the Eye Hospital. Mr. James A. Munday has charge of the plumbing.

THE University at West Philadelphia is pulling down and rebuilding Nos. 29 and 31 North Seventh street, replacing it by a five story building (for rent). Kisler and Orein are the builders.

MR. ROBERTS is putting up at the corner of Seventeenth and Jefferson, four dwellings, four on Jefferson street and twelve on Bouvier street. Three stories, ornamental brick and brown stone. Mr. J. H. Lyon has the plumbing.

J. H. LYONS and CHAS. W. HENRY are erecting eighteen three-story houses on Twenty-fifth street, nine on Brown and Twenty-fifth streets, and thirty-six on Taylor street (two stories). They are of brick and brown stone with ornamental bricks and Dr. Filbert's sidewalk. The sanitary arrangements throughout these houses are of the best and their interiors are of hardwood finish. Mr. J. H. Lyons is the sanitary engineer for them

E. F. DURANG, 1200 Chestnut street, is putting up buildings for Little Sisters of the Poor, corner of Fullerton and Sheffield avenues, Chicago; cost, $40,000. Also, stabling for the same, 24x90; cost, $8,000. Also, improvements and additions to the new St. Joseph's Protectorate, Norristown; cost, $10,000. Also, Reading Academy of Music, Fifth street, Reading, Pa.; cost, $40,000; size, 80x130. Also, Fredericksburg Academy, Lebanon county, Pa., for the Schuylkill Seminary, main building 75x75, with wing 40x80, three stories high and mansard story, built of stone and brick; cost, $30,000. Also, a large new building to be added to the Eagle Hotel, Lebanon, Pa., the property of Josiah Funk, Esq., size 50x130, built of brick, four stories high and mansard roof; cost, $25,000. Also, store or business building on Locust street above Second, Columbia, Pa., for Messrs. Haldeman, size 35x162; cost, $11,000. Also, new building for the Keystone State Normal School, Kutztown, Pa., three stories, basement, dining hall, chapel and dormitories, size 56x130, built of brick; cost, $30,000. Also, frame Church of St. Monica, Atlantic and California avenues, Atlantic City, size 56x130; cost, $11,000. Also, two cottages on United States avenue, Atlantic City; cost, each, $4,000. Also, new Church of St. Joseph at Ashland, Pa., to be built of brick, 48x96; cost, $16,000. Also, new church, as Mission to St. Peter's Church, Reading, brick, 40x80; cost, $8,000. Also, building of stone, 60x80, three stories high, at Glen Riddle; cost, $15,000. Also, Beacon Presbyterian Church, built of stone, with dome, 60 feet diameter in centre by 90 feet high; size of building 90x120, with rear building 90x40, located upon Cumberland street near Cedar; cost, $60,000.

T. GORHAM, 3852 Lancaster avenue, is very busy in general jobbing and is about to erect three houses in the neighborhood of Thirty-fourth and Wallace streets.

J. M. PULLINGER, 3955 Lancaster ave., cannot supply the demand for small houses. People seem crazy to get new houses and are willing to pay more rent for the same.

DENT & KERN, 3959 Lancaster ave., have a large rental list, but have no vacant houses. They think that capitalists could do no better than invest their money in West Philadelphia as houses remain idle no time.

F. H. MCCANN, 3511 Lancaster Avenue:—Has sold three houses on Girard ave. west of Fifty-first street, one at $2,500, and two, furnished, at $2,700. The demand for four-roomed houses is very great. Sold the house 3806 Spring Garden street for $5,300. Prospects are decidedly bright.

Among the Plumbers.

SHAW & Co., of Germantown, are doing the plumbing of 17 houses for Mr. McKnab, on Walnut Lane.

CHAS. JAHN, of Germantown, is doing the plumbing of ten houses for Mr. Paxton, on Colter and Main streets.

W. J. ROBINSON, Germantown, has the plumbing of four houses for James Kinnier's Son's, builders, at Mill and Chew streets. Also, three for George Hurst on Penn and Wayne streets.

HAINES, JONES & CADBURY, Ridge ave., are supplying the plumbing material for 176 houses in Camden, for Ernest Wilson. They will in a few days put on the market a new sanitary closet, which we will fully describe in our next issue. It is called the "Chalfonte."

MESSRS. STAMBACH & LOVE, North Seventh street, have made all preparations for a good summer trade and are ready to supply anything in the plumbing line. Mr. Stambach has just completed his catalogue which contains 1,085 cuts and has 250 pages. One of the great advantages in this book is that the prices are not attached as in other catalogues, but separate price lists are sent out with them and will be duplicated when market prices change. Another feature, the catalogue may be shown around without giving away the wholesale prices.

JAMES A. MUNDAY, 213 South Ninth street, is doing some extensive alterations and additions in the sanitary department of the Eye Hospital on Race street. Also, putting in and rearranging sanitary plumbing in hotel at Asbury Park; also, doing plumbing for two large cottages at Atlantic City, with the most improved systems; also doing plumbing work for a row of houses on Thirteenth street below Diamond, for Mr. Price; also, 23 houses (3 stores) for Mr. Lomax, Eleventh and Somerset streets. Mr. Munday is estimating on several very extensive operations and is anticipating big business. His new spacious show room will be ready about the 1st of May.

Lumber Notes.

The fiscal year of a good many lumber houses ends April 1, and numerous sets of books are being closed up for the year. The average profit and loss account is not satisfactory to the man who has had his brains and his dollars back of the average lumber jobbing house during the past twelve months. None of them claim to have made any large profits and very few will acknowledge any loss.

It is probable that if free trade in lumber were established between the United States and Canada, the price of the better grades of lumber would be raised to the consumer in Nebraska, Dakota and Minnesota. The field of distribution would be widened by the opening of Manitoba, while the available supply would not be increased. Transportation, in such a bulky commodity as lumber, is sometimes a ruling factor, and obliterates almost all others.

A prominent yard dealer of this city is authority for the statement that the lumber trade of New York amounts to between $60,000,000 and $65,000,000 yearly, and exceeds in volume the cotton trade.

There are in this city at the present time 225 firms and individuals actively engaged in the lumber traffic, and the combined capital invested is not less than $30,000,000.

Reports from nearly all points this week are to the effect that a slight depression has fallen on the lumber trade since April 1, caused partly by the southwestern railroad strike, and the general discontent in the ranks of labor, and partly by the unseasonable weather that has prevailed over a large portion of the country. In the East actual and threatened labor difficulties have frightened capitalists like a nightmare.

Lumber dealers have been less affected by the past three years of depression than handlers of many other commodities, because capital which was withheld from many lines of investment was put into real estate improvements. But if the mutterings along the horizon harbinger a coming storm building interests will this year suffer along with others. With brick makers and layers, carpenters, stone cutters, and workmen in the planing mills demanding higher wages or a shorter day, the cost of building will be so increased that capital will be frightened away from that method of investment. Certainly the development during next month will determine the character of business for the remainder of the year.

The Building Trades Councils.

The Building Trades Councils met on Thursday evening at Philopatrian Hall and adopted a constitution and elected the following officers: President, James Dey; Vice President, John L. Duffy; Secretary, Chas. C. Burley; Treasurer, P. F. McGough; Trustees—Samuel Whitman, Thomas Barney, and Hugh J. Donnelly; Sergeant-at-Arms, Jas. Keenan.

Committees from the new Lathers' Union and the Assembly of Knights of Labor composed of wrought iron workers were present to learn the objects of the Council.

A clause was inserted in the constitution providing that the Council shall not order out any body of men except with the consent of a majority of the delegates.

Agreement among the Bricklayers.

At a meeting of the employing bricklayers, last Friday, in Marble Hall, on Seventh st. below Poplar, it was resolved that on and after today they would pay journeymen bricklayers 39 cents per hour and hod carriers 25 cents per hour. A committee of the journeymen bricklayers had previously waited on the employers, and informed them that they were willing to be paid by the hour at the rate of $3.50 per day. This action was rendered necessary because of the agreement that nine hours should constitute a working day—five hours in the morning and four in the afternoon. It would be difficult under the circumstances, the employers say, to fix upon in any other way fair compensation for the work of a fraction of a day.

The Brick Trade.

From the partial review which we have made of the brick interest of Philadelphia, it is evident that there will be no trouble over insufficient supplies. Just at present, however, several contractors are complaining of slow deliveries, but the brickmakers say this will be gotten over in a few days and that the fullest possible requirements of the city will be supplied with all kinds of brick from the very finest to common. Fortunately the selling prices are no higher than last year, and the margins are sufficient to lead makers to extend their capacity in several cases. In two cases capacity will be doubled this year; in four or five it will be increased one half, and in the case of nearly every manufacturer some additional capacity will be added. This looks well for the brickmaking interest of Philadelphia. Other sections are doing no better. In the brick fields of New Jersey and New York States a great deal of money has been invested within a year or two.

The Master Plumbers.

The fourth annual convention of the National Association of Master Plumbers of the United States, will be held June 22, 23 and 24, 1886, at Deer Park, on the B. & O. Road. In fixing upon Deer Park as the place of holding their convention, an ideal centre of assemblage has been reached. Viewing it from the standpoint of professional intercourse, no more advantageous point could have been selected. Fully as strong are its attractions for social intermingling. The Grand Hotel which has just been thoroughly renovated, looks bright and fresh and will be the source of much enjoyment.

The Master Plumbers' Association, of Philadelphia, appreciate highly the donation of drawings from Mr. Rudolph Hering and wish him every success in his Chicago undertaking, and feel that the city will be benefitted by his valuable services.

The Trade School Committee past a resolution suggesting that the pupils form a society amongst themselves—which they immediately fell in with—and sent invitations to all those who had attended the trade school, which was quickly responded to and a school formed. Great interest is taken in this enterprise and great results are looked to arise from it. They will continue to use the Master Plumbers' rooms and library.

Building Permits.

One third-story addition, 16 ft. by 32 ft., 923 S. Eighth st., to Peter Tunozzella, same place.

One two-story house, 16 ft. by 28 ft., Division above Jefferson st., to Ann Carlin, 4700 Washington st.

Nineteen two-story houses, 16 ft. by 40 ft., Forty-second and Brown sts., to Fred. L. Michaelsen, 3825 Fairmount ave.

Front alteration, 11 ft. by 14 ft., 306 North Twentieth st., to John Baxter, 728 N. Twentieth st.

Third-story addition, 16 ft. by 32 ft., 522 Christian st., to Joseph Tapotena, 522 Christian st.

Front alteration, Ridge and Girard avenues, to D. M. Mureriller, 2132 Wood st.

One-story back building, 7 ft. by 10 ft., 1003 Olive st., to Wm. Devitt, 1125 Brown st.

Seven two-story houses, 15 ft. by 40 ft., Wharton above Thirty-second st., to James Kerns, 519 South st.

One one-story stable, 12 ft. by 16 ft., 518 Redwood st., to George Lodge, Third and Federal sts.

One two-story store, 10 ft. by 22 ft., 911 Carpenter st., to Jas. Park, Ninth and Carpenter sts.

One two-story stable, 16 ft. by 80 ft., Watkins above Tenth st., to Patrick A. Moran, Tenth and Watkins sts.

Alteration and addition, 16 ft. by 24 ft., Race above Twenty-first street, to John A. Decker, 660 Union st.

Twenty-six two-story houses, Lehigh ave. above Jasper st., 14 ft. by 40 ft., to M. Matty, 1545 Hutchinson st.

A two-story frame house, 30 ft. by 50 ft., Darby Road, above Cobb's Creek, to L. G. Dutton, Seventieth st. and Paschal ave.

Three three-story stores and dwellings, 18 ft. by 42 ft., Fortieth above Market street, to Henry Donohue, 3965 Market st.

Four two-story houses, 14 ft. by 36 ft., Tioga above Mathers st., to J. L. Tomlinson, Sixteenth and Tioga sts.

One two-story house, Estaugh above Twenty-first st., 13 ft. by 25 ft., to same party.

Three two-story houses, 12 ft. by 30 ft., Lea st. above Allegheny ave., to Frank Dietrich, 2735 N. Front st.

Two two-story houses, 12 ft. by 30 ft., Front st. above Allegheny avenue, to same party.

Two three story houses, 28 ft. by 40 ft., Penn above Main st., to Geo. Hearst, School lane and Morris st.

A two-story stable, 28 ft. by 43 ft., School lane above Main st., to same party.

Two outhouses, 12 ft. by 24 ft., Cambria above Eleventh st., to S. B. McDowell, 2147 Woodstock st.

Three outhouses, 20 ft. by 36 ft., Cambria above Eleventh st., to same party.

One-story addition, 9 ft. by 15 ft., 137 East Orthodox st., to Alfred Gray, 4838 Mulberry street.

Two two-story houses, 17 ft. by 60 ft., Park and Montgomery aves., to Charles Martin, Cumberland above Memphis st.

One addition, 11 ft. by 14 ft., Sixth above Master st., to J. B. Bennett, 2921 Norwood avenue.

A two-story school building, 45 ft. by 102 ft., Third and Dauphin sts., to Alexander T. Richards, 1512 Otis st.

Three-story dwelling, 16 ft. by 16 ft., 2339 Virginia st., to J. Wilson & Sons, 1222 North Eleventh st.

One three story store and dwelling, 16 ft. by 55 ft., 1504 S. Twentieth st., to Wm. McHenry, 2034 Dickinson st.

New front, 16 ft., 2119 Fitzgerald st., to B. Harvey, same place.

Five three-story brick house, 16 ft. by 60 ft., Jefferson above Seventeenth st., to same party.

M. McHenry, 2054 Dickinson st., three-story store and dwelling, 1504 S. Twentieth st., 16 ft. by 55 ft.

Rea & Riley, 629 Filbert st., one-story addition, Sixth near Arch st., 11 ft. by 8 ft.

J. Wilson & Sons, 1222 N. Eleventh st., five-story house, 2339 Virginia st., 16 ft. by 16 ft.

A. T. Richards, 1512 Otis street, two-story school, Third and Dauphin streets, 45 ft. by 102 ft.

C. Steiner, Columbia ave. and Randolph st., bay window and outhouse.

E. Lewis & Co., 4700 Frankford ave., one-story frame building, Paul st. near Tacony, 9 ft. by 34 ft.

J. B. Baserett, 2921 Norwood ave., additions, Sixth st. near Master, 11 ft. by 14 ft.

C. Martin, Cumberland st. near Memphis, two two-story houses, Park ave. near Berks st., 17 ft. 6 in. by 60 ft. 8 in.

J. Conrad, 2553 N. Fifth street, two-story building, 11 ft. by 12 ft.

A. Gray, 4838 Mulberry street, Frankford, one-story addition, 1137 E. Orthodox st., 9 ft. by 15 ft.

C. A. Axemoth, 441 N. Fourth street, two-story kitchen and bath-room, 808 Nectarine st., 9 ft. by 8 ft. 3 in.

F. Heidler, 1227 N. Third st., alterations, 18 ft. by 43 ft.

S. B. McDowell, 2147 Woodstock st., one-story boiler-house, two-story dry-house and one-story dye-house, Cambria st. near Eleventh, 20 ft. by 36 ft., 20 ft. by 38 ft., and 38 ft. by 106 ft.; also, staircase, elevator, yarn-house and shed, Cambria st. near Eleventh, 12 ft. by 24 ft., 58 ft. by 68 ft., and 58 ft. by 56 ft.

S. A. Boyd, 3719 Baring street, one-story kitchen, 12 ft. by 14 ft.

G. Heurst, School lane near Morris street, two-story stable, School lane near Green st., 28 ft. by 43 ft.; also, two three-story houses, Penn st. near Knox, 28 ft. by 40 ft., and 31 ft. by 58 ft.

F. Dietrick, 2735 N. Front street, two two-story houses, Front st. near Allegheny ave., 12 ft. by 30 ft.; also three two-story houses, Lee street near Allegheny avenue, 12 ft. by 30 ft.

Four two-story brick dwellings, E. s. Fifty-seventh st., each 12 ft. by 28 ft. to A. P. Anderson, 57 Chelsea.

One two-story building, W. s. Ridge ave., between Seventeenth and Eighteenth sts., 14 ft. by 20 ft., to A. C. Patterson, 2019 Parrish st.

J. L. Tomlinson, Sixteenth st. near Tioga, two-story house, Estaugh st. near Twenty-second, 12 ft. by 25 ft.; also four two-story houses, Tioga street near Sixteenth, 14x36 ft.

Twenty-four three-story brick stores and dwellings, E. s. Germantown ave., between Somerset and Somerville sts., 16 ft. 6 in. by 55 ft., to Wanders Bros., 2641 Germantown avenue.

Two two-story brick dwellings, S. s. Wilmington st., between Kensington ave. and Jasper st., each 15 ft. by 40 ft. to S. H. Brown, 1815 E. York st.

Thirty-two two-story brick dwellings, thirteen E. s. Fourth st., seven S. s. Indiana st., thirteen W. s. Orianna st., each 14 ft. by 40 ft., to Thos. H. Flood, 2747 Frankford ave.

Hanging bath at 3019 Richmond st., 2 ft. by 9 ft., to Jas. V. McGawry & Son.

Four two-story brick houses, W. s. Lawrence st., between Butler and Pike, each 12 ft. by 32 ft., to Anton Weiss, 3829 N. Fifth st.

One two-story dwelling, N. s Orange st., between Palmer and Hanover, 14 ft. by 34 ft., to A. McClay, 1620 Salmon st.

One-story addition, 24 ft. by 87 ft., Arch st., between Fifth and Sixth sts., to Raw & Riley, 627 Filbert st.

One four-story factory, 35 ft. by 30 ft., Cherry below Broad st., to S. W. Hopkins, 1432 Vine st.

One three-story back building, 14 ft. by 34 ft., 717 N. Eleventh st., to same party.

Front alteration, Third st. and Fairmount ave., to John Cunniff, 450 N. Twelfth st.

Four three-story dwellings, 13 ft. by 28 ft., Swain and Fowler sts., to J. H. Jordan, 2431 Jefferson st.

Front and interior alterations, 18 ft., 1204 S. Seventh st., to Henry C. King, 1520 Godfrey ave.

A two-story store and house, 20 ft. by 32 ft., Main below Green st., to Amos H. Taylor, 4708 Paul st.

One two-story back building, 12 ft. by 22 ft., 911 S. Front st., to John G. Woygt, same place.

Front alteration, 13 ft. by 28 ft., 1902 Alter st., to Jas. F. Conway, 500 South st.

One two-story dwelling, 18 ft. by 28 ft., 2068 Moore st., to Frank Shelbig, 265 Diamond st.

One two-story stair-building shop, 25 ft. by 40 ft., West side of Marshall st., near Cambera st., to Daniel Adams, 1961 North Ninth st.

For alteration to house Northeast corner Master and Fifty-first streets, to Thomas H. Burrows, 5127 Kershaw ave.

Five stores and dwellings, one of them at the corner of Eighth street and Huntingdon ave., with frontage of 15 ft., one next door, 14 ft. 5 in., the other three adjoining, each 14 ft., to Amos D. Kennedy, 2100 North Sixth st.

One three-story store and dwelling, 22 ft. 9 in. by 61 ft., 619 Passyunk ave., to Michael Higgins.

Two three-story houses, 14 ft. 7 in. by 30 ft., Collar st., south of Girard ave., to Pauline Lehmann, 833 North Third st.

Alteration to front of 1912 Columbia ave., to A. L. Clarke, 1633 Gratz st.

Four three-story houses, 16 ft. by 38 ft., Twenty-fifth and Evergreen sts, to John Hatterstein, Chestnut Hill.

One three-story addition to No. 34 Rosette st., 16 ft. by 16 ft., to Samuel Junkirrth, 34 Rosette st., Germantown.

One three-story dwelling, 18 ft. by 18 ft., East side of Adam st., near Tulip st., to John S. Baldt & Son, 2014 Clementine st.

One three-story store and dwelling, 17 ft. by 32 ft., Northwest corner of Thompson and Hanover sts., to same.

Seven dwellings, each 16 ft. by 40 ft., Southeast side of High st., 480 ft. East of Morton st., Germantown, to D. P. Brunei, High st.

A new front to 824 Burnes st., to George Burton, contractor, 2218 Cedar st.

Loss of Wages.

The concluding portion of the report of Joseph Weeks, of the Census Bureau at Washington, states that under the title "Loss of Wages" are given returns from 226 strikes, which show the number of days of idleness in those strikes to have been 1,989,872. This would give an average of 8,805 days lost at each strike. Assuming this as an average, we should have the number of days of idleness, as for one man, in 762 strikes, 6,709,410. Assuming 300 as the average number of employés idle at each strike, it would follow that the number of days during which each of the 228,138 men was idle by reason of strikes and lockouts was 27.

The report concludes: "As to wages lost, it appears that 64,779 employés lost $3,711,097. This would be at the rate of $57 each. As the entire number of employés estimated was 228,138, the total loss of wages on this average would be $13,003,866; that is, for the time lost, the wages which would have been received had the works run constantly is the amount named. Of course, there would be a number of offsets to this. In case the strikes were successful, the additional wages would compensate for a portion of this loss. In other cases where unionism existed in the trades in which there were strikes, the men received strike pay or strike benefits; but these strike benefits were in most cases simply refunding money that had been previously paid.

JUDGMENTS.

PHILADELPHIA.

Entered April 16, 1886.

Breitling Geo—Susquehanna Ave B and L 3 M 81 654 ..... S F
Becker Henry J—Lewis Stover (Bond of Indemnity) 2 M 86 134 ... $25,000
*Binder Jacob—Alexr Hogg 2 M 86 142 121
*Callahan Wm and Martha F—Thos J Carroll 2 M 86 121 205
Clark Cornelius—Patrick Clark 2 M 86 127 ..... Partition
Danenhower Wm H and Eliz'th S—Wm B Werntz 2 M 86 136 ..... Equity
Dixon Thos F, Gerhard Wm—John H Dialogue 3 S 84 320 ..... ver 146
*Eckbold Henry—John K Shivers (Execution issued) 2 M 86 128 200
Fisher J R, Riehl Emile—E L Hall 2 D 85 516 58
*Good H J—Israel Hecht (Attachment Execution issued) 2 M 86 122 66
*Hebding B—C Auwaerter 2 M 86 133 500
*Hammer Mary—Chas Hammer 2 M 86 138 400
*Holloway John F and Jas N—R D Work & Co (Attachment Execution issued) 2 M 86 118 675
*Heckel Enoch, Heckel Chris R—Caroline Lampert 2 M 86 120 500
*Kepner Thos—Edward Walsh 2 M 86 126 200
*Knowles Henry M—John Schmidt 2 M 86 137 358
*Loud Thos C and E P—Geo Butz 2 M 86 110 300
*McKinley Thos—J W Britton 2 M 86 125 205
Naulty Lawrence and Cath—Edwd McGettigan 2 M 86 123 19
*Oram Henry C—Thos P Walker 2 M 86 129 96
Roberts Stephen and Ella E—Geo P White 1 D 85 367 ....
Ruth Jas, Litre John B—J H Appleton 3 M 84 847 ..... ver 1 ct.
*Schnatterer Fr—J Sekingar 2 M 86 124 200
Sopp Ernst—Spring Garden Bldg Asso (Treasurers Bond) 2 M 86 135 5,000
*Vernier Wm F and John A—Knickerbocker B and L (Bond & Warrant) 2 M 86 139 1,702
*Wick Katharina—P J Foulkrod 2 M 86 111 150
*Watson Thos—John J Pearce (Bond and Warrant) 2 M 86 112 16,000

Entered April 17, 1886.

Byrne Samuel J—M J Kunkle 3 M 86 426 144
Baker Wm R—Mary A Baker D C S 65 107 3,500
*Bell Thos R—C O Nathans 2 M 86 148 4,300
Coulston Jesse C—W H Crans et al 2 J 77 189 8,821
*Detwiler G D—John G Stauffer (Execution issued) 2 M 86 162 299
Elbert Wm T—Consolidation Bank 1 S 77 581 ..... S F
*Fennell Jas P—Jos R Whittaker 2 M 86 160 500
Gaffney Christopher—B Bradley 1 M 81 115 200
Gaul Fredk dec—S Delbert D C M 70 331 ....
Groome Samuel W M T Anderson 4 M 86 643 632
*Holloway Jno F and Jas N—Givin & Koch 2 M 86 161 197
*Holloway Jno F and Jas N—Warr & Canby 2 M 86 147 315
*Holloway John F and James N—Penna R R Co (Attachment Execution issued) 2 M 86 152 4,000
Kratz Francis K—Wm Longstreth 2 M 86 144 38
*Kirk Jas S—Wm Sales (Execution issued) 2 M 86 141 2,272
*Lalor Mary—Charels Carr 2 M 86 153 300
*Merriman Edgar C—John J R Craven (Bond & Warrant) 2 M 86 145 32,500
*McCloskey Robert—Real Estate Title Co 2 M 86 157 200
Provident Life and Trust Co, garnishee—N F Evans 1 D 85 569 2,072
Quigg Hannah P—M K Welsh 2 D 85 653 ....
Simpson Rebecca A—Bainbridge B and L 3 D 85 93 ....
Shupe David D—S J Van Stavoern 4 S 84 312 1,814
Styles M H R—Garber & Bro 2 M 86 159 58
Sergeant J D, Emlen Geo trustees—W J Bell 1 M 86 92 ....

Entered April 19, 1886.

Bair Jno L, Knox R N—Elias Eaby 1 D 83 293 ..... ver 175
*Bryson Jno and Wm—D O'Connell Club 2 M 86 181 250
Bridling John—Fredk Muller 2 J 80 553 1,000
Boal James, Donnel Wm—Peter McGarrity 4 M 78 153 ..... S F
*Cranston S P- Jno W Brown (Execution issued) 2 M 86 170 296
Cunningham Richard et al—City (Bond) 2 M 86 174 ....
*Cranston S P—Jos McCranston (Execution issued) 2M 86 194 1,490
Coulston Wm—J K McCurdy 4 M 84 281 ..... Costs
Dollard Jas, Flynn Pierce & A T—Ann Dollard 3 D 85 685 ....
Haas Samuel H, Miller P D—M R Bortree 2 M 86 188 70
Imlay Chas G—Jas Kitchen 1 M 83 567 ..... ver 1,624
Krautter John L & Louis, Hess Hy, Spaeth John—H Flohr et al (Treasurers Bond) 2 M 86 178 500
Jakemeit Albert L—SMuhr's Sons 1 J 77 547 ..... S F
Knights of the Garter—A Frankish 4 J 85 247 ..... ver 400
Love Thos C—Mary G Love 2 J 84 271 ..... ver 3,997
Massey Wm—John Glendenning 2 D 85 124 ..... ver 41
Murphy John—Chas P Perry 4 J 85 190 ....
McClure A or Alexr (203 Race st)—P R Mitchell et al 2 M 86 187 85
McElwee Dominick—J B Van Dusen 3 M 83 314 ..... ver 128
McDonough John—Thos Connerton 3 D 85 187 ..... ver 348
*Ott Harry B—Tony P Long (Execution issued) 2 M 86 190 1,821
*Parker Daniel, Launer Wm—Jonathan Parker (Execution issued) 2 M 86 171 600
*Schmidt & Super (218 N 3d st) Philip Rudolph (Execution issued) 2 M 86 173 1,320
*Smith Mark L—John Hagan 2 M 86 175 400
Thron Franz—John A Meyer 4 J 85 220 ..... ver 436
*White John A—Mary White 2 M 86 177 400
Walters or Watters Jas I—John F Betz & Son (Execution issued) 2 M 86 183 100

Entered April 20, 1886.

Britzky David—T Sellinger 2 M 86 201 ..... E Judgment
Baird John—Girard Life Ins etc 3 M 86 436 1,556
Baird John—Girard Life Ins etc 3 M 86 437 1,556
Bell Wm J—C W Wharton 3 M 86 364 246
Caldwell Andrew D—Hannah C Williams, 3 M 86 198 164
City of Phila—Kate Fitzgibbons 3 D 85 189 ..... ver 2,700
*Gros Gottfried—Mer and Mch's B and L (Bond and Warrant) 2 M 86 214 400
Goldbeck John H—Manly & Cooper Mfg Co 2 S 84 234 ..... ver 112
Heavens Jesse, Dougherty Philip—Wm Elliott 1 S 84 587 ..... ver 3,290
*Hirsh Max L—Samuel Gottlieb (Execution issued) 2 M 86 207 3,003
Horne Cyrus H—First Nat Bank 4 J 85 203 66
Irwin Wm H—Isaac Norris et al 4 M 86 561 301
Jaquette Jacob C, Leaming Thos—John Adams 3 D 84 89 and 90 ..... (M L D) ver 689
*James Thomas E—Wm Lee (Execution issued) 2 M 86 222 1,000
*James Thomas E—Wm Lee (Execution issued) 2 M 86 223 5,000
Kain David—Henry Malone 1 S 83 124 ..... ver 97
Krupp Abram W, Ellis Benj D—Warwick Dairy Co 2 S 84 228 .... ver 359
Leonhart Jacob—Fredk Reichert 2 J 84 276 ..... ver 69
*Linder or Lindea John—Fred Pleibel 2 M 86 227 120
Marony David—Evening Star Lodge (Treasurers Bond) 2 M 86 210 1,000
McDonald Edward—F A Poth 1 M 86 336 2,173
McClain David—Jas S Mason 4 M 86 57 3,400
McColgan Mary—Wm Lindsay 1 M 85 672 ..... ver 35
*Nickel Jacob—Geo Mehrer 2 M 86 204 385
Powell G Washn—P D Riorden 2 D 83 323 ..... ver 10
*Shourds Wm H, Worman Chas H—Edward W Burt 2 M 86 212 200
Smith Louis C—Ely H Walton (Bond of Indemnity) 2 M 86 213 2,100

Stevens John C, Corson Robert—Richmond Soup Society (Treasurers Bond) 2 M 86 216..... 1,000
Sweeny John K—Keystone Bank 4 M 86 75..... 1,277
Sweeny John K—Keystone Bank 4 M 86 76..... 1,277
Swope Fredk E—Penna Globe Gas Light Co 2 S 84 244.....ver 744
U S Mut Accident Asso—Flora O Spear 3 D 85 396..... .....ver 5,121
Walters Wm—Penna R R Co 2 M 86 221.....E Judgment

Entered April 21, 1886.

Ashenfelter Henry J—N Hallman (Execution issued) 2 M 86 255..... 750
Bitting Mary A, Williamson L J & J D—John H Weeks 2 M 86 250..... 134
*Barnes Mary C, Geo F, John J and Chas J—S J Sweeney 2 M 86 231... 147
Baltimore and Phila R R Co—Dan'l Conner 4 D 85 469..... 1,700
Conroy W W, Moore Elizth—R G Hetzel 3 J 81 348..... S F
*Corbett Jas—W S Brooks (Execution issued) 2 M 86 230..... 1,008
Crawford Robt—Thos H Marshall 2 J 85 102..... 5
Conway John M, Hamilton E H—Chas H Lewis 1 J 85 517.....ver 105
*Donnelly Dominick and John—Thos Holt 2 M 86 256..... 325
Dobbins John J—Merchants Fund 4 M 86 21..... 16,367
*Gilbert W R and Mrs E L—Myers & Shillingsburg 2 M 86 235..... 500
*Gooder Henry J—Bessie R Peace 2 M 86 239..... 150
*Golden John—John Meighan 2 M 86 246..... 265
*Holson Jos—Chas W Klauder 2 M 86 238..... 275
Hendron Wm et al—City (Bond) 2 M 86 241..... .....
Heinicke Cath—Otto Hetnicke 4 J 84 173..... 212
Hagey John—Geo W Hill D C D 70 374..... S F
*Ivory Benj—Simon W Snyder 2 M 86 248..... 88
Johnson M C—B F Butcher 2 J 85 106..... .....
Kratz F K—W F Kewerleber 2 M 86 244..... 35
Maytrott Gebhard dec, Maytrott Mary exer—S Winnerd 1 M 86 625..... 1,120
*Meighan John—W D Neilson 2 M 86 247..... 265
Mueller Chas, Ehmann John—Eintracht U V (Treasurers Bond) 2 M 86 259..... 300
McGann Martin F—W Street & Co 2 M 86 233..... 100
Perkins John E—AT Lewis D C S 70 879..... 5,651
*Pleasanton Alfred—L E Prentice 2 M 86 234..... 1,310
Rodgers Hugh & Barbara—J E McKenna 2 M 86 249..... 51
*Raisch G—A E Massman & Co 2 M 86 261..... 100
*Raisch G—A E Massman & Co 2 M 86 262..... 100
*Rooney John—Chas Carr 2 M 86 242..... 600
Siddall Chas H—Geo W Hummell 3 D 75 975..... 3,437
Shener Chas F—Phila & Reading Co 4 M 81 566..... S F
Shortlidge John Walker—Alexr K Dickson 3 J 85 144.....ver 12
Schwab Frank—John Auer Jr 3 D 85 547.....ver 453
Smith Chas H—John Donaldson (Execution issued) 2 M 86 253..... 60
Sundstrom Carl A et al—City (Bond) 2 M 86 254..... .....
Schlaich Jacob—W W Thompson 4 J 83 562.....ver 295
*Tschanz Fritz—F Berlinger 2 M 86 265..... 600
Thompson John D and E A—Geo C Wynkoop 1 S 84 689 .....ver 42
Thomas Robt and Delitha—W P Dolbey 4 M 86 24..... 248
Yerkes Jas C—John H Krause 2 M 81 247 (2)..... ..... S F

Mechanics' Liens.

Edmund Bailey owner, John Maxwell cont—Henry Rein claimant, N W cor 16th and Fontain st..... 27
Edward M G Hopkins owner, Enoch G Hopkins cont—James Buckley claimant, S s Haverford road 221 ft W of 41st st..... 161
Thos Rapp owner, Sebastian Heim cont—Gottlieb Hoersch claimant, N W s Ash st, Bridesburg, 340 ft NW Salmon st..... 63
Henrietta Warren owner and cont—L O Howell Jr claimant, 3 bldgs N E cor Eighteenth and Pearl sts.. 114
Jos Stuckey owner and cont—Bernd Gunn claimant, 10 bldgs S s Cumberland st E of Park ave and E s Park ave S of Cumberland st..... 2,593
Jos Stuckey owner and cont—Bernd Gunn claimant, 7 bldgs S s Cumberland st W of Park ave and W s Park ave S of Cumberland st..... 1,816
Wm Henry Maule owner, Chas D Supplee cont—Thompson Bros claimants, 1711 Filbert st..... .. 700
Jane Kirkpatrick owner and cont—Thos A Lynch claimant, N s Ludlow st 200 ft E of 34th st..... 189

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following real estate was sold at auction by M. Thomas & Sons, auctioneers, on Tuesday.

Four-story brick dwelling, 1435 Philip st..... 1,700
Four-story brick warehouse, 29 Bank st..... 5,825
Tavern and dwellings and three-story brick store and dwelling, Northeast corner of Fifth and Locust sts., including Nos. 245 and 247 South Fifth st. and Nos. 431 and 433 Locust st. 15,500
Three-story brick dwelling, No. 2008 Ogden st., subject to a mortgage of $2,500..... 350
Lot, South side Erie ave..... 500
Three-story brick dwelling, No. 1025 South Fifth st..... 3,300
Three-story brick store and dwelling, Northeast corner Twenty-first and Wood st., and a three-story brick dwelling, No. 319 North Twenty-first street, and two three-story brick dwellings, Nos. 2053 and 2055 Wood st..... 8,900

James A. Freeman & Co., auctioneers, sold the following on Wednesday.

Three-story brick dwelling, No. 1534 North Twelfth st., subject to a ground rent of $81..... $2,424
Four-story brick carriage shop, No. 1536 North Twelfth st..... 2,025
Two-story brick house, No. 1835 8th. Eighth st., subject to a ground rent of $89..... 450
Stone dwelling and five acres of land, Ryer's Station, Newtown Railroad. 3,500
Three-story brick dwelling, No. 1326 Parrish st., with house 1331 Atmore st..... 4,825
Three-story brick house, No. 1333 Atmore st..... 1,475
Three-story brick house, No. 1313 Atmore st., subject to a ground rent of $20..... 980
Lot, Southeast corner Tenth and Hamilton sts., fronts 69 ft. and 2.6 ft., subject to a ground rent of $34.. 1,200
Valuable lot, No. 934 Hamilton st., subject to a ground rent of $6.50; lot, 18 ft. by 69 ft..... 5,400
Three-story brick dwelling, No. 2016 Ellsworth st., subject to a ground rent of $75..... 610
Four-story brick building, No. 607 Cherry st..... 5,000
Three-story brick dwelling, No. 1517 Federal st..... 2,250
Stable and lot, Nos. 2244-6 North Fourth st..... 2,700
Stable and lot, Nos. 2245-7 North Eleventh st..... 2,800
Three-story brick house, No 8 Pine st..... 1,200
Three-story brick dwelling, No. 2026 Ellsworth st., subject to a ground rent of $75..... 487½
Three-story brick dwelling, No. 1963 Alder st..... 1,721½
Three-story brick dwelling, No. 1934 Hancock st..... 2,550
Three-story brick dwelling, No. 2028 Ellsworth st., subject to a ground rent of $75..... 630
Three-story brick house, No. 2030 Ellsworth st., subject to a ground rent of $75..... 475
Two-story brick house, Haverford st., West Sixty-seventh st., Haddington..... 1,500
Three-story brick dwelling, No. 2020 Ellsworth st., subject to a ground rent of $75..... 610
Two-story frame house, Shawmont and Ridge aves..... 805
Building lot, Ridge and Shawmont aves..... 580
Dwelling and lot, Ridge, below Shawmont ave..... 1,450
Buildings and 1½ acres, Woodbine and Sullivan sts., Germantown..... 3,825
One and one-half acres, Stenton and Woodbine aves. and Sullivan st..... 1,800
Three and one-half acres, Chelten and Woodbine aves..... 5,750
Four and one-half acres, Chelten and Woodbine aves..... 4,000
One and three quarters acres, Chelton and Stenton aves..... 1,600
Lot, Sprague st., above Stenton ave., 34 ft. by 130 ft..... 130

CONVEYANCES.

PHILADELPHIA.

MONDAY, April 19, 1886.

Aspen st., 3929, John L. Vandiver to Jas. Buckingham, April 16, 1886, 16 ft. by 90 ft $3,300

Berks st., N. W. cor. Seventeenth, Geo. F. Gibson to John S. Davis, April 13, 1886, 10 lots..... nom.

Brown st., S. W. cor. Forty-fifth, Louis C. Smith to Rudolph and Emma Otteni, April 19, 1886, 15 ft. 8 in. by 75 ft 3,200

Caernarvon st., W. s., 277 ft. N. Tasker, Thomas L. Grinnan to Jules A. Reck, April 12, 1886, 14 ft. by 50 ft 1,500

Chestnut st., S.E. cor. Fifth, Anthony J. Drexel et al., ex'rs, to Anthony J. Drexel et al., trustees, April 15, 1886, 55 ft. 8 in. by 108 ft., moiety... nom.

Columbia ave., 527, George Liebig to John Baster, April 14, 1886, 12 ft. by 47 ft..... 2,000

Coulter st., N. W. s., 217 ft. 4⅛ in. S. W. Hancock, William E. Dobbins to Richard J. Dobbins, in trust, April 1, 1886, 35 ft. by 210 ft 5,000

Eighth st., E. s. Eighth, 45 ft. 3½ in. S. Jamison, Hy. J. Barnes to Thos. J. Carroll, Feb. 3, 1886, to Martha F. Callahan, March 31, 1886, irreg. shape; mtge. $1,400..... 1,150

Elm ave., S. W. s., 228 ft. 10½ in. S. E. Forty-first, William Wharton to Jos. C. Powell, April 15, 1886, irreg..... 8,000

Emerald st., N. W. s., 32 ft. 4 in. S. W. Cumberland, Sam'l H. Brown to F. Pierce Buckley, April 15, 1886, irreg. shape..... 6,000

Erwig ave., N. W. s., 250 ft. S. W. Eighty-eighth, Elmwood Mutual L. and I. Co. to Hillary Conner, Feb. 5, 1886, 50 ft. by 100 ft..... nom.

Fairthorne ave., one acre in rear of, A. Ellwood Jones to Henry R. Edmunds, April 14, 1886, irreg. shape 500

Fourth st., 2534-36 N., Valentine Franz to John New, April 3, 1886, 29 ft. ½ in. by 51 ft. 7 in..... 5,200

Fifth st., 2025, Elias Derr to Albert Searing, April 12, 1886, 16 ft. by 89 ft. 7½ in.; g. r. $78..... 1,900

Gerritt st., N.s., 86 ft., W. Eighteenth, Thomas L. Grinnan to Eugene J. Reck, April 12, 1886, 14 ft. by 45 ft. 500

Kershaw ave., N. s., 220 ft. E. Meeting House Lane, Edw. C. Tool, trustee, to Alice K. Bartley et al., April 14, 1886, 30 ft. by 90 ft..... 500

Knorr st., S. W. s., and S. E. s. Hegerman, Conrad Eisenhardt to Christian Eisenhardt, April 12, 1886, 25 ft. by 133 ft..... 1,400

Lancaster ave., N. E. s., 120 ft. S. E. Myrtle, Geo. E. Goldbeck to David M. Hess, April 14, 1886, 18 ft. by 100 ft.; mtge. $1,500..... nom.

Lancaster ave., 5 lots N. E. s., S. E. of Myrtle, John H. Goldbeck to David M. Hess, April 14, 1886, 18 and 20 ft. by 100 ft ....

Leiper st., N. W. s., 225 ft. S. W. Sellers, Andrew Simpson to Chas. Johnson, April 1, 1886, 25 ft. by 100 ft..... 850

Leslie st., S. E. s., 120 ft. S. W. Sixty-sixth, Twenty-seventh Ward Land Association to Samuel Jones, Mar. 18, 1886, 30 ft. by 112 ft. 6 in 3,000

Lombard st., S. s., 220 ft. W. Sixty-first, David H. Henry to Elizabeth Rigg, Nov. 27, 1885, 12 ft. by 108 ft. 6 in..... 1,020

Mountain st., 10 lots, N. s., 72 ft. W. Nineteenth, William McCarter to Philip J. Walsh, March 29, 1886, each 14 ft. by 47 ft.; g. r. $42..... 5,500

Juniper st., 334 S., John G. Johnson et al. to James Jones, April 8, 1886, 18 ft. by 80 ft 2,876

Ninth st., 2547, John Loughran to Wm. Lord, April 6, 1886, 14 ft. by 62 ft. 4 in..... 2,700

Nineteenth st., N. W. cor. Pearl, A. C. Matthews to Wm. McClane, April 12, 1886, 18 ft. by 54 ft..... nom.

Nineteenth st., W. s., 50 ft. 3 in. N. Norris, S. G. Rosengarten to Peter McWilliams, April 19, 1886, 16 ft. by 66 ft..... nom.

Nineteenth st., W. s., 66 ft. 3 in. N. Morris, S. G. Rosengarten to Julia M. Parsons, April 19, 1886, 16 ft. by 66 ft..... nom.

Thomas st., S. s., 70 ft. 3 in. E. Scattergood, Michael R. Candy et al., to Jacob Moretz, April 14, 1886, 20 ft. by 120 ft..... 3,000

Tioga st., 1424, Hy. W. Gray to Sarah E. Harmer, April 12, 1886, 22 ft. 6 in. by 90 ft 1,000

Tinicum ave., Lazaretto rd., Jno. A. Passmore to Wm. G. Hill, April 3, 1886, 58 acres, 78 perches; mtge. $6,500..... 11,500

Turner st., 2510, William S. Ranch to Edward Conley, April 15, 1886, 14 ft. by 56 ft. 6 in..... 3,050

Twenty-first st., E. s., 82 ft. S. Berks, John L. Caree to Mary R. Fox, April 16, 1886, 64 ft. by 54 ft..... 16,000

Twenty-first st., E. s., 146 ft. S. Berks, John L. Carre et al. to Rebecca C. Fox, April 16, 1886, 16 ft. by 54 ft... 20,000

Twenty-second st., 722 S., Hy. Sloman to Sarah E. Heyl, April 5, 1886, 16 ft. by 58 ft..... 1,000

Walnut st., S. s., 110 ft. E. Broad, Mary H. Levis et al. to Institute of Ladies of the Sacred Heart, Dec. 31, 1867, 50 ft by 98 ft..... nom.

Oriana st, 2-12-2416, Moses A. Johnson to Dwight M. Lowery et al., April 14, 1886, 37 ft. 6 in. by 44 ft. 6 in. Also 2427 Oriana, 12 ft. by 45 ft. 9 in..... 5,200

Page st., 2234, Edw. H. Flood to Mary L. Quinby, April 15, 1886, 16 ft. by 63 ft. 9 in..... 3,000

St. John st., W. s., 180 ft. N. Brown, C. A. Max Wiehle to John M. Guckes, April 16, 1886, 100 ft. by 100 ft.; E. s. Third, between Brown and Poplar, 30 ft. by 115 ft..... 30,200

Sixth st., S. W. cor. Jackson, Arthur M. Green to Joseph R. Tasker, Feb. 20, 1886, 9 lots, irreg..... 7,500

Sixth st., 1337, Benjamin J. Aitken to Joseph C. Fisher, April 8, 1886, 16 ft. 6 in., irreg. shape..... 2,550

Taylor st., 573, John M. Sharp to Wm. Shriver, April 16, 1886, 14 ft. by 47 ft. 3½ in..... 4,000

Chew st., S. W. s., 50 ft. N. W. Locust, Sarah E. Harmer to Henry W. Gray, April 12, 1886, 50 ft. by 200 ft..... 6,250

Tasker st., S. s., 78.94 W. Twentieth, S. G. Rosengarten to Adam Baumann, April 19, 1886, 32 ft. by 68 ft. nom.

Tenth st., 1218 S., John H. Young to Andrew T. Kay, April 10, 1886, 18 ft. by 105 ft..... 4,900

Thirteenth st., W. s., 17 ft. 6 in. N. Carlton, Hannah Dunn et al. to Jacob Lohmann, April 12, 1886, 176 ft. by 47 ft. 11 in.; g. r. $61.25... 2,800

Walnut Lane, 4 W., Enoch Taylor to Helen T. Raser, April 14, 1886, irreg 8,000

John H Scott to Emile Bernauer, April 17, 1886, lots 1995 and 1996 in sec. 57, map of Clearview..... 160

TUESDAY, April 20, 1886.

Bainbridge st., N. s., 16 ft. E. Eighteenth, James D. Finley to John Durham, April 19, 1886, 28 ft. x 64 ft. nom.

Blair st., N. W. cor. Rainbow, Wm. Humes to William Pearson, April 6, 1886, 16 ft. by 45 ft..... $2,500

Brown st., S. s., 129 ft. 10 in. W. Thirty-ninth, William R. Nicholson et al. to Chas. H. Janes, Apr. 10, 1886, 16 ft. 2 in. by 88 ft..... 4,300

Brown st., 3624, L. C. Smith to Annie E. Hesser, April 14, 1886, 15 ft. 8 in. by 70 ft. 10 in..... 2,050

Corinthian ave., W. s., 246 ft. 9⅜ in. N. Brown, Thos. Wood to Madeline C. Dougherty, April 7, 1886, 16 ft. 3 in. by 78 ft..... 7,200

Croskey st., E. s., 133 ft. 10⅜ in. S. Berks, Lewis E. Gulbert to Catharine Buchman, April 12, 1886, 15 ft. by 71 ft.; mtge. $2,250..... 850

Cuthbert st., 2020, interest of Margaret Roberts to Mary A. Patterson, May 9, 1885, 19 ft. by 45 ft.; also in 1411 Fitzwater, 17 ft. 6 in. by 73 ft.; 17 Preston, irreg. shape; S. s. Race, 146 ft. 3 in. E. Fifty-fifth, irreg. shape; 2018 Winter, 16 ft. by 55 ft. 6 in.; 1932 and 1934 Wood, 30 ft. by 20 ft..... 1,500

Dickinson st., S. s., 82 ft. W. Sepviva, George P. Einwechter to Joshua Allen, April 2, 1886, 18 ft. by 60 ft.. 900

Elm ave., S. W. s., 228 ft. 10 in. S. E. Forty-first st., Joseph C. Powell to James H. Ritter, April 16, 1886, irreg. shape..... 8,000

Fairmount ave., S. W. cor. Nineteenth, Ellie Pue et al. to William Duncan Bennage, April 13, 1886, irreg. shape..... 13,500

Fourth st., E. s., 328 ft. 11 in. N. Poplar, interest of Edward G. Roth to Jacob Brandstetter, April 3, 1886, irreg. shape; N. W. cor. Fifth and Jefferson, 37 ft. by 190 ft..... 3,000

Frankford rd., S. E. s., 35 ft. ½ in. N. E. Ontario, Christian Most to Geo. Theis, April 13, 1886, 7 in. by 100 ft 30

Kensington ave., N. W. s., 343 ft. 9½ in. N. E. Front, John McCann to Mary D. Hellein, April 17, 1886, 18 ft. by 100 ft., g. r. $72..... 4,800

Fifteenth st., 2029 N., John Dickey to Elizabeth M. Forman, April 9, 1886, 16 ft. 6 in. by 90 ft..... 7,000

Lambert st., W. s., 196 ft. 6 in., 211 ft. 6 in. and 256 ft. 6 in. S. Susquehanna, Jacob Rightly to James H. Vanaman, March 31, 1886, 15 ft. by 60 ft. each, and each subject to g. r. $102..... 3,000

Laurel st., S. E cor. Beach, James Rooney to Thomas Glennen, Mar. 16, 1886, 19 ft. by 60 ft..... 6,050

McKean st., N. W. cor. Eighth, Katharine E. Henzler to John C. Henzler, April 19, 1886, 18 ft. ⅜ in. by 62 ft.; g. r. $78..... 1,800

Metcalf st., 502, Cornelius Gurley to Lewis S. Young, April 13, 1886, 12 ft. by 33 ft. 6 in.; subject to g. r..... 750

Mifflin st., S. s., 96 ft. and 176 ft. 5 in. W. Ninth, John C. D. Smith to Helen M. Smith, April 19, 1886, each 15 ft. 7 in. by 64 ft, and subject to g. r. $81; S. s. Mifflin, 111 ft. 7 in. and 160 ft. 10 in. W. Ninth, each 15 ft. 7 in. by 61 ft., and subject to g. r. $81; S. s. Mifflin, 127 ft. 2 in. by 144 ft. W. Ninth, each 16 ft. 10 in. by 61 ft., and subject to g. r. $81..... nom.

Page st., 2230, E. H. Wood to Edw. A. Shoemaker, April 3, 1886, 16 ft. by 63 ft. 9 in..... 3,000

Spruce st., N. s., 19 ft. E. Twelfth, Francisco Vieria to Cath'ne M. Bohlen, March 16, 1886, 19 ft. by 71 ft.; mtge. $6,000..... nom.

Trenton ave., N. cor. Culvert, Wm. G. Fox to Samuel Carver, April 10, 1886, irreg. shape..... 300

Tasker st., N.W. cor Juniper, David C. Price to Geo. W. Price, April 10, 1886, 15 ft. 3 in. by 65 ft. 7¾ in.; mtge. $1,800 ... nom.
Twenty-first st., 316 S., John S. Newbold, to Anna F. Brush, April 13, 1886, 18 ft. by 90 ft. ... 13,000
Twenty-second st., 3610 N., Edw. A. Lord to M. Riter Wunder, April 13, 1886, 28 ft. by 100 ft. ... 4,750
Thirty-feet-wide st., Nos. 155 and 156 on plan of Kingsessing Land Company, Robert John Carr to Patrick Edward Buckley, April 10, 1886, 50 ft. by 85 ft. ... 334
Also, William McCollum to P. E. Buckley, April 10, 1886, No. 154 on same plan, 30 ft. by 85 ... 166
Thirty-ninth st., N. E. cor. Reno, William J. Shedwick to Alonzo Burgstresser, April 13, 1886, 15 ft. 8 in. by 69 ft. ... 3,000
Eighth st., 1825 N., Clarence W. Biddle to Esther J. Lees, April 15, 1886, 15 ft. by 75 ft. ... 3,000
Wilder st., 2051, Wm. Forbes to Jas. Hagerty, March 31, 1886, 14 ft. by 48 ft.; g. r. $37 ... 750
William st., S. W. s., 20 ft. N. W. Edgmont, Daniel McLafferty to Sarah McLafferty, April 16, 1886, 20 ft. by 100 ft.; g. r. $30 ... nom.
Woodstock st., W. s., 150 ft. 6¼ in. N. Tasker, Lewis P. Simpson to Michael M. Fox, April 9, 1886, 14 ft. by 45 ft. 6 in.; g. r. $42 ... 650
Woodstock st, E. s., 193 ft. N. Tasker, John Friel to Walter F. Peacock, March 27, 1886, 42 ft. by 50 ft.; g. r. $39 ... 2,100
Twenty-sixth st., S. E. cor. Dauphin, Mary Ann Wegman et al. to John Homeyard, Nov. 12, 1886, 18 ft. 5½ in. by 100 ft. ... nom.
Lancaster ave., S. W. s., 84 ft. 0½ in. W. Mica, Theophill J. Ellinger to Isabella Balfour, April 12, 1886, irreg. shape ... 1,400
Huntingdon st., S. E. cor. Fox, interest of Joseph H. and G. H. Forrest to Mary Forrest, April 17, 1886, 16 ft. by 61 ft ... nom.
Twenty-second st., 2026, Richard G. Oellers to James L. Branson, April 4, 1886, 27 ft. 9 in. by 175 ft. ... 7,500
York st., S. W. s., 60 ft. by 72 ft. N. W. Coral, Charles A. Carson to George W. Carson, Oct. 21, 1880, 24 ft. by 90 ft. ... 100

WEDNESDAY April 21, 1886.

Atlanta st., 3821, Frank H. Leach to Marion G. Breen, April 15, 1886, 14 ft. by 70 ft.; g. r. $54; mtge. $980 ... $420
Bainbridge st., S. s., 32 ft. E. Eighth, And. O'Rourke to Julius Kutner, April 1, 1886, 16 ft. by 80 ft. ... 3,100
Bridge st., N. E. s., 48 ft. N. W. Meadow, Thomas H. Grieves to Mary Schaffer, April 14, 1886, irreg. shape ... 2,350
Brown st., S. s., 16 ft. E. Thirty-seventh, Louis C. Smith to Ely K. Walton, April 12, 1886, 15 ft. 8 in. by 70 ft. 10 in ... 2,100
Eighth st., W. s., 100 ft. N. Sixty-seventh ave., N., Edward M. Davis to Kate J. Bruding, April 10, 1886, irreg ... 1,200
Eleventh st., W s., 274 ft. N. Norris, Wm. S. Taylor et al. to John H. Long to Louisa G. Betts, April 16, 1886, 16 ft. by 94 ft. ... 3,300
Fifth st., 241 S., Isaac Budd to Virtue C. Sweatman, April 8, 1886, 18 ft. by 75 ft. ... 16,500
Fifteenth st., 1434 N., Moses Ridpath to Rachel F. Ridpath, April 10, 1886, 23 ft. by 172 ft. 10 in ... nom.

Forty-ninth st., S. W. s., and S. E. s. Paschal ave., William L. Rhinehart to Thomas J. Leiper, April 8, 1886, 140 ft. by 60 ft.; mtges. $2,800 and $8,800 ... 10,000
Greeves ave., S. W. s., 120 ft. S. E. Locust ave., Chs. D. Greeves to Patrick J. Byrne, April 6, 1886, 67 ft. 5½ in. by 60 ft. ... nom.
Hansbury st., N. W. s., 268 ft. N. E. Morris, John Shingle to Henry C. Wetherstine, April 8, 1886, 67 ft. by 215 ft. 11¼ in ... 1,500
Harvey st., N. W. s., 593 ft. 1¼ in. S. W. Germantown ave., Samuel Loughery to George W. Kaesner, April 13, 1886, irreg. shape ... 400
Howard st., E. s., 73 ft. S. Harrison, Wm. Hesson to Thos. Weinmann, April 10, 1886, 18 ft. by 108 ft. 9⅜ in ... 4,550
Keystone st., S. E. s., 875 ft. N. E. Princeton, D. R. Patterson to Chas. G. Carpenter, April 12, 1886, irreg. shape ... 500
Lancaster ave., N. E. s., 211 ft. 3¼ in. N. W. Preston, Joseph de F. Junkin et al., ex'rs to Wm. W. Wallace, April 16, 1886, 40 ft. by 172 ft. 10 in ... 11,900
Market st., 625, interest of Joseph W. Wayne to Martha I. Wayne, Feb. 8, 1886; 22 ft. by 132 ft ... .
Marshall st., 2521, 2531, 2539, 2543, 2545 and 2547, Girard Life, Annuity and Trust Company to Michael J. Cavenaugh, March 31, 1886, each 14 ft. by 81 ft. 4½ in ... 10,714
Same to William D. Neilson, April 1, 1886; mtge. $1,500 ... 2,000
Mercer st., 58 ft. 10 in. N. E. from and 176 ft. S. E. of Ashmead, Jos. Thurman to Reuben Evans, April 19, 1886, 26 ft. by 28 ft. 7½ in ... 100
Mountain st., S. s., 297 ft. E. Twentieth, William Harkins to John P. Leonard, Dec. 29, 1885, 30 ft. by 45 ft ... nom.
Sixth st., 937, N. F. C. Tibbetts to Leaphy B. Beaver, Feb. 16, 1886, 19 ft. by 90 ft. ... nom.
Same to Samuel T. Fox, March 25, 1886 ... 3,400
Seventh st., W. s., 83 ft. N. Huntingdon, Chas. H. Wisler to Catharine Ann Levick, April 13, 1886, 15 ft. by 72 ft. 6 in ... 3,000
Taylor st., 863–871, John M Sharp to Rebecca Weil, April 12, 1886, 70 ft. by 47 ft. 3¼ in ... 10,000
Tioga st., S. s., 118 ft. 1½ in. E. Twenty-first, Fred'k Klemm to Jonas H. Hinckel, April 19, 1886, 24 ft. 6 in. by 230 ft ... 8,500
Trenton ave., S. E. s. and N. E. s. Ann, Lewis W. Shallcross to Michael Gill, April 14, 1886 ... 6,000
Twenty-third st., 1257 N., John Z. Jones to Susanna Newman, April 15, 1886, irreg. shape ... 3,025
Twenty-seventh st., E. s., 174 ft. 6 in. S. Oxford, Wm. Fritz to William Keane, April 10, 1886, 18 ft. by 175 ft ... 3,025
Thirty-ninth st., E. s., 46 ft. 3 in. N. Reno, Wm. J. Shedwick to Adelaide O. Whipple, April 21, 1886, 15 ft. 3½ in. by 69 ft. 2 in ... 2,800
Belgrade st., 2347, C. A. Snyder to James Phipps, April 13, 1886, 13 ft. by 40 ft. 1⅝ in ... 1,300
Emlen st., 2520, John S. Serrill to Mary E. Balfoure, April 13, 1886, 12 ft. by 53 ft. ... 1,500
Memphis st., 2426, A. E. Hoffman to Henry Koetter, April 20, 1886, 14 ft. by 54 ft.; g. r. $48 ... 625
Wood st., 429, Emma S. Reilly to Minnie Bernstein, April 12, 1886, 14 ft. 6 in. by 60 ft. ... 2,800

THURSDAY, April 22, 1886.

Agate st., 3333, 3335, Margaret McNutt to John McKee, April 16, 1886, 28 ft. by 50 ft. ... $1,000
Allegheny ave., N. E. cor. Eighteenth, E. S. Butler et al. to Sam'l W. and Horace Haney, April 7, 1886, 97 ft. 10 in. by 160 ft. ... 3,250
Allegheny ave., N. E. s. and N. W. s. Clifton, William S. Yardley to Jos. N. Tees, April 18, 1881, 26 ft. 6 in. by 65 ft ... 1,400
Aspen st., S. s., 310 ft. W. Thirty-eighth, N. Shoemaker to Geo. H. Grone, Feb. 22, 1886, 14 ft. by 90 ft. ... 1,550
Baynton st. or lane, S. W. s., 563 ft. S. Wister, John S. Trower to Priscilla P. Hess, April 1, 1886, 16 ft. 1 in. by 100 ft. ... nom.
Callowhill st., S. s., 216 ft. 6 in. E. Thirteenth, Jac. Weber to Eble & Herter, April 5, 1886, 14 ft. 6 in. by 90 ft. ... 3,500
Carlisle st., W. s., 222 ft. 6 in. N. Dauphin, L. A. White to Charles W. Wharton, April 19, 1886, 14 ft. 6 in. by 70 ft. ... 3,200
Carpenter st., S. s., 91 ft. W. Ninth, Chas. Sweeney to Wm. Butcher, April, 17, 1886, 40 ft. by 100 ft. ... 6,500
Chestnut st., S. s., 140 ft. E. Thirty-fourth, Charles B. Wilkinson to Theodore D. Rand April 19, 1886; g. r. $90 ... 1,000
Darwin st., S. s., 57 ft. 10 in. E. Sixteenth, Jacob Hoover to John Garaty, March 30, 1886, 14 ft. by 50 ft ... 700
Dauphin st., 505, John J. Woods to Thos. Senior, April 16, 1886, 15 ft. by 71 ft. ... 2,000
Eighth st., E. s., 121 ft. 2 in. N. Buttonwood, Ernest Thamm to Clara Thamm, April 16, 1886, 15 ft. by 27 ft ... 10,000
Eighteenth st., W. s., 320 ft. N. Tasker. Margaret Rodenbach et al. to Mary J. Graham, March 30, 1886, 16 ft. by 65 ft ... nom.
Fourth st., 2551 N., Albert E. Eldridge et al. to August Dietrich, April 14, 1886, 15 ft. by 60 ft. 6 in ... 2,750
Frankford rd., S. E. s., 91 ft. 5½ in. S. W. Clearfield, John H. Baldt, April 22, 1886, irreg ... 10,000
Hancock st., W. s., 156 ft. 6 in. N. Susquehanna ave., Jas. McCarthy to Wm. C. McVay, April 13, 1886, 15 ft. 5 in. by 60 ft ... 2,925
Indian Queen lane, S. E. s., 425 ft. N. E. Thirty-fifth, William R. Williams to Rowland R. Hughes, April 17, 1886, irreg. shape ... 550
Lambert st., 1529, William Elkins to Catharine McDevitt, April 7, 1886, 14 ft. by 44 ft; g. r. $36 ... 700
Lawrence st., W. s., 170 ft. 6 in. N. York, James B. Shaw to Franz M. Schmidt, April 16, 1886, 15 ft. 6 in. by 53 ft. 1½ in., mtge. $1,900 ... 415
Lawrence st, 2438, Louis Lambrecht to Elinora Cleaver, April 17, 1886, 15 ft. 6 in. by 53 ft. ... 2,400
Broad st., W. s, 231 ft. N. Wharton, Henry M. Watts to Philip P. Peace, April 21, 1886, irreg. shape; S. s. Federal, 38 ft. ½ in. E. Watts, 36 ft. ½ in. by 110 ft. 2 in.; N. s. Federal, 88 ft. 5 in. E. Fifteenth, 17 ft. by 109 ft. 2⅝ in.; N. s. Federal, 105 ft. 5 in. E. Fifteenth, 17 ft. by 143 ft.; N. E. cor. Federal and Watts, 38 ft. ½ in. by 109 ft. ... 14,600
Mascher st., W. s., 64 ft. N. Norris, Wm. McKinney to Anna J. McKinney, April 17, 1886, 14 ft. by 32 ft. 4 in ... nom.
Ninth st., 1719, S., Samuel F. Flood to Mary Loockerman, April 19, 1886, 17 ft. by 72 ft. ... 700

Sixth st., 519 S., John Cleary to Ed. C. Lever to M. Hawley McLanahan, April 19, 1886, 23 ft. by 65 ft... 4,000
Sixth st., 866 N., Isaac Reizenstein to Emeline Stimble, April 14, 1886, 19 ft. by 91 ft. 9½ in 6,800
Sixteenth st., 767 S., John Frey to Matilda W. McFarland et al., April 15, 1886, 16 ft. 9 in. by 112 ft.. 5,500
Sixteenth st., W. s., 208 ft. S. Reed, Hugh McConnell to Chas. Wirgman, April 12, 1886, 2 lots, each 16 ft. by 58 ft. and subject to g. r. $84.. 1,400
Marshall st., 453 and 455, Esther S. Zebley et al. to Richard J. Allen, April 17, 1886, 41 ft. by 93 ft. 6 in... 3,250
South st., 1621, James E. Magee to Michael McNamara, April 16, 1886, 17 ft. by 80 ft.; g. r. $76 50 6,500
Spruce st., 1725, George Junkin to D. Ramsey Patterson, April 20, 1886, 20 ft. by 105 ft..... 21,500
Suffolk st., 823, Willian H. West to Jane Matthews, April 17, 1886, 16 ft. by 39 ft. 1 in..... 1,400
Thirty-seventh st., E. s., 70 ft front, Rockland, Margaret A. Caldwell to Wm. J. McCahan, Feb. 23, 1886, 5 ft. by 65 ft..... nom.
Tioga st., 1538, Jacob Halloway to Emily H. Black, April 20, 1886, 16 ft. by 80 ft..... 9,000
Worrell st., 13, Jos. A. Markle, ex., to Margaret Hoffman, April 20, 1886, 20 ft. by 157 ft..... 1,400
Mervine st., 1626, Chas. Smith to Ida Silberman, April 7, 1886, 12 ft. by 73 ft.; g. r. $60 1,200
Arch st., 3301, Paul Graff to Wm. R. Hart, April 20, 1886, irreg. shape.. 4,200
Longshore st., N. E. s., bet. Jackson and Overbrook, Samuel Bevan to Mary Disston, April 17, 1886, 180 ft. 4½ in. by 155 ft. 4 in..... 2,500
Montgomery st., 725, A. P. Bilyeu to Rudolph B. Dutt, April 1, 1886, 14 ft. by 62 ft..... 3,500
York st., 2108 E., Nancy Robinson, adm'x, to Thos. Bryan, April 6, 1886, 18 ft. by 60 ft..... 4,225
Thirtieth st., E. s., 60 ft. S. Girard ave., Wm. L. Elkins et al. to Chas. Roehrich et ux., April 13, 1886, 15 ft. by 57 ft..... 2,750
Tulip st., N. W. s., 150 ft. S. Longshore, Mary Disston to George S. Stephens, April 10, 1886, 30 ft. ⅝ in. by 185 ft. 4¾ in..... 500

SATURDAY, April 24, 1886.

Barker st., S. s., 68 ft. E. Seventeenth, Mary A. Horan, executor, to Elizabeth C. Gartland, March 29, 1886, irreg. shape..... $15,000
Columbia ave., N. W. cor. Twenty-seventh, Erhart Beck to George J. Bryan, Feb. 26, 1886, 6 lots and one N. W. cor. Girard and W. College aves 800
Dacota st., N. E. s., 32 ft. S. E. Duhring, Henry A. Duhring et al. to David Sherrard, April 21, 1886, 16 ft. by 60 ft..... 3,000
Delaware ave., N. E. s., and N. W. s. Sylvan, F. D. Holme to Sarah A. Wagner, November 25, 1886, irreg. shape..... 400
Eighth st., W. s, 263 ft. 7 in. N. Huntingdon, Harry Brocklehurst et ux. to William H. Neff, April 12, 1886, 13 ft. 5½ in. by 59 ft 2,600
Eighth st., 1954 N., Minerva C. Schober to Alice C. Stover, April 16, 1886, 16 ft. by 67 ft. 1½ in.; g. r. $180, mtge. $1,200..... 800
Catharine st., 511, Assistance Building and Loan Association to Jemima Nickel, April 6, 1886, 18 ft. by 66 ft. 4 in..... 1,500
Fifteenth st., E. s., 222 ft. S. Dauphin, Charles C. Moore, April 19, 1886, 17 ft. by 100 ft.; g. r. $120..... 5,500
Catharine st., 2244, Carroll Building Association, No. 6, to Esther Lamberton, April 20, 1886, 16 ft. by 60 ft..... 2,700
Federal st., N. s., 181 ft. W. Twentieth, John Jameson to Sarah Jameson, April 14, 1886, 16 ft. by 76 ft.; g. r. $78..... 1,050
Frankford rd., N. W. s., 119 ft. 9 in. N. E. Susquehanna ave., Katharina E. Wenzler to Herman Petzold, April 16, 1886, irreg. shape..... 10,000
Frankford and Bristol Pike, S. E. s., 389 ft. N. E. Decatur, Holmesburg Baptist Church to Frank M. Richert, Aug. 15, 1883. irreg. shape..... 100
Garnet st., E. s., 33 ft. N. Tasker, George W. Steinbach to Margaret Lockhart, April 16, 1886, 15 ft. 6 in. by 48 ft.; g. r. $48. 600
Gerritt st., 1829, Martin Cleary to Aquila Nebeker, April 15, 1886, 14 ft. by 45 ft..... 325
Girard ave., N. W. cor. W. College ave., John K. Freedley to Erhart Beck, Oct. 15, 1885, 22 ft. 11⅜ in. by 84 ft..... nom.
Goldbeck st., S. s., 144 ft. W. Twenty-eighth, John B. Morris to Margaretta B. Worthington, Jan. 9, 1886, 14 ft. by 96 ft..... 1,600
Hazzard st., 309, Louis Hoepfner to Jacob Burkhart, April 1, 1886, 15 ft. by 67 ft..... 1,550
Fairmount ave., S. s., 22 ft, 9 in. W. Twentieth, John M. Spertzel to Mary Zennock, April 20, 1886, 18 ft. by 82 ft; g. r. $80.25.. 3,700
Fairmount ave., 408, John Kunz to Henry Koch, April 2, 1886, 20 ft. by 145 ft..... 5,260
Amber st., 2204, John G. Sonneborn to Mathias Koch, April 16, 1886, 14 ft. by 60 ft..... 300
Hoffman ave. and Fifty-seventh st., W. cor., Robert Patterson et al., executors, to George R. Callaghan, April 19, 1886, 2.45 acres..... 5,880
Holme ave., S.E s., 175 ft. S W. Mill, F. D. Holme to Thomas Naylor, Nov. 26, 1885, 20 ft. by 100 ft..... 160
Jackson st., N. s., 97 ft. W. Sixth, Jacob Barnes to William F. Carlin, April 24, 1886, 5 lots, each 16 ft. by 61 ft. 9 in.; g. r. $60 each..... nom.
Lancaster ave., S. W. s., 7 ft. 11 in. N. W. Saunders ave., Martin F. McGann to Samuel R. Marriner, April 20, 1886, 32 ft. 2 in. by 193 ft.. 2,800
Lawrence st., W. s., 392 ft. 3 in. S. Dauphin, Charles W. Coulston to Ottomar Menger, April 7, 1886, 42 ft. 9 in. by 49 ft..... 6,000
August Schultes to Ottomar Menger, April 17, 1886, 1 in. by 49 ft..... nom.
Lawrence st., S. W. cor. Cambria, Howard Banes to Jacob Heidrich, April 14, 1886, 18 ft. by 84 ft. 3 in... 1,800
Lee st, 2505, Mary Norris to Margaret S. Schanfell, Dec. 16, 1885, 12 ft. by 77 ft. 6 in..... 1,000
Leithgow st., E. s., 264 ft. 4 in. S. Cumberland, Anthony M. Hoffman to Michael McNamara et ux., April 12, 1886, 12 ft. by 42 ft..... 1,450
Long Lane, N. W. s, 18 ft. 11⅞ in. N. E. Reed, Hy. C. Webster to Edgar D. Stow, April 3, 1856..... 3,000
Master st., 2509, John J. Ziegler to Maria E. Gardner, April 15, 1886, 16 ft. 4 in. by 52 ft. 2½ in..... 3,100
Nineteenth st, W. s., 18 ft. 3 in. N. Morris, James Quinn to Joseph A. McGuckin, April 24, 1886, 32 ft. by 66 ft.; g. r. $36..... nom.
Opal st., W. s., 189 ft. N. Jefferson, Jos. M. Harvey to Leonard Geist, April 19, 1886, 15 ft. by 45 ft..... 2,300
Laurel st., 41-43, Mary Disston to Philip P. Deily et al., Apr. 16, 1886, irreg..... 4,250
Oriana st., W. s., 175 ft. 7 in. S. Huntingdon, Albert E. Eldridge to Geo. W. Stewart, March 23, 1886, 13 ft. 6 in. by 40 ft..... 1,500
Parrish st., S. s., 18 ft. 4½ in. W. Holly, Wm. D. Kelley to A. Jefferson Anderson, April 12, 1886, 16 ft. by 86 ft. 4½ in..... 3,600
Paschall ave., S. E. s., 146 ft. N. E. Seventy-first, R. L. Jones to Robt. E. Jones, April 21, 1886, 60 ft. by 110 ft.; also, N. cor. Paschall ave. and Seventy first st., 30 ft. by 110 ft.; also, lot, 50 ft. by 85 ft. on 30 ft. wide street..... nom.
Pastorius st., S. E. s., 42 ft. 10 in. N. E. Hancock, Edwin Cilnton to Anne W. English, April 14, 1886, 21 ft. 5 in. by 69 ft. 5 in..... 1,700
Pastorius st., S. E. s., 128 ft. 6 in. N. E. Hancock, Edwin Clinton to Rebecca W. English, Apr. 14, 1886, 21 ft. 5 in. by 69 ft. 5 in..... 1,700
Poplar st., 2944, Jacob Grim to Katharina Hambrecht, Apr. 29, 1886, 15 ft. by 57 ft 3,600
Rittenhouse street, 1911, Ellen E. Wright et al., ex'rs, to Rachel L. Harvey, April 13, 1886, 21 ft. by 40 ft.; g. r. $47.25..... 6,000
Seventh st., E. s., 74 ft. S. Fitzwater, Robt. H. McCanney, et ux. to Gottlieb Eitle, April 16, 1886, 18 ft. by 90 ft..... 4,400
Seventh street, E. s., 88 ft. N Montgomery, Chas. S. Morgan to Jos. H. Snow, April 20, 1886, 17 ft. 6 in. by 65 ft..... nom.
Same to Jennie J. Morgan, April 20, 1886 ..... nom.
Sixteenth st., E. s., 150 ft. N. Venango, Heirs of John McClelland to Patrick Gorman, April 19, 1886, 50 ft. by 100 ft..... 1,225
Spruce st., 4014, John C. Bradley to Jas. Marshall, April 17, 1886; to Emma V. Bradley, April 19, 1886, 26 ft. 7 in. by 110 ft..... 12,000
Sumac street, N. W. s., 122 ft. N. E. Manayunk ave., Chas. W. Klauder to Mary A. Holt, April 17, 1886, 38 ft. 11 in by 96 ft..... 5,925
Summer st., S. s., 212 ft. E. Division, Thos. Cunningham to John Cunningham, April 20, 1886, 20 ft. by 100 ft..... nom.
Susquehanna avenue, S. s., 72 ft. E. Third, Thos. L. Leedom to Joseph J. Carvin, April 21, 1886, 14 ft. by 57 ft..... 2,200
Susquehanna ave., S. E. s., corner Fourth, Chas. Lehmberg to Henry Seipp, April 19, 1886, 16 ft. 6 in. by 80 ft..... 6,700
Twelfth st., E. s., 292 ft. N. Norris, Thomas Mather to Charles H. Crispin, April 21, 1886, 21 ft. by 100 ft..... 6,350
Twelfth st., W. s., 35 ft. S. Poplar, Mary P. Megowen to Anna Megowen, April 21, 1886, 16 ft. by 70 ft.; g. r. $42 2,450
Twentieth st., W. s., 144 ft. N. Tasker, Frank G. Berkheiser to Wm. Marshall, Sept. 12, 1885, 96 ft. by 66 ft..... 100
Twenty-seventh st., W. s., 70 ft. N. Columbia ave., George J. Byrne to Fredk. L. Lingg, April 6, 1886, 15 ft. by 65 ft. ; g. r. $100 ..... nom.
W. s. Twenty-seventh st., 85 ft. N. Columbia ave., 15 ft. by 68 ft.; g. r. $100..... nom.
Vine street, N. s., 54 ft. W. Crown, Wm. H. Smith et al. to the Brothers of etc., St. Augustine, April 1, 1886, 40 ft. by 78 ft..... 1,400
Washington ave., N. s., 194 ft. W. Sixth, Eliz'th M. Donahue to Mary Goldstein, April 21, 1886, 16 ft. by 86 ft.; mtge. $1,500..... 1,450

The State Sanitary Convention.

The State Sanitary Convention, which will be held on May 12, 13, 14, at McCaul's Opera House, on Broad street, the object of which is to afford an opportunity for an expression of opinion on matters relating to the public health and the discussion of methods looking towards an advancement in the sanitary condition of the Commonwealth, the prevention of sickness and avoidable death, and the improvement of the condition of living. The opening address will be delivered by His Excellency, Hon. Robert E. Pattison, Governor of Pennsylvania. Joseph F. Edwards, M.A., Chairman of Committee of Arrangements.

President, Dr. William Pepper, Vice Presidents: Hon. James T. Mitchell (Judge), Samuel C. Perkins, President of Public Building's Commission, Hon. Jerome B. Niles, Auditor General, John Gay, President of Commissioners of Fisheries, General Geo. R. Snowden, Dr. F. S. Wilson, Hon. Lewis C. Cassidy, Hon. J. T. Hartranft, Hon. Henry M. Hoyt, William Dixey, Commissioner of Markets and City Property, Dr. P. D. Keyser, A. H. Fetterolf, PhD., President of Girard College, W. B. Land, Secretary of Public Buildings, A. A. Hirst, Board of Health, Henry Leffman, Port Physician, Hon. Richard Vaux, Charles Emory Smith, Editor of *The Press*, James Simpson Africa, Secretary of Internal Affairs, Christopher Stewart Patterson, General J. P. S. Gobin, John Wanamaker, Hon. James Pollock, Frederick Collins, Dr. D. M. Welch, Major Moses Veale, Health Officer, H. G. Sickel, President of Board of Health, Hon. W. B. Smith, Right Reverend William Bacon Stevens, Hon. James Gay Gordon, Dr. D. Hayes Agnew, Hon. S. G. King, A. M. Spangler, Samuel H. Smedley, Hon. W. S. Stenger, Secretary of the Commonwealth, Hon. J. H Campbell, Robert S. Davis, Hon. A. K. McClure, Editor of *The Times*, L. M. Megargee, Editor of *The News*, Dr. R. J. Levis, William H. Pancoast, W. M. Singerly, of *The Record*, Dr. A. R. Thomas, W. Heyward Drayton, Dr. W. B. Atkinson, Colonel Richard S. Edwards, Dr. P. H. Barthache, Hon. F. A. Meziner, Mayor of Erie, James R. Gates, President of Select Council, Chas. Lawrence, Colonel William Ludlow, Mrs. E. D. Gillespie, Right Reverend Edmund de Schwisnitz, Bethlehem, Dr. Daniel G. Brinton.

The following is a list of papers to be read: Prevention of Disease in the Commonwealth, to be discussed by P. H. Barthache, M.D. Municipal Sanitation, Morton Prince, Boston. Disposal of Human Excreta by Fire, Dr. W. S. Ross. Tests of Impurities in Water, Dr. H. F. Formad. Drainage and Sewage of Cities and Towns, Colonel George E. Waring. A paper by Dr. C. W. Chancellor, Baltimore. Necessity of Physical Education, by D'Carl H. Horsch, Dover. Economic Sanitation, Dr. A. H. Gibson, Washington. Importation of Foreign Rags into American Ports, Dr. F. S. Wilson. Water Supply of Philadelphia, Dr. J. Cheston Norris. Heating and Ventilation of Public School Buildings, as illustrated by the system introduced in the New High School Buildings at Chester, Dr. D. W. Jefferies, Chester. Hygiene of the Home, W. B. Land. Our Drugs and Medicines, Dr. J. Wolff. The duties of Sanitary Authorities in reference to the general use of Alcohol, Dr. Henry Leffman. Narcotic Appetites, J. Lowry Sibbell, Carlisle. Hygiene of the Home, George N. Bell, Newport. Vaccination, Dr. William M. Welch. Municipal Sanitation, discussed by Dr. H. B. Hoolbeck. Defective Vision in School Children, discussed by Dr. P. D. Keyser. Artificial Feeding of Infants, Dr. A. J. B. Janner, Detroit, Mich. Sanitary Plumbing and Drainage, Dr. J. G. Richardson. Hygiene of the Home, discussed by Dr. A. R. Thomas. The Obligation of States and Citizens to Preserve the Health of the People, Hon. Erastus Brooks, West Brighton, N. Y. Artificial Feeding of Infants. Dr. John M. Keating, also by Dr. Albert R. Leeds. Mistakes on School Architecture, discussed by Dr. P. D. Keyser. Healthy Dwellings, Dr. V. C. Vaughn, Ann Arbor, Mich. The Influence of Overwork on the Production of Nervous Diseases, Dr. C. K. Mills. Hygiene of Old Age, Dr. H. C. Wood and Mrs. E. D. Gillespie.

HYDRAULIC-LIME CONCRETE.—A kind of concrete, hard and solid, is now being used for building purposes in Paris. It is composed of eight parts of sand, gravel and pebbles; one part of common earth, burnt and powdered; one part powdered cinders, and one and a-half parts unslacked hydraulic lime. These materials are thoroughly beaten up together, their mixture giving a concrete which sets almost immediately, and becomes in a few days extremely hard and solid, which property may be still further increased by the addition of a small quantity, say one part, of cement. Among other constructions to which this material has been applied is a house three-stories in height, sixty-five by forty-five feet, standing on a terrace, having a perpendicular retaining-wall 200 feet in length and 20 feet high. Every part of this structure was made of the hard concrete, including foundations, vaults of cellars, retaining-walls and all walls, exterior and interior, as well as the cornice-work, mouldings, string-courses, balustrades, parapets, and the building is without band-iron, lintels of wood throughout.

—The Committee on Foreign Relations reported, on the 22d inst., to the Senate a bill appropriating $150,000 to indemnify the Chinese for the losses and damages inflicted upon them by the rioters at Rock Springs, Wyoming Territory, in September last. It authorizes the President to designate, not to exceed three officers of the United States, to investigate and take the testimony of witnesses as to the nature and extent of the damage done to the persons and property of the Chinese.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

ALSO FOR THE **DWELLING**
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT G. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Chan els, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis Elevator proves them to be unequalled in the world for safety, speed durability and economy.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY,
MANUFACTURER,
308 MARKET ST., Philad'a.

GUARANTEED.

"GILBERTSON'S OLD METHOD."

EXTRA HEAVILY-COATED ROOFING PLATES.

WE guarantee **"GILBERTSON'S OLD METHOD"** Roofing Plates to contain 36 to 40 pounds of metal coating to a box of IC 20x28, and 18 to 20 pounds to IC 14x20.

To be a **better and heavier coated plate** than **"MF"** or **"O'd Style,"** and if not found so, all boxes to be held subject to our order.

The manufacturers of the **"GILBERTSON'S OLD METHOD"** Guaranteed Roofing Plates are now stamping each sheet with the name of the brand and also the thickness, IC or IX.

To Architects and others specifying our **"GILBERTSON'S OLD METHOD"** or **"Camoret"** brands of Guaranteed Roofing Plates, we would suggest that the specification be made to read as follows:

"Every sheet to be stamped—not only with the name of the brand, but also with the thickness, IC or IX."

MERCHANT & CO.,

525 Arch Street, PHILADELPHIA. 90 Beekman Street, NEW YORK. 135 Lake Street, CHICAGO.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

A Most Delicious and Elegant POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and riginal designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Charter Perpetual. **Capital, $500,000.**

THE REAL ESTATE TRUST CO., 321 Chestnut St.

Gives attention to all matters incident to the subject of Real Estate. Collects Rents, and guarantees the same, on special terms. Issues Policies of Title Insurance, affording absolute security to purchasers of Real Estate and Mortgages. Executes Trusts of every description, and becomes surety for the faithful performance of any Trust or office.

FRANK K. HIPPLE, *President.* WILLIAM F. NORTH, *Treasurer.*
GEORGE JUNKIN, *Solicitor.* WILLIAM R. PHILLER, *Secretary.*

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 17. PHILADELPHIA, MONDAY, MAY 3, 1886. PRICE 15 CENTS

MODEL LUMBER YARD AND WOOD WORKING MILL.

HARDWOODS AND BUILDING LUMBER,

WHOLESALE AND RETAIL.

YELLOW PINE FLOORING A SPECIALTY.

1,000,000 feet Dry Lumber Under Cover.

MANUFACTURERS OF SASH, BLINDS, SHUTTERS, DOORS, and

MILL WORK OF EVERY DESCRIPTION.

A STOCK OF READY-MADE MILL WORK ALWAYS ON HAND.

Wholesale Yard and Mill:
Trenton Ave. and Tioga Sts.

PHILADELPHIA.

Jobbing Yard:
Broad and Mount Vernon Sts.

DR. C. A. MAX WIEHLE, PROPRIETOR. C. W. HUNSICKER, MANAGER.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS H. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BURD P. EVANS,
BUILDER, Knox St. below Manheim, Gtn.
City Office, 619 Walnut St., Phila.
Care of Estates especially solicited and repairs thoroughly executed at short notice.

SAMUEL J. GRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 17. PHILADELPHIA, MONDAY, MAY 3, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, MAY 3, 1886.

THE New York Real Estate Exchange has a membership of over five hundred. How many belong to the Philadelphia Real Estate Exchange?

THE money market, we are told, is liberally supplied with money at low rates of interest. Railway speculation is attracting less capital than usual and, therefore, there is more for building progress.

SOME of our real estate operators say that building has been checked by labor agitations. A few cases have been mentioned. No doubt there would have been more building had there been less talk of eight hours and higher wages. Fortunately for the building interests Philadelphia is not an exception, and all trades seem to be similarly effected. This advancing tendency in cost is calculated to check enterprise.

ACCORDING to Mr. Gowen there has been no dissension among the Board of Managers of the Philadelphia and Reading Railroad Company, or any difference of opinion between him and any member of the Board, he says that all reports about the withdrawal of financial support from the company's plan of reorganization or of the alienation of friends heretofore coöperating with him are utterly unfounded.

IF Philadelphia proposes to keep pace with other cities, it will find itself under the necessity of investing somewhere from $2,000,000 to $5,000,000 in improvements; of course, these improvements cannot be made without the assistance of special legislation, but there is no good reason why this legislation should not be asked for and secured. It is not every legislator that likes to champion schemes for increased taxation, but the necessity is yearly becoming more and more urgent. Real estate would be benefitted by the expenditure that could be wisely made.

SPEAKING of American architectural journals a writer in the *Century* recently remarked that, although "the very best work of the very best hands is not always illustrated, yet they represent the general tendencies of our art in all quarters of the land." This statement may be true, but it ought not to be taken as a reproach to architectural journals. They are, no doubt, one and all, ready to publish "the best work of the best hands." It is decidedly the fault of the "best hands," if their "best work" is not reproduced.

THE rage for high priced houses has gone forever. Cheap houses will sell at a poor market while dear houses will not. A $2,000 or a $3,000 house will sell where a $6,000 or a $8,000 house will not. Hence, the strength of the cheap house building movement. If everything goes right, the early summer will witness the inauguration of a dozen or two more schemes for building houses on a large scale. There is plenty of money and enterprise is waiting for the word "go." Let us hope that nothing will interfere with the word of command.

THE growth of the protective sentiment in the South is even more rapid than its manufacturing development. Owners of properties which they wish to have utilized have come to understand that if protection could be absolutely assured for a term of years there would be much greater progress than at present, and a feeling of intense dislike against free trade politicians, and advocates has been aroused that will soon be thoroughly understood by Southern Congressmen, if by no one else. As an old man from North Alabama expressed it the other day, "any Congressman that puts a block in the way of protection will get run over."

THE REAL ESTATE RECORD has no desire to pry into the secrets of real estate dealers. It aims, however, to publish everything of interest to the public which the public should know. The desire to maintain extreme secrecy which is manifested by some dealers is not in the long run the wisest policy. When transactions have been consummated it would be an advantage to the individuals concerned and to the trade at large to have them mentioned. We ask the coöperation of the real estate interests in this matter. In New York city every considerable transaction in real estate is promptly mentioned, with the result of increasing the interest in such transactions and in real estate operations generally.

THE condition of the streets, according to the reports of the police lieutenants last week show a slight improvement. All of the districts are reported "good," "fair" or "clean," with the exception of the Tenth and Twenty-first. The latter has thirteen streets reported "very dirty."

REAL estate dealers in several Western cities report quite an active demand for city lots and for properties along the lines of the railroads. A great deal of property has been bought for manufacturing sites. Small house building is being pushed with wonderful activity in large and small towns and these houses are quickly bought up on the installment plan. This activity is due largely to the fact that Eastern capital is creeping Westward after employment and is finding it at remunerative prices. Interest is low and loans are much more easily effected than a few years ago. Capitalists and money lenders are more willing to permit their money to go into industrial enterprises than a few years ago.

TWO or three long headed real estate agents have been quietly ascertaining the prices at which some of the old rickety houses in the older portions of the city could be bought for. Whether these inquiries are made through mere curiosity or not does not appear. The probabilities are that somebody sees an opportunity for a good investment in picking up some of these old dilapidated properties at relatively low prices. It is, of course, a matter of opinion as to whether it will pay to buy up and tear down and rebuild on these old sites. There seems to be really no good reason for the difference in prices of properties within six or eight squares. The old Post Office property remains without a buyer, and there are several other properties within three or four minutes' walk of that place which could be bought on reasonable terms; there they stand producing scarcely any revenues, while properties not ten minutes' walk distant in the other direction are in demand at exceptionally high prices. The only reason for this is that the tide of enterprise is setting westward. It is not safe to assume this on too broad a basis. Front street and Second street from Vine to Pine are not as desirable for building purposes as some other sections of the city. At the same time, this locality is by no means dead, and a proper spirit of enterprise will no doubt some day take hold of some of these reasonable properties and give this locality a new lease of active life.

THE eight hour agitation certainly threatens, if it does nothing worse, the prosperity of the building trade and the general prosperity of the country. Possibly we will pass through this transition which practically amounts to a revolution without suffering any real harm, but there are thousands of employers of labor who feel that this change cannot be made without the infliction of damage, which will not be easily gotten over. This agitation fortunately extends from one end of the country to the other. Philadelphia does not suffer alone, nor even Pennsylvania, nor the Middle States, but the movement extends from Boston to San Francisco, and from Duluth to New Orleans. To-day the contest opens. Employers have, in hundreds of instances, agreed to the reduction of either one or two hours, and have made terms as to the rates of pay. In some cases, paying a corresponding reduction, and in other cases, paying ten-hour wages for nine or eight hours' work. The situation condensed into the fewest words possible, is as follows: The building trades start in this week in most cities on a nine-hour basis, and, in the most cases at a corresponding reduction of pay. In Philadelphia, the wages of carpenters continue this year at $2.75 and the wages of other building labor is also on the last year basis, with some few exceptions. The boss painters voted against nine hours; the hod carriers have been granted, some $2.25 per day and some $2.50, for nine hours' work. Stonemason laborers want $2.00 for nine hours. The bricklayers have settled upon thirty-nine cents per hour and nine hours per day. Similar action has been taken in some other trades, but the trouble is not yet over.

In New York, in the building trades, nine hours has become the rule and many others have followed. The building trades are almost a unit for nine hours and with corresponding reductions. The furniture workers, to the number of 10,000, have adopted the eight-hour day and will strike if it is not allowed. The joint arbitration committee of the Mason-Builders' Association and the bricklayers' unions have agreed to forty-five cents per hour for nine hours, excepting Saturday, which will be an eight-hour day. Their relative gain is $1.59 per week. The 2,500 piano makers in fifty-three shops asked for eight hours, and will strike for it. The cigar makers, furriers, German printers and carriage makers have all secured shorter hours. Ten thousand machinists in three labor unions have notified their employers that nine hours will constitute a day's work, from to-morrow. The bluestone cutters and flaggers of that city will enforce the nine-hour rule and $4,00 per day. The eight-hour day prevails in all municipal work in Brooklyn. The adoption of this rule will be quite general throughout the West.

The New York carriage makers have adopted the nine-hour rule, and will stop work on Saturday at 3.45 P. M.; they pay ten-hour wages. In scores of industries of New York and Pennsylvania the shorter hour rule will be established this month. The Chicago bricklayers and masons, 8,000 strong, have adopted the eight-hour rule, and in Troy the journeymen carpenters have agreed with the bosses for an eight-hour day, at 30 cents per hour. In Milwaukee the boss carpenters have agreed to the eight-hour rule, and the bricklayers, masons and hod-carriers have also adopted it. Last Tuesday several of the largest furniture factories in that city closed because of the determination of the employers to not yield to the demand. In St. Louis many industries have adopted the eight- and nine-hour day, with pay by the hour as recommended by the Trades Assembly. The master plasterers agreed to the eight-hour system, and will pay their men $3.50 per day for eight hours instead of $4.50 per day for ten hours. The contractors and builders generally have agreed to consider eight hours a day's work, at 30 cents per hour. In Rochester, N. Y., the bricklayers and other members of the building trades will strike for eight hours to-day. In Ohio the eight hour bill has become a law. In Cincinnati the fresco painters and cabinet makers and furniture workers have given notice for an eight-hour day. In Grand Rapids, Mich., the furniture workers, numbering several thousands, held a mass meeting last week, and determined upon eight hours from to-morrow.

In Baltimore many meetings have been held, and on Thursday last 10,000 men, representing 45 trades, paraded for eight hours, and to-day a larger parade is taking place. The Granite Cutters' Union of Baltimore will work only nine hours, but accept a reduction of 25 cents per day from the wages paid for ten hours. In Galveston, Texas, the eight-hour day begins to-morrow. In Pittsburg the plumbers start in on nine hours and eight on Saturday. The carpenters, bricklayers and other branches of the building trade do the same. In Chicago the eight-hour agitation has assumed enormous proportions, and all trades are drawn into the movement, with the certainty of strikes where the demands are refused. 75 furniture employers of Chicago, employing 4,000 hands, have resolved to resist, and a strike is probable. 1,100 employés in the Crain Wrought Iron Works will not go to work this morning unless on their own terms. Thousand of men quit work last week in order to emphasize their determination for shorter hours.

In Boston the bricklayers, carpenters and other members of the building trades have held over 100 meetings within the past year, and it was thought that to-day there would be a general suspension unless terms were made on Saturday, which at present writing cannot be said.

In Washington all classes of mechanics, including carpenters, bricklayers and other trades in the building line are unanimously in favor of the short-hour movement, but the builders and contractors have organized to resist its enforcement, and a strike seems inevitable. The resolution of the carpenters demands eight hours, at $3 per day, and provides for the trial and fining of any member who violates this rule, and prohibits all overtime and Sunday work, except for double pay.

Statements of this kind concerning labor agitations for shorter hours and higher wages could be multiplied indefinitely. The whole world of labor seems to be aroused. In times past no serious damage was done in the reduction from 14 hours to 12 and from 12 to 10, and hence many are inclined to take the charitable view, that the reduction from ten to nine or eight will not be attended with any disastrous consequences. It is no use to draw general conclusions from individual opinions, or from isolated cases. It is too soon to form opinions, and it is unnecessary to enter into guess work. Labor organization is a fact; it is upon us; its authority cannot be cast aside, and the nine or eight hour day has come to stay, and we have to make the best of it. Considering the enormous productive capacity of the country, our enormous machinery capacity and the frequent boasts made by manufacturers that we have capacity to make as much in six months of all kinds of products as we can use in twelve months; very little harm ought to follow from a reduction of the hours of labor. So far as higher cost of labor is concerned, that is an evil which will correct itself gradually and effectually.

REAL ESTATE.

Charters Granted.

Charters were issued at the State Department as follows: Disston Utility Company, of Philadelphia, capital, $10,000, John H. Currier, Treasurer, and the Thorn Oil Company, of Pittsburg, capital $100,000. Sharon Electric Light Company, capital $5,000, and South Chester Manufacturing Company, capital $20,000.

The Solicitors' Company of Philadelphia.

The organization of the Solicitors' Company of Philadelphia was perfected on Thursday last. The stockholders met at St. George's Hall and organized, by electing Mr. Richard W. Clay as chairman and Mr. Angelo T. Freidley as secretary. The following gentlemen were elected to serve as directors for the ensuing year: Henry W. Brown, Charles T. Parry, William B. Scott, William L. Wagner, William Hacker, Richard W. Clay, William T. Tiers, Richard S. Hunter, Alexander P. Purves, Lewis H. Redner, J. Carroll McCaffrey, William B. Robins. All matters connected with the organization were referred to the Board of Directors with instructions to report at a stockholders meeting to be called for the purpose.

The objects of the Solicitors' Company are to guarantee mortgages, insures titles to property and make mercantile collections.

Fire Escapes.

The Board of Fire Escapes are considering the best means of bringing about a uniform and improved system of outside fire escapes. It is suggested to have all escape balconies for factories having more than 20 employés on one floor, at least 4 feet wide and 6 feet in length, and to take in at least the windows of each floor. The steps it is suggested be 24 inches wide, at an angle of 45 degrees and the side rails to be 3 feet high. The Board of Fire Commissioners will meet on Tuesday to take, perhaps, final action on this question. The Law and Order Society requests that certificates be refused to hotels where the provisions of the law are not strictly enforced. No specified appliances have been defined by law, but the Act of Assembly gives each hotel proprietor the right to select for himself. The authorities recognize that some uniformity is advisable, and will consider this phase of the case next week.

Lumber Dealers Assign.

Messrs. A. M. Greene & Co., dealers in lumber and coal, have failed. The members of the firm are A. M. Greene, W. H. Clark and Wm. H. Tasker. An assignment was made on Friday to the Philadelphia Trust Company. The partnership was formed in March, 1880, and the firm has been doing an extensive business ever since. Originally the capital was $50,000, but it is said that the liabilities will largely exceed that amount. The firm owns real estate valued at $25,000 and carries stock to the amount of $20,000 or $25,000. No figures are given out by the firm, and no cause was assigned for the failure. The firm has been engaged in removing the buildings at Twenty-fourth and Callowhill streets for the Baltimore and Ohio Railroad Company under a contract by which they received the materials for their compensation. The work there is now about completed.

A New Design Patent Law Reported.

A bill to provide that hereafter, during the term of letters patent for a design, it shall be unlawful for any person other than the owner or the licensee of the patent to apply the design or any colorable imitation thereof to any article of manufacture for the purpose

of sale, or to sell any article of manufacture to which such design has been applied without authority from the owner, was reported by Representative Mitchell, from the committee on patents, on Tuesday. The bill further provides that violators of its provisions shall be liable in the amount of $250, and to a greater amount in case the total profits from the operations exceed that sum. It appears that the design patent laws, as recently interpreted by the Supreme Court, provided no effectual money recovery for infringement. Since that decision the receipts of the Patent Office from designs have fallen off upward of 50 per cent. To fail to pass this or a similar bill, the report says, will be a virtual repeal of the design patent laws.

Matrons for Police Stations.

The proposition to place matrons in police stations to attend the women which may be brought there as prisoners, or otherwise, should not be cast aside by Mayor Smith and President Lawrence as unworthy of attention. An influential delegation of ladies held a conference with Mayor Smith and Mr. Lawrence on Tuesday, during which it was stated that in each station house, except probably the Central, a matron was needed, and there should also be a superintendent of matrons. They said that the total number of arrests in the year 1883 was 45,612, of whom 7,896 were women. In some of the centrally located police districts fifty per cent. of the arrests were of women. They thought the most difficult part of the work would be to get the proper kind of women to act as matrons.

Mayor Smith said he approved the project of having matrons. He was convinced that it would improve the morals of the station houses. He trusted that at least enough money would be appropriated to give the proposed system a trial in some of the station houses.

Mr. J. H. Linville Beats the Telephone.

Mr. J. H. Linville, formerly President of the Keystone Bridge Company, has invented a machine which, in point of usefulness, promises to eclipse the telephone. Quite a company of capitalists, lawyers, merchants and brokers witnessed several interesting experiments made with Mr. Linville's apparatus, at 327 Walnut street, on Tuesday last. The machine seemed like type writers with telegraphic attachments. A wire led from one machine to the city of Reading and back again to another instrument sitting a few feet away. At the touch of the operator the message was flashed to Reading and back again instantaneously, and was repeated in bold plain letters before the operator. Unlike the telephone, if the receiver happens to be absent when "called up," the message is not lost, but it automatically records itself, even though it should be 1000 words in length. It is impossible to read by sound or tap the wires over which a message from this invention is sent. At the Associated Press office the operators receive all the messages upon type writers. They find it beats handwriting both for speed and legibility. With one of Mr. Linville's machines the type writer would be dispensed with and much time saved. The apparatus is the property of the International Printing Telegraph Company, which proposes to establish a central office or exchange, and have subscribers after the manner of the telephone companies.

C. McCulloch Beecher & Co., commission merchants, in May, 1884, made an assignment to H. P. Bartlett, giving a preference of $75,000 to Drexel, Morgan & Co. There were liabilities of $275,000, with $40,000 assets. The assignment has been set aside, suit to that end having been brought by other creditors.

Items of News.

—In New York the demand for vacant lots has fallen off.

—Philadelphians are erecting a dozen cottages at Longport.

—The weekly real estate sales at auction in New York foot up $1,500,000.

—$10,000 has been appropriated by Park Commissioners for the necessary repairs to Momorial Hall.

—The United States Senate has passed a bill appropriating $300,000 for an extension of the White House.

—The Eastern Pig Iron Association met last Wednesday and passed resolutions condemning the proposed tariff legislation.

—Mr. W. C. Houston, Jr., of the wool firm of W. C. Houston, Jr., & Co., has been elected President of the Produce National Bank.

—Proposals were opened on last Monday, relative to the repairing of paved streets, grading certain thoroughfares and repairing bridges.

—The Board of Fire Commissioners have decided to close their repair shops at 1 o'clock on Saturday during May, June, July and August.

—The coal and lumber firm of W. M. Lloyd & Co., of Twenty-ninth street and Ridge ave., has advanced the wages of its employés $1 per week.

W. H. Cavanaugh, a real estate broker, was held on a charge of embezzlement of funds entrusted to him by Samuel Harkness, of 617 Washington avenue.

—An asphalt pavement is being laid on the upper deck of the Callowhill street bridge, at the expense of the Hestonville Passenger Railway Company.

—The stockholders of the Bordentown and Columbus Turnpike Company contemplate surrendering their charter, as the road does not pay over 2 per cent. per annum.

—The managers of the Presbyterian Orphanage, Fifty-eight street and Kingsessing avenue, are appealing to the public for donations for the new school property.

—The journeymen house painters have agreed with their employers to accept $2.70 per day for nine hours work. The new arrangement goes into effect to-day.

—Application has been made at the State Department for a charter to the Chicopee Natural Gas Company, of Pittsburg, capital of $250,000. The incorporators are from Massachusetts.

—The Receiver of the defunct savings bank of Gloucester on Monday last began paying an additional dividend of 25 per cent. to the depositors, and will continue the payments until May 1.

—Announcement is made of the death of John A. B. King, late President of the Marine Engineers' Association, and a native of Philadelphia, in San Francisco on the 19th inst., aged 46 years.

—Official figures from the Denver Mint show the mineral output for Colorado in 1885 to have been as follows: Gold, $5,000,000; silver, $13,500,000; copper, $700,000; lead, $3,361,000. Total, $22,561,000.

—The Board of Health on Tuesday ordered the Baltimore and Ohio Railroad Company to abate the nuisance caused by the discharge of sewage from the cut now being made by the company on the line of Twenty-fifth street.

—George W. Thorn, and old brick manufacturer, died at Atlantic City last Monday, aged 69 years. He some years ago became a member of the bar and attained considerable distinction as council for some street railway companies.

—There are evidences of some little trouble in the building trades. A number of master bricklayers held an informal meeting on last Tuesday and agreed to resist the demands of hod carriers and laborers.

—The Comptroller of the Currency has declared a final interest dividend of $13.04 in favor of the creditors of the Second National Bank of Scranton, Pa., making in all 100 per cent. and interest in full paid on the claims proved.

—The New York Chamber of Commerce has gone into the discussion of the question of strikes. The Chamber feels that it is necessary for some influential and responsible body to give some expression of opinion on the labor question at this time.

—Mr. Springer, of Illinois, introduced a bill last week in the house to establish a department of labor and create a board for the arbitration of controversies and disputes, and in general proposes to carry out the recommendation of the President's recent message on the labor question.

—The Citizens' Committee considered the matter of an improved water supply at John Wanamaker's office last Tuesday. Additional meetings are to be held and the subject will be thoroughly discussed. As soon as the sub-committee can come to conclusions, a general meeting will be called.

—The fresco painters on Saturday evening formed an organization to be called the Fresco Painters' Union of Philadelphia. A resolution to notify their employers, through the Central Labor Union, that after May 1 they would only work nine hours a day at the old rates was carried by acclamation.

—On Monday last, Chief Commissioner McDonald annulled a contract with Joseph S. Marshall for the unsatisfactory manner in which work was performed. Mr. McDonald notified a number of contractors last week, that he would hold them strictly accountable for the work called for in their specifications.

—George Ott, sash, door and blind manufacturer, of Davenport, Iowa, made an assignment on the 27th inst. Liabilities, $156,656; assets, nominally $184,386. The principal creditors are lumber firms in Chicago. He also owes considerable sums to parties in Ohio, Pennsylvania, New York and Wisconsin.

—The policy-holders in the defunct Millville Mutual Fire and Marine Insurance Company are paying an assessment of $1 in order to defend themselves from the payment of the outstanding claims against the concern. Central committees for protection have been formed at Millville, Salem, Bridgeton and other places.

—The spirit of combination still prevails. The manufacturers composing the American Flint and Lime Glass Association, organized at Pittsburg this week. The Association controls 43 furnaces, of a daily out-put of 1,000 tons of glassware. 17 out of the 20 glassware factories of the United States are in Pittsburg and have signed the agreement.

—Mr. Henry Kline, the owner of a furniture store on the Southeast corner of Front and Norris streets, objects, in Judge Mitchell's Court, through a bill in equity, to the order of the building inspectors to tear down his wall in order to accommodate the Ninth National Bank Directors, who propose to build on an adjoining lot. Mr. Kline says that the wall is thirteen inches thick, nine inches of which is upon his own ground. He is willing for the bank to use it as a party wall, but objects to it being taken down, as it will result in suspending his business and depriving him of space in which to conduct it. Judge Mitchell has granted an injunction against the officers of the bank, the board of building inspectors and Wm. Steele, the builder.

—The Washington Manufacturing Company, of Gloucester City, has adopted the Saturday half-holiday.

—The Board of Highway Supervisors have been asked by the Lombard and South Street Passenger Railway Company for permission to take up the cobble-stones and to extend its tracks on Front street from Dock to Market. The matter was referred to the City Solicitor. Several permits were granted for minor improvements in different parts of the city.

—A home is being erected for indigent women on Chestnut street, west of Thirty-sixth, on a site which has a frontage of 300 feet and a depth of 215 feet. The structure will be built of brick, trimmed with stone. Every modern convenience will be introduced, and a fine garden will surround the new home. In the rear will be located a chapel.

—Robert A. Gordon, of the former Girard House firm of Moore & Gordon, has brought an acton of replevin against the Union Trust Company to recover from that corporation a bond of the Southern Maryland Railroad Company and two bonds of the new river division of the Norfolk and Western Railroad, of which he claims to be the owner.

—The South Mountain Water Company had its proposition before a special meeting of the Water Committee last Wednesday. The company, as is known, wants to lease the water plant of the city for fifty years and use the Delaware Water Gap supply. The matter was talked over, but nothing will be done before September, as there are bigger fish to fry for the next few months.

—The sixty-sixth annual report, presented to the Apprentices' Library Company on Tuesday evening, showed that 89,910 books, or an average of 291 per day, had been loaned during the year, an increase of 8,209 over the previous year, to an average of 3,794 readers, and that there had been 37,189 visitors, a gain of 3,102 for the year. The number of books on the library shelves was 18,500, 1,282 of which were added in the twelvemonth. The receipts were $5,587.30, and the balance on hand, $823.49.

—A kind of labor agitation that is productive of much good is shown in the report of the St. Mark's Workingmen's Club and Institute, at the celebration of its sixteenth anniversary, last Monday evening, at Seventeenth and Kater streets. The annual report showed a membership of 420; library, 2,600 volumes; receipts, $1,509; sick benefits paid out, $1,080. The coöperative store has 100 members, and is in successful operation. More such agitation would be productive of great good.

—The Managers of the Franklin Institute are considering plans for the extension of the sphere of usefulness of that old institution. The report of the committee appointed to report upon what should be the future work of the society, and how a suitable building can be secured, was considered at a recent meeting, at which the committee were instructed to prepare drafts for a new building. There are some $40,000 available for this purpose besides what might be secured from the Seventh street property.

—Some members of the Board of Health and of the City Councils have been inspecting a system of drainage and ventilation which has been recently placed in the house of Dr. John E. James, 1521 Arch street, by Thos. F. Brock. The advantages claimed for this system of "house-side" ventilation are that a draft is given every fixture from the air in the room in which it is located; that there are no traps on the main drain and as few as possible in other places, and that only well-known laws of pneumatics are employed in its construction.

BUILDERS' ITEMS.

Among the Builders and Real Estate Agents.

F. H. VOGDES, 3959 Lancaster avenue has several contracts on hand, of which he will speak later on.

GEORGE CARSON, 1916 Columbia avenue: Is making making extensive alteration to his house and adding a mansard roof.

JAMES DALLAS, 1840 Federal street has very few vacant houses on his list. Stores and small houses are greatly in demand.

D. Z. EVANS, 619 Walnut street: There seems to be a better feeling in the real estate market, there is a larger inquiry for unimproved land; prices are fully sustained:

DENT & KERN, 3959 Lancaster avenue, were about commencing several building operations, but have decided not to do so on account of the unsettled condition of labor.

ADAMS & BAKER, 709 Walnut street: Their lots at Clifton, Pa., are selling quite lively. Rents are in good demand and the feeling in the real estate market is good and prices firm.

L. MIDDLETON, Walnut street: He finds the demand for country properties on the increase. There is also an active demand for six or seven rooms houses—the demand being for new properties.

J. T. JACKSON & Co., 711 Walnut street: Sold the house, No. 841 North Broad street, for $10,000 and several suburban properties within a few days, the demand for the latter naturally being greater at this time of the year.

WM. MATTICK, 3878 Lancaster avenue, is contemplating the erection of twelve houses in West Philadelphia. Out of their extensive rental list they have but two houses vacant. They claim that there is more building operations going on in West Philadelphia this year than ever.

C. F. HALL, 3944 Lancaster avenue:—Rents are very active, both in small and medium sized houses. Sales are not as brisk as they might be in large properties, though there are a good many inquiries for small houses. Considers that the labor troubles will not interfere with any of the building operations in West Philadelphia.

E. V. LANSDALE, 210 South Fourth street: Is working up a new Trust, to be called the Commonwealth Title, Insurance & Trust Company, for conveyancers, lawyers, etc. The subscriptions will be limited to twenty shares each in order to prevent monopolizing; it is destined to be exclusively for professional men.

J. P. MORNEN, 925 Walnut street; Has within the last two months sold considerable property in the Southwestern part of the city and has even now a large demand for property in that district, which will command good prices. He has sold since the first of March thirty-four single houses at about $2,500 each.

J. G. FRANCIS, 705 Walnut street: Has never been busier than he has been for the past two months. Has sold several properties lately; sold a Maryland farm on Friday for $17,000. Considers that real estate is looking up. There is a very great demand for small houses. Does not find the labor troubles interfering with business any.

P. W. SMITH, 407 Locust street: Has a large number of lots at Nicetown for sale, has sold quite a number and is about to organize a land company. There is a large and increasing demand for small houses in this section of the city. Out of a large rental list has no vacancies. He lately sold several houses at North Penn Viliage and has a great deal of trust property for sale at low figures.

J. M. PULLINGER, 3955 Lancaster avenue:—Rental list reduced to one vacant house. Several operations under way, but not sufficiently advanced to speak about. Has heard of several large operations being stopped on account of the labor troubles, but did not inquire as to location. There is still a great scarcity of brick. The demand still continues for small houses and exceeds the supply.

JOHN H. GOLDBECK, 4217 Lancaster avenue, has sold all his houses at Forty-second street and Brown but three, and has good prospects for selling these. Has no vacant houses on the rental list, and rents are coming in as well as can be expected at this time of the year. He contemplates several operations before the season is over. Is making improvements on several old properties.

FRIEL & SIMPSON, 1300 S. Ninth street, have had to stop several of their operations on account of the scarcity of brick, salmon brick in particular; but they expect to start up again to-morrow and get all the brick they want for the future. There never has been such a demand for houses in this section as at present; out of nearly four hundred they have not a vacant house.

JOHN WHITE, 1840 Federal street, is putting up fifty houses—thirty-three on Dorrance street and seventeen on Nineteenth street. Fifteen of these contain, and the two corner stores, nine rooms and bath. Those on Dorrance street are all six-roomed houses, with the exception of the three corner houses, which contain nine rooms. These houses are well located, handsomely fitted up, finely papered, hot and cold water, cement pavements, and every modern convenience. The houses will sell from $2,000 to $3,000, and the stores from $5,000 to $6,000.

JAMES C. LYNCH, 3611 Locust street, has for sale, at the corner of Powelton and Lancaster avenues a row of twenty-two brick houses. These houses are hardwood finish all through; ebony and oak mantels, open fire grates, novelty heaters, improved excelsior ranges, hot and cold water, bath-room, pneumatic bells, crystal gas fixtures, Demorest water-closets, and every modern convenience. They are built of peerless brick, brown stone trimmings, and have thirteen-inch walls. There will be granolithic pavements, and the houses will sell from $5,700 to $10,500.

WE are informed, on good authority, that Mr. Gardner, the brewer, was about erecting forty or fifty houses down town, not so much for speculation as for the improvement of his property, but has concluded not to do so on acccount of the labor troubles. The brick manufacturers are daily looking for a strike amongst their employés; this occurring, most, if not all, of the yards would close. A large building operator down town discharged a colored hod-carrier; said hod-carrier went to the boss bricklayer and, catching him by the arm, demanded that he should be at once put to work again; he was not put to work, however.

L. E. PFEIFFER & Co., 1251 Long lane:—It seems that the unsettled condition of the weather and the labor troubles have caused a little slackness in the real estate market, which we presume will only be temporary. Very little property is changing hands, though the building operations are going on as usual. The demand for rentals, especially stores, on Long lane, which is a regular thoroughfare, is something wonderful. The imperfect condition of the paving, which they expect the city soon to repair, is a great drawback to the business interests and improvements in this locality. L. E. Jarden & Co., Jacob Jarden, Henry C. Webster and Muriel Dobbins, brick manufacturers, are about entering suit against the city for damages to their horses and wagons caused by the condition of said paving.

D. L. LEEDS, 619 Walnut street: There is a very large amount of building going on along the line of the Pennsylvania Railroad as far as Paoli. The number of city people moving in that direction is perfectly astonishing. Last Fall a new station called Eagle was erected. One of the company's officers is now erecting a dwelling there, and there are several others going up in its vicinity. Rosemont is rapidly improving. St. David's is growing; this is another new station. There are a number of new houses going up around Devon. The demand for land is increasing all the time and prices have an upward tendency. The style of improvements along the road is entirely first class. The trip to Eagle Station, fifteen miles, costs but nine cents by the quarterly ticket.

Building Permits.

A back kitchen, 16 ft. by 10 ft., 2026 North Twenty-second st., to James L. Branson, 1722 Oxford st.

One three-story brick house, 18 ft. by 30 ft., 1946 North Twentieth st., to F. P. Tolbert, 2160 Lambert st.

One-story addition, 19 ft. by 44 ft., Broad, above South st., to Thomas Little & Son, 718 South Eleventh st.

Alteration and addition, 14 ft. by 14 ft., 2029 Frankford ave., to E. W. Richards, same place.

Front and interior alterations, 813 Carpenter st., to G. B. Brutta, 815 Carpenter st.

Three-story back building, 14 ft. by 14 ft., 1820 Wallace st., to John W. Pearce, same place.

Three three-story houses, 15 ft. by 50 ft., Berks, above Seventeenth st., to George F. Gibson, 2248 Master st.

A two-story store and dwelling, 22 ft. by 23 ft., Lancaster ave., above Forty-second st., to Lewis Smith, 619 Brooklyn st.

Two two-story houses, 15 ft. by 28 ft., Orkney, above Fifth st., to Conrad Bachle, 1711 Fawn st.

Two three-story houses, 15 ft. by 44 ft., Fifth, above Cambria st., to same party.

Fourth-story addition, South st., above Passyunk ave., to N. Snellenburg & Co., Fifth and South sts.

A house, 14 ft. by 14 ft., North side of Venango st., Charles Roth, No. 5 East Silver st.

Home for Indigent Widows, 218 ft. by 130 ft., North side of Chestnut st., between Thirty-sixth and Thirty-seventh sts., Wm. C. McPherson, 325 and 327 Cherry st.

One-story brick building for boiler-house, 16 ft. by 18 ft., back of 330 North Fourth st., A. Benner, No. 3164 Richmond st.

Two two-and-a-half-story brick houses, 16 ft. by 48 ft., Southwest side of Morris st., between Schoolhouse Lane and Winona ave., David D. McNabb, 208 Mill st.

Two dwellings, 18 ft. and 15 ft. front by 46 ft. and 48 ft. deep, Southwest side of Forty-eighth st., near Seneca, W. F. Paddock, 4312 Fairmount ave.

A one-story back building, 14 ft. by 9 ft. 9 in., West side of North Fifth st., near Poplar, Baumann & Leeds, Eighth and Parrish sts.

Two-story back building, 12 ft. by 17 ft., Northwest side of Jefferson st., near Washington, Frank Gillet, 4707 Smirch st.

Six dwelling houses, 20 ft. by 85 ft., West side of Thirty-ninth st., between Walnut and Sansom, B. Ketcham & Son, 1029 Brown st.

Twelve dwelling houses, 20 ft. by 65 ft., North side of Walnut, between Thirty-ninth and Fortieth sts., B. Ketcham & Son, 1029 Brown st.

One house, 35 ft. by 53 ft., Northeast corner of Forty-seventh st. and Chester ave., W. K. Dougherty, 1419 Sansom st.

One house, 21 ft. by 57 ft. 8 in., Southeast side of McKean ave., near Clapier st., Germantown, W. K. Dougherty, 1419 Sansom st.

Alterations to house on Third and Grape sts., Albert Schneff, 2731 North Second st.

Two-story back building, 10 ft. by 16 ft., Northeast side of Green Lane, near Manayunk ave., Frank Gillet, 4707 Smirch st.

One back building, 14 ft by 16 ft., 24 Bridge st., Amos W. Linn, 4767 Garden st., Bridesburg.

One two-story dwelling, 16 ft. by 42 ft., South side of Edgemont st., near Bockius st., Amos W. Linn, 4767 Garden st.

Two-story back building, 12 ft. by 8 ft., 821 Columbia ave., H. M. Martin, 521 Diamond st.

Two two-story brick houses, 16 ft. by 30 ft., Northwest side Mulberry st., near Harrison, Joseph E. Shoch, 4549 Paul st., Frankford.

New front to 234 Duponceau st., John F. Green, Marshall and Poplar sts.

One two-story dwelling and school, 37 ft. by 62 ft., Allegheny ave., above Gaul st., to George Wolff, same place.

Ten two-story houses, 15 ft. by 35 ft., Mountain, above Twentieth st., to William Forbes, 1404 South Twentieth st.

Six three-story houses, 18 ft. by 60 ft., Sumac and Wetherill sts., to A. A. Harmer, Ridge ave. and Sumac st.

One two-story stable, 13 ft. by 17 ft., 417 Washington ave., to John C. Atkinson, 417 Dickinson st.

One three-story factory, 40 ft. by 50 ft. Washington st. and River rd., to Jas. Davis, Wissahickon.

One two-story back building, 8 ft. by 19 ft., Twelfth and Norris sts., to J. L. Detwiler, same place.

Two two-story houses, 16 ft. by 30 ft., Moore, below Front st., to Ann Carroll, Otsego and Moore sts.

One three-story store and dwelling, 16 ft. by 43 ft., Twentieth, above Mountain st., to John Gibson, 1323 Reed st.

One one-story back building, 12 ft. by 18 ft., Allen lane and Quinizey st., to W. F. Sperry, Germantown.

Two two-story houses, 18 ft. by 28 ft., Jessamine, above Broad st., to Alexander Armstrong, 1428 Christian st.

A two-story kitchen, 12 ft. by 10 ft. 2053 North Eighth st., to Thomas McCarty, 1935 North Seventh st.

One two-story house, 15 ft. by 24 ft., Mt. Pleasant st. and Chelsheim rd., to Henry Rankin, 2104 Fitzwater st.

Two three-story houses, 18 ft. by 46 ft., Harvey and Green sts., to Stephen Morris & Son, 123 North Sixth st.

Two two-story back buildings, 14 ft. by 37 ft., 217 South Ninth st., to L. Koder, 1520 Fairmount ave.

A three-story house, 18 ft. by 60 ft., Broad, above Wharton st., to McFetridge & McConnell, 1608 Spruce st.

One two-story stable, 51 ft. by 155 ft., Thirty-first and Jefferson sts, to Jacob Riemer, 2739 Poplar st.

One three-story store and house, 18 ft. by 59 ft., Lawrence and Cambria sts., to John Mitchell, 2441 Mascher st.

One four story house, 19 ft. by 63 ft. Twelfth and Spruce sts., to Geo. M. Nichol & Son, 217 Pear st.

One three-story house, 17 ft. by 65 ft., Lehigh ave. and Fairhill st., to Patrick Kelly, 2232 North Fifth st.

A two-story store and dwelling, 18 ft. by 4 ft., Fifty-second st. and Baltimore ave., to Andrew J. Mosley & Sons, Fifty-first st. and Florence ave.

One two-story house, 16 ft. by 44 ft., Buckius, above Salmon st., to A. B. Crosta, 4621 Salmon st.

Five two-story houses, 15 ft by 38 ft., Salmon above Buckius st., to same party.

Front alterations, 47 ft. by 66 ft., Third, above Chestnut st., to John M. Anderson, 1321 South Eighteenth st.

One three-story house, 20 ft. by 70 ft., Christian, above Sixteenth st., to same party.

One two-story brick building, 12 ft. by 16 ft., 1512 Fitzwater st., to Landy, 723 Birch st.

Front alteration, 16 ft. by 75 ft., Twentieth and Master sts., to G. F. Rothacker, Thirty-first and Master sts.

Front porch, 14 ft. by 16 ft., 3620 Warren st., to Edward F. Klenck, same place.

One-story kitchen, 9 ft. by 13 ft., 2414 Fairhill st., to S. M. Button, 2522 North Fifth st.

A ward, 40 ft. by 98 ft., Home for Incurables, Forty-seventh and Woodland ave., to William C. McPherson & Sons, 325 Cherry street.

A two-story store and dwelling, 18 ft by 52 ft., Susquehanna ave. and Carlisle st., to Wm. Teklenburg, 1614 Cadwalader st.

Twenty-six two-story houses, 14 ft. by 32 ft. Mole, above Tasker st., to Friel & Simpson, Nineteenth and Wharton sts.

To rebuild building, 18 ft. by 14 ft., 612 Sutherland st., to E. Shields, Twenty-seventh and South sts.

Addition to back building, 18 ft. by 30 ft., 1539 Chestnut street, to John McCleister, 2218 Pine st.

Fifteen three-story houses, Park ave., above Nineteenth st., to W. R. Matchett, 1507 South Broad st.

Fourteen two-story houses, 13 ft. by 27 ft., Orkney, above Somerset st., to George Kessler, 1332 Marshall st.

Twelve two-story houses, 16 ft. by 41 ft., Fifth, above Somerset st., to same party.

Four three-story houses, Fairmount ave., above Sixteenth st., to James Corcoran, 343 North Eighteenth st.

Two two-story houses, 14 ft. by 38 ft. Merion ave., above Fiftieth st., to R. C. Dothard, 5122 Paschall st.

Four three-story houses, 17 ft. by 53 ft., Frankford road and Hanover st., to Kisler & Orein, 129 South Seventh st.

One three-story house and store, 16 ft. by 36 ft., Frankford road, above Hanover st., to same party.

Two three-story houses, 16 ft. by 50 ft., Forty-second st., above Chester ave., to W. S. Kimbau, 404 South Forty-second st.

Eighteen three-story houses, 15 ft. by 45 ft., Chester ave and Forty-second st., to same party.

Two two-story stables, 18 ft. by 36 ft., Eighteth st. and Laycock ave., to Austin Urian, Sixty-eighth st. and Woodland ave.

Thirteen two-story houses, 14 ft. by 41 ft., Somerset st., above Seventh, to B. F. Engard, 2025 North Seventh st.

One three-story back building, 18 ft. by 13 ft., Camac st. and Columbia ave., to McLaughlin & McNamara, Nicetown.

Two three-story stores and houses, 20 ft by 80 ft., Germantown ave. and Dounton st., to same parties.

One two-story house, 14 ft. by 34 ft., 2870 Emerald st., to Jacob Hellstub, 2868 Emerald st.

One two-story back building, 12 ft. by 20 ft., Rittenhouse st., above Wayne ave., to Thomas W. Wright & Son, of Harvey street, Germantown.

One three-story house, 18 ft. by 40 ft., Twenty-seventh, above Master st., to W. T. Charlton, 2700 Girard ave.

Two two-story houses, Pennock, above Brown st., to same party.

One two-story stable, 15 ft. by 20 ft., 3264 Ridge ave., to Chas. E. Barth, Thirty-third st. and Lehigh ave.

One three-story house, 19 ft. by 47 ft., Queen, above Thirty-fifth st, to same party.

One two-story house, 14 ft. by 30 ft., Sloan st., above Powelton ave., to Thomas E. Sloan, 51 North Fortieth st.

A French roof, 18 ft. by 30 ft., Girard ave., above Thirteenth st., to John Duncan, 905 Chant st.

One two-story house, 14 ft. by 39 ft., Camac st., above Columbia ave., to same party.

Three two-story houses, 12 ft. by 28 ft., Letterly, above Jasper st., to F. P. Buckley, 1936 East Cumberland st.

Twelve two-story houses, 15 ft. by 44 ft., Madison ave., above Jasper st., to Samuel H. Brown, 1815 East York st.

Three two-story houses, 13 ft. by 30 ft., Tenth, above Westmoreland st., to Wm. Walker, Warnock and Thompson sts.

—Tax Receiver John Hunter has appointed John H. Connellan to be Chief Deputy in Delinquent Department; salary, $2,500. A. P. Chism, chief clerk in the main office, in the place of Connellan; salary, $2,000. John L. Devine, in place of Chism; salary, $1,800. John L. Bowers, registering clerk, in place of Devine; salary, $1,000. Jesse N. Rooke to take special charge of searches in search office; salary, $1,000. The district which formerly comprised the Sixteenth and Seventeenth Wards, and of which Mr. Bowers was Collector, has been consolidated with the Thirteenth Ward, now in charge of Isaac H. O'Harra.

JUDGMENTS.

PHILADELPHIA.

Entered April 24, 1886.

Ahern Daniel at al—City (Bond) 2 M 86 339 .....
Allen John H—First Nat Bank 4 D 78 330 924
Atkins Thos A—Jos P Keeler 1 M 86 203 819
Bush J Addison—Nat Bank Republic 4 M 86 240 .....
Bush J Addison—Nat Bank Republic 1 M 86 343 .....
Bowman Bentley J and Lydia—Jas R Hamer 4 M 86 247 133
Bruner H N—S B Ely et al 4 M 86 397 135
Burns Jas E—J H Recknagel 4 M 86 631 1,476
Burns Jas E—E D Douglass 4 M 86 802 611
Berry Jas—E C Lyons 4 M 86 644 283
Bradshaw Jas T—M M Betz 4 M 86 666 207
Burk Wm E—M A Barcroft 1 M 86 257 2,238
Barnegat Land and Imp Co—M L Wade 1 M 86 487 1,704
Byrne Bernard—A Worknott et al 1 M 86 531 .....
Baldt John S & John H—Kensington Nat Bank 1 M 86 569 1,212
*Brodo Herman—Andrew Lehr 2 M 86 304 150
*Byrne Jas—Geo Carnell (Execution issued) 2 M 86 312 162
*Bentz Philip H—Dimner Beeber 2 M 86 330 605
Boustead John—A Brown D C J 67 188 3,317
Brown Jas—W H Place et al 1 M 86 137 910
Bines Samuel W, Sheaff John F—Samuel Mason 1 J 80 181 .....
Brown Jas—Robert Gasten 2 M 81 106 1,313
Brow Jas—Thos Scattergood 2 M 81 131 4,893
Brown Jas—Bridesburg Mfg Co 3 M 81 46 1,415
Brown Jas—N Y Dye and C Co 3 M 81 154 5,552
Brown Robert W—M J Mitcheson 1 D 85 543 49
Bowers Chas S—Peter Schemm 2 D 85 471 153
Campbell A A—Chas Benton 2 D 85 231 .....
Craig John G, Cattell Samuel W—S J Cattell 2 D 85 813 1,600
Coggins Wm A—Jas A Gillespie 1 M 78 429 959
Casseres Isaac—E S Jaffrey & Co 1 M 86 615 399
Continental Mfg Co—Nat Bank Republic 1 M 86 347 .....
Continental Mfg Co—Nat Bank Republic 4 M 86 241 .....
Carrow John S, Bishop Clement B—John P Waters et al 1 M 86 398 1,560
Cadwallader Cyrus—C M Bohlen 1 M 86 35 .....
Dalmas Chas J—Geo Callaghan 4 M 86 438 1,569
Davis Leonard C—A De Riesthal & Co 4 M 86 721 459
Dripps Hugh—John L Waxter 4 M 86 748 1,275
Donaghy Rebecca A—Fidelity Ins etc 1 M 86 251 .....
*Dunn John, Davis Nathan—H F Cantlin (Execution issued) 2 M 86 331 982
Doyle John P—Martindale & Johnson 3 M 86 17 159
Doyle John P—Frymier & Edwards 3 M 86 18 166
Doyle John P—Val Clad 3 M 86 39 132
Elliott R H and Louise, Duffy Louise—H W Sharpless 4 M 86 589 247
Eyre H C et al—City (Bond) 2 M 86 315 .....
Erney A S—W G Friedley et al 1 M 86 521 204
Ennis Geo W—F B Thompson 1 M 86 224 255
Evers Michael—Bromwell Brus Co 1 M 86 266 120
Empire Dry Color Co, Wright John V—J J Hellings 4 M 86 778 573
Evans Henry—Geo Hagy & Co 4 M 86 289 129
Flanigin Wm J—Jas R Gates 4 M 86 535 555
Fairmount Ins Co—C Pfluger 1 M 86 500 1,034
Fisher Jas R, Riehl Emil—Benedict & Burnham Mfg Co 1 M 86 627 132
*Fresney Louis—John A Manz 2 M 86 307 1,250
*Fooder Jacob, Taylor Thos N, Kinsley Bertha C and A F—M A Peterson (Bond and Warrant) 2 M 86 327 300
*Frankenberg Chas—Wm Conrad 2 M 86 338 28
Gray Rachel M—L W Bowman 3 M 86 365 8,890
Glading Chas F—J B Landis 2 D 85 837 403
*Grant John E—John M Sharp 2 M 86 322 300
Garretson Wm—W E Lockwood & Co 1 M 86 392 547
Gallagher Patk—John McGlinn et al 4 M 86 520 414
Harley Wm G, Mulford V J—Jos M Gazzam 4 M 86 425 159
Hirst Wm N—A Thompson 4 M 86 558 247
Harper & Ternan—John T Riley 4 M 86 668 .....
Harper & Ternan—Consolidation Bk 1 M 86 494 827
Hill Wm H—Michael Magee 1 M 86 67 2,836
Hoffman Geo, Calverly Benj F—Wm Dreydoppel 1 M 86 448 124
Hopkins Frank P and Kath, Brinkley Cath—P Collins & Son 1 M 86 483 .....
Hunter Owen H—F W Ayer 1 M 86 527 636
Hunter Thos H—F W Ayer 1 M 86 528 377
Henkels Stan V—Geo G Fryer 1 M 86 598 328
Henkels Stan V—S A Rulon 1 M 86 599 294
Holstein Chas F—S K Felton et al 1 M 86 601 290
Heiss Thos M—P Collins & Son 2 M 76 464 177
Hartman Thos J—Wencel Hartman 3 M 76 1056 81
Haines Geo W—John Waterhouse 3 S 79 155 .....
Hoffman Allan—W J Heiss 1 M 86 631 .....
Hamilton Wm—B L Douredoure 3 M 86 63 .....
Ivens Ellwood—Geo H Fuller & Son 4 M 86 302 .....
*Jones David R—H O Deshong et al (Bond and Warrant) 2 M 86 321 8,000
*Jones Margaret S—Henry and Ann Croskey (Execution issued) 2 M 86 325 5,098
Johnston Charlotte A—J Wanamaker & Co 1 M 86 233 525
Jones David R—T H Vernon 4 M 86 150 266
Kirby John—C T Quin 4 M 86 270 .....
Kerper Josiah—N B Robinson 4 M 86 385 692
Klauder Louis—E Bubb 4 M 86 431 .....
Klein John M, Maier Philip, Gerlach Rudolph, Hoger G S—George Gotwals 4 M 86 645 126
Kniffin John R—W G Audenreid 1 M 88 186 332
Klein Philip—J C Prichett 1 M 86 253 141
Kille Samuel K and N C—M A Barcroft 1 M 86 256 2,238
Kille Samuel K and N C—M A Barcroft 1 M 86 259 3,355
Kost Alexr—S A May et al 1 M 86 289 126
Kiernan Wm—M Berizing (Bond of Indemnity) 2 M 86 318 5,600
*Knapp Louis—C F Schoening 2 M 86 335 200
Lyster Isaac dec, Smyth Thos admr, Cairns Eleanor S—E S Cairns, asse 1 M 86 548 907
Lewis Isaac R—Geo T Conrade 2 D 79 726 .....
Lammot Eugene—Hamrick & Son 1 M 86 381 .....
Lynch E J—H G Freeman Jr 1 M 86 408 152
Lang Jacob W—John Derringer 1 M 86 210 435
Lees Samuel—D W Schlosser 1 M 86 217 291
Leonard Terrence—R Cardwell et al 4 M 86 495 122
Lippincott Jos J—O J Little 4 M 86 572 .....
Lehmberg Chas—H R Graham & Co 4 M 86 426 184
McMahon Hugh—G K Hubbard & Co 4 M 86 219 244
McCully Henry V—John C Young 4 M 86 323 268
McCabe Bernard—R Cunningham 4 M 86 376 51
McClintock Jas—C H Craig 4 M 86 420 3,088
McCullock Thos—Jenkintown Nat Bank 4 M 86 739 450
McGlue Edward S—M A Barcroft 1 M 86 258 1,119
McCready Bag and Paper Co—Train Smith & Co 1 M 86 369 815
McGrath Patrick—P Devine 1 M 86 600 .....
McLaughlin Wm—Emerald B and L 2 M 86 324 .....E Judgt
McElwee Andrew & Geo—J A McGuckin 1 M 86 624 160
McClune Jas—E J McElroy 1 M 86 626 3,966
*McCafferty Chas—John Fitzpatrick 2 M 86 306 150
*McDonald Edward A—Jos Baugh (Execution issued) 2 M 86 313 34
McCafferty Edward—Wm McMullin 1 M 76 149 1,165
McGrath John P—Hibernia B and L 2 J 81 99 S F
McCloskey John—Fidelity Ins etc 1 M 86 317 5,436
Massey Arthur G—W P Buchanan 4 M 86 567 .....

Morrison John—J R Wister 4 M 86 594 .....
Mayer, Goldsmith & Co—W P Ellison et al 4 M 86 659 251
Machette E V—S Muhr's Sons 1 M 86 276 901
Martin Wm—Geo A Stephenson & Co 1 M 86 295 987
Mohr Henry—John W Klinger 2 M 86 316 E Judgt
Moser Chas—Girard S and L Asso (Treasurers Bond) 2 M 86 326 5,000
Mullen Jas—E Webster 1 D 75 695 5,193
Mulford Victor J—John G Reading 2 D 85 424 318
Mayne Matilda J—E F Hoffman et al 4 M 86 189 .....
Newkumet Adam—John S Graver 4 M 86 503 122
Powell Abram G, Bunting Sam'l J—Cunningham & Co 4 M 86 136 600
Phila & Reading R R Co—C L Borie 4 M 86 803 5,956
Phila & Reading R R Co—C L Borie 4 M 86 805 7,148
Phila & Reading R R Co—C L Borie 4 M 86 804 21,087
Phila & Reading R R Co—C L Borie 4 M 86 806 39,077
Phila & Reading R R Co—Jos Wharton 3 M 86 398 31,770
Phila & Reading R R Co—A Barker & Bro 3 M 86 399 6,115
Penn Artificial Stone Co—C M Camm et al 1 M 86 80 201
Porter J or I D—J G Ditman 1 M 86 585 307
Pleasanton A—Jas S Bryan 3 D 85 146 .....
Poulterer Wm S—Morris, Tasker & Co 3 M 86 134 356
Quigg Wm A—Richard Gray et al 4 M 86 591 234
Rowland E A—J Call 3 M 86 260 349
Reynolds John—L Schamberg & Co 1 M 86 470 .....
Randall Edmund—T M Knight 1 J 77 1027 169
Rahter Ferdnd—E M Hearing 1 M 86 524 4,140
Ricker Chas—L Gerisch 4 M 86 799 116
Reese John J—Wm Boekel & Co 1 M 86 136 113
Rahter Henry—Samuel Baum 1 M 86 145 115
Riley Thos—W L Boswell 4 M 86 601 1,641
Stuart Wm N—W E Sweeney et al 4 M 86 443 509
Stark Robert, Clark Wm—T P Conway & Co 1 M 86 246 427
Stark Robt, Clarke Wm—J J Sullivan 1 M 86 410 339
Saller Lewis—S August et al 1 M 86 248 618
Schlecht Chas—First Nat Bk 1 M 86 273 225
Simon Wm S or G—Geo Hausmann 1 M 86 355 198
Shourds Wm H, Worman Chas H—J Cohn et al 1 M 86 359 534
Starr Jesse W Jr—Jacob Myers 1 M 86 368 1,839
Spackman Morris—A M Zane 1 M 86 412 102
Sheldrake John T—Geo Keefer 1 M 86 486 483
Seyfert Wm H, agt—H V White & Co 1 M 86 530 192
Stumpf Harry S—W J Mitcheson 1 M 86 616 96
Smith A Eugene—E C Warren D C M 66 274 2,205
Scherf Chas C, Heilner Walter S—Kensington National Bank 2 M 86 169 1,212
Smith H Oscar—J D Shornton 3 M 86 98 663
Sheppard Robt—J H Halsey et al 3 M 86 337 3,348

The Tunis Mfg Co, N J—A T Lehman 2 J 86 6 ....Shff Costs
Tibbals F W—W P Davis 1 D 80 744 237
Torrence Geo N—American Loan Co 1 S 85 336 952
Thomas Jos T—F S Brown 4 M 86 676 751
Teter Mfg Co—York Safe Co 4 M 86 550 142
Tobler Geo—A Scheurle 4 M 86 664 .....
Universal Fire Ins Co—C Pfluger 1 M 86 499 1,034
Vansant Geo W—J R Dean et al 1 M 86 83 .....
Wilson Chas—John Matthes 4 M 86 234 224
Wanamaker Geo W—C M Groerty 1 M 86 361 .....
Wanamaker Geo W—T T Vandergrift 1 M 86 573 139
Wanamaker Geo W—City and County Cottage Co 1 M 86 574 .....
Woodbury Horace S—Geo Muller 1 M 86 451 .....
Wallace Jos—J N Boyd et al 1 M 86 559 1,198
Warrington Jas, Matlack Rich, Hendrickson Jos D—Wm P Logan, 1 M 86 579 4,050
*Winnals Richard—Hosea Wardle (Bond and Warrant) 2 M 86 329 550
Wilkinson Harriet S—F F Brightley 4 J 85 186 ver 2,000
Williams Henry—Jesse Lewis 4 M 81 720 S F
White Edwd & A—Hop River Warp Co 1 M 86 307 922
Young Lewis T—Geo W Miles 1 M 86 216 814
Young Lewis T—Geo De B Kelm 1 M 86 222 189

Entered April 26, 1886.

Archer Le Roy G—John Griffith 3 M 86 402 312
Beck Richard H, Mair John—Joel Brierling 2 D 85 151 ver 1,134
City of Phila—John H Dye 1 S 85 867 200
Fitzpatrick John—Hugh Byers 3 M 81 470 135
Haworth Samuel dec—L M Suplee 2 S 81 522 ver 1,700
Kohl Henry J—Southwark B & L 4 M 86 93 1,157
Kerper Josiah—Michael Smith 1 M 85 553 686
Kelly Jon—M K Dailey 3 M 86 427 .....
Krips Henry dec, Krips S W, Annie and Harry, Barrett Michael and Annie—John Born D C D 72 2,256 351
Same—Ellwood Allen D C D 72 2,257 1,470
Same—Ellwood Allen D C D 72 2,258 6,123
McKiernann Patrick & Margaret—Artisans B & L 1 M 86 285 .....
*McCoy Jno—C H Masland (Bond and Warrant) 2 M 86 348 6,000
Nevin W Channing—Thos B Cochran 2 S 76 925 S F
*Orr Robert M H—John Mead 2 M 86 357 145
*Patterson Howard—W M Van Vilet (Execution issued) 2 M 86 342 241
*Patterson Howard—Sallie P Lee (Execution issued) 2 M 86 343 500
*Patterson Howard—Spencer C Black 2 M 86 356 507
Pohl Elias et al—City (Bond) 2 M 86 344 .....
*Sabin Edward—Fredk Sabin (Execution issued) 2 M 86 345 955
*Schreiner Louis—Thos H Adams 2 M 86 360 100
Scheppers Edwd and Emil—Elizth Simon 3 D 82 248 ver 6,092
Tuler C E—Joseph Delmar 2 D 84 500 ver 200
*Thomas Virginia G—Ellen E Girard 2 M 86 354 1,000

Van Horn Thos C—D Campbell 1 D 85 106 295
*Waters Margt—Margt Ferry 2 M 86 361 1,000

Entered April 27, 1886.

Buchert Jacob—Geo E Taylor et al 3 D 80 645 2,282
*Chamberlin Horatio F—M S Lockhart 2 M 86 402 100
*Dodd George and Julia A—B F Mechling 2 M 86 437 2,000
Gordon R A, Moore Geo M—A M Moore & Co 1 M 86 767 5,039
Gardiner Richard dec, Walter Thos U exer—E W Holmes et al 2 M 86 365 1,800
Hamilton Wm dec, See Jonathan admr—Wm Potteiger et al D C S 73 2,158 S F
*Harper David and John—Morris Levering 2 M 86 398 450
*Krecker Edwin—Wm J Mock 2 M 86 403 600
Kochelor Jos—R E Peters 3 M 86 214 280
Kleisinger Geo—J C Prichett 3 S 84 418 163
*Levans Wm H—Geo A Risley 2 M 86 378 1,500
*McGlaughlin Chas C—Annie McGlaughlin 2 M 86 364 1,000
*Neff Mary W—Walter Scott 2 M 86 385 100
*Nuttall Wm—James Lee 2 M 86 395 100
*Rosenberger I R—Guarantee Trust Co 2 M 86 379 3,500
*Redmond Chas—F P Buckley 7 M 86 394 45
Rourke Chas J—Alexr McElwee 2 J 85 487 Costs
*Stevens Henry—Theo Hawk et al 2 M 86 401 350
*Steinmetz Margt—J Hoffman 2 M 86 435 166
Scattergood David—D A Schuler 2 D 84 189 ver 125
Tonner John—R E Peters 3 M 86 213 280
*Uhler M R—Michael Uhler 2 M 86 386 10,000
Wheaton Benj and Rachel—Samuel Updegrove 2 M 86 392 51

Entered April 28, 1886.

*Abele Christian—C Doeble 2 M 86 451 335
*Bixler John—S G Williamson (Execution issued) 4 M 86 452 431
*Berry Richard—Marie Witmer 2 M 86 443 1,000
*Cummings John E, Kleinsmith Wm F—John S Cummings (Execution issued) 2 M 86 441 7,151
*Same—Jacob Fleisch (Execution issued) 2 M 86 442 4,978
Gopeland Geo M—John Farrell 2 J 85 212 ver 72
Horstman F O et al—City (Bond) 2 M 86 447 .....
*Kelley John—Bridesburg B Asso (Bond and Warrant) 2 M 86 473 800
Kirkwood Milton W—Girard &c 3 M 86 70 12,260
Kohler Jacob—John Turner 4 M 86 568 .....
Liggins Thos Jr and Mary E—Martha Gill 2 D 83 295 ver 200
Luly Leonard - Wm Weightman 2 M 86 455 E Judgt
*Miller Robert—Abraham Salus (Execution issued) 2 M 86 454 34
Meucke John B—Col Ave Bldg Asso (Secretary's Bond) 2 M 86 462 1,000
McKinlay Wm A—John MacDonald 4 S 77 867 1,048
*O'Brien Patrick—T J Carroll 2 M 86 458 200
*Price F Bowman—Edward S Sayers (Bond and Warrant) 2 M 86 445 2,100

Phillips John D and James A—D S Pancoast et al (Treasurers Bond) 2 M 86 448 500
Schwalber Chas J et al—Ger Central B Asso 3 J 81 346 5,000
Smith Thos R et al—City (Bond) 2 M 86 446 ....
*Schreiber Elizth and Gertrude—Union Trust Co 2 M 86 459 1,000
Snyder Danl W, Walton Mary L—Jno Haworth 2 D 84 231 ..... ver 126
Schadler Peter—Johanna Ducher 2 J 85 273 ..... ver 250
*Server John P—Kate S Knight 2 M 86 465 3,560

Mechanics' Liens.

Thos Badman owner, Wm G Bedford cont—Saml C Bunting claimant, N W s Charles st 133 ft E of 38th st 241
Baptist Orphanage owner, Steinmetz & Boorse conts—Equitable Brick Works claimant, Whitby ave and Gray's Lane 957
John C Lynch owner, Daniel McGettigan cont—Wm W Kelley claimant, 9 bldgs S s Wharton st (No 1914 to 1930) 112
John C Lynch owner, Daniel McGettigan cont—Wm W Kelley claimant, 3 bldgs (1908 to 1912) Wharton st 37
Edward M G Hopkins owner, Enoch Hopkins cont—John D McInnes claimant, S s Haverford st 214 ft W of 41st st 364
John Simpson owner, Geo Kelly cont—Alfred W Allen claimant, 13 bldgs E s Sober st 68 ft to 236 ft S of Dickinson st 213
John Simpson owner, Geo Kelly cont Alfred W Allen claimant 6 bldgs S W cor Dickinson and Sober sts and S E cor Dickinson and Lambert sts 145
Francis M Prevost owner, E Rafsnyder cont—Ellwood Allen claimant, 3 bldgs N W side Haines st 180 ft to 211 ft E of Cedar Lane 246
Jno Waxwell owner and cont—Jas McCormick claimant, 6 bldgs W s Broad st 120 ft to 205 ft N of Susquehanna ave 103

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

M. Thomas & Sons sold the following properties at auction on Tuesday:

Mill, stone buildings, 85 perches of ground, known as the "Arcola Mills," fronting on the Canal and Schuylkill River, Manayunk $7,800
Three-story brick residence, No. 415 South Tenth st 5,350
Two three-story brick dwellings, Nos. 1333 and 1335 Buttonwood st., with two three-story brick dwellings in the rear on Whitehall st., Nos. 1334 and 1336, two fronts 10,000
Two-story brick dwelling, No. 1727 Manton st., south of Federal st 1,500
Four-story brownstone residence, 3457 Walnut st 10,000
Modern three-story brick dwelling, No. 1537 Spring Garden st 7,075
Three-story stone residence, South side Tioga st., West of Seventeenth, lot 50 feet front, 250 feet deep 12,500

Messrs. Ellis & Shaw sold the following real estate at the Philadelphia Exchange:

Three-story brick saloon and dwelling, 412 Girard avenue, subject to a mortgage of $3,500 ..... $3,550
Three-story brick dwelling, 616 Ronaldson st., subject to an irredeemable ground rent of $31.50 1,320

CONVEYANCES.

PHILADELPHIA.

MONDAY, April 26, 1886.

Adams st., 2075, A. R. Pyle to Mary Hagan, April 21, 1886, 14 ft. by 86 ft $2,075
Agate st., S. E. s., 560 ft. N. E. Westmoreland, Margaret McNutt to Casper Muth, April 11, 1886, 14 ft. by 50 ft.; S. E. s., 602 ft. N. E. Westmoreland, 14 ft. by 50 ft 1,250
Arizona st., N. s., 224 ft. 8 in. W. Tenth, Daniel M. Bowen to Michael Nonnamaker et ux., April 21, 1886, 12 ft. by 57 ft 1,200
Bustleton and Somerton Pike, N. W. s., 36.931 acres, Sereck F. Shallcross to Horace Shallcross, April 1, 1886. 11,000
Bustleton and Somerton Pike, N. W. s., 10 acres, Horace Shallcross to Frank R. Shallcross, April 2, 1886. 2,000
Bustleton and Somerton Pike, Robt. Barr to Charles S. Snyder to Josephine C. Barr, April 13, 1886, 1 acre and 4 perches; mtge. $1,500 200
Chancery lane, Richard Butler to Eleanor J. Geary, April 22, 1886, 22 ft. 9 in. by 17 ft. 1 in ..... nom.
Cotton and Cresson sts., John Carroll, gd'n, et. al. to Edward O'Donnell, April 6, 1886, irreg. shape 3,200
Crothers ave., S. E. s., 100 ft. S. W. Eighty-ninth, Elmwood M. L. & I. Co. to James W. Scanlan, Feb. 5, 1886, 50 ft. by 100 ft ..... nom.
Dock st., S. W. s., 140 ft. 4½ in. S. E. Second, Alice Askam to Matthew M. Anderson et al., April 8, 1886, 32 ft. 3 in. by 46 ft. 10½ in 7,800
Eighth st., 816 N., James Gordon to William H. Gordon et al., April 24, 1886, 27 ft. by 99 ft. 1 in ..... nom.
Eighth st., W. s., 48 ft. 3⅜ in. S. Norris, John S. Serrill to Minerva C. Schober, April 10, 1886, 16 ft. by 67 ft. 1½ in.; g. r. $180 2,000
Eleventh st., W. s., 63 ft. 9 in. N. Jefferson, Charles B. Caithopper to Susan B. Dix, April 20, 1886, 15 ft. 6 in. by 94 ft.; g. r. $84 1,300
Fairmount ave. and Nineteenth st., S. W. cor., William D. Bennage to Austin Culp to Wm. D. Bennage, April 22, 1886, 7 lots, irreg. shape ... nom.
Gray's ave. and Seventy-first st., cor., Thomas Garrigues to James B. Craighead, April 22, 1886, 230 ft. by 558 ft 3,250
Green st., 2327, E. A. Rowland to Henry Schlichter, April 10, 1886, 55 ft. by 154 ft. 5 in.; mtges. $8,000.. 4,000
Hanover st., E. s., and N. s. Ireland, John F. Goekler to Harry A. Bosler, April 9, 1886, 63 ft. by 100 ft 8,500
Kensington ave., N. W. s., and N. E. s. Hart Lane, William McWilliams to William Dines, April 22, 1886, 18 ft. 3 in. by 145 ft.; g. r. $27. 2,350
McKean st., N. s., 176 ft. W. Ninth, Thomas W. Gardiner to John M. Kleinschrodt, April 15, 1886, 16 ft. by 60 ft 1,850
Marshall st., W. s., 72 ft. N. Cambria, Ulrich Rehfuss to William T. Cunningham and Robert F. Cunningham, April 15, 1886, 54 ft. by 184 ft.; g. r. $96 450
Meehan ave., N. W. s., 95 ft. 5 in. S. W. Musgrove, Wm. Marshall to John B. Snyder, April 20, 1886, 16 ft. by 148 ft. 4½ in 3,000
Melrose st., S. s., 180 ft. W. Tucker, Thomas Waters to Allen Waters, April 22, 1886, 40 ft. by 100 ft 2,600
Mulberry st., S. E. s., 35 ft. S. W. Dyre, James Hughes to Charles Gallagher et al., April 3, 1886, 60 ft. by 100 ft 150
Norris st., N. E. cor. Twentieth, Wm. R. Matchett to Maggie M. Waugh, April 22, 1886, 17 ft. by 72 ft 7,500
Oakford st., N. s., 166 ft. W. Twenty-second, Henry R. Coulomb to Wm. Mills, April 7, 1886, 16 ft. by 61 ft.; g. r. $48 1,000
Orkney st., 2541-43-45, M. Truckenmiller to Christian Kuppinger, April 15, 1886, each 13 ft. by 36 ft. 6 in 4,300
Salmon st., W. s., 300 ft. N. Lefevre, Amos K. Crosta to Frederick M. Plonchey, Feb. 10, 1886, 20 ft. by 117 ft. 6 in 150
School Lane, S. E. s., 110 ft. S. W. Morris, Thompson Bell to Charles W. McFarlane, April 16, 1886, 50 ft. by 200 ft 2,000
Second st., W. s., 32 ft. 1⅞ in., N. Brown, Ann Fling et al. to C. Albin Kuenzel, April 2, 1886, 16 ft. 1⅞ in. by 88 ft., g. r. $208 3,533
Second st., moiety of and in the above, C. A. Kuenzel to Charles Speicher, April 16, 1886 1,766
Second st., E. s., 17 ft. S. Bainbridge, Robert D. Pinkerton to Nathan Kline, April 10, 1886, 16 ft. 4 in. by 45 ft 3,100
Seventh st., W. s., 118 ft. N. Girard ave., Caroline H. Ladomus to Eugene T. Shaffer, April 19, 1886, irreg. shape 5,700
Sixty-first st., E. s., 87 ft. N. Media, Emily S Rogers to John Frost, April 24, 1886, 29 ft. by 160 ft. 1½ in. .....
Spruce st., N. s., E. Tenth, William Rouckendorff et al. to John Carlin, April 16, 1886, 18 ft. 6 in. by 83 ft.; mtge. $4,500 2,500
Spring Garden st., 1334, Thos. Kennedy to Annie L. Lowry, April 21, 1886, to Thos. Kennedy, April 21, 1886, 20 ft. by 100 ft., g. r., $315 7,750
Stenton ave., 4330, Thomas Butler to Eleanor Adamson, April 19, 1886, 14 ft. by 80 ft 1,425
Taylor st., 893, John M. Sharp to John E. Grant, April 15, 1886, 14 ft. by 47 ft. 3½ in 2,000

Third st., 514 S., Gabriel Wagner to N. Roe Bradner, Dec. 1, 1885, irreg. shape; mtge. $3,800........................ 4,000

Thompson st., N. W. s., 140 ft. 2 in. N. E. Ann, Charles Judge to John Koss, April 13, 1886, 15 ft. 5 in. by 69 ft. 7 in 1,575

Unity st., S. W. s., 300 ft. N. W. Elizabeth, William Ashworth to James Cody, April 20, 1886, 25 ft. by 100 ft... 1,200

Wister st., S. E. s., and S. W. s., Wynne, Benj. Allen et al., exs. to Vera Bary, April 21, 1886, 81 ft. $5\frac{7}{8}$ in. by 200 ft..................................... 10,000

TUESDAY, April 27, 1886.

Allen's Lane, S. E. s., 259 ft. $7\frac{3}{4}$ in. S. W. Germantown ave., S. A. Smith to Wm. Horter Smith, April 6, 1886, irreg. shape; g. r. $90......... $3,562

Armat st., S. E. s., 112 ft. 6 in. S.W. Willow ave., Julia McEvoy to Edward McEvoy, March 29, 1886, to Julia McEvoy, April 6, 1886, irreg. shape.................................. nom.

Barton st., S. s., 75 ft. E. Seventeenth, Margaret Graham to Hy. S. Wood, April 22, 1886, 15 ft. by 32 ft.; g. r. $28.14.. 975

Congress st., 132, Thomas S. Harper et al., executors, to John Baizley, April 24, 1886, 17 ft. front.............. 3,250

Dauphin st., S. s., 96 ft. W. Twenty-second, Wm. M. Singerly to Odd Fellows' Cemetery Co., Dec. 31, 1885, 5,803 sq. ft., N.W. cor. Morris and Twenty-third, irreg. shape...... nom.

Duponceau st., W. s., 95 ft. N. Locust, Edw. H. Murphy et al to Jacob H. Rohrbacher, March 16, 1886, 90 ft. by 90 ft.; g. r. $90.................... 9,500

Almond st., N. W. s., 146 ft. $10\frac{1}{2}$ in. N. E. Division, J. D. Sergeant to J. Edw. Scattergood, Feb. 1, 1886, 146 ft. $10\frac{1}{2}$ in. by 70 ft.; also, one other lot on Almond st., and two on Livingston.................................. 2,000

Dickinson st., N. s., 223 ft. S. E. Cedar, Sepviva Estate to Edwin S. Radley, April 22, 1886, 97 ft. 2 in. by 40 ft... nom;

Eleventh st., W. s., 124 ft. S. Columbia, William Kiern to Michael Benzing, April 22, 1886, 24 ft. by 173 ft.; g. r. $72................................ 5,600

Eleventh st, 1339, Thos. C. Trotter to Christina Berge et al., exrs., April 16, 1886, 16 ft. by 86 ft 3,525

Eighteenth st., 1626 N., Henry G. Freeman, Jr., to T. Wilmer Garrison, April 21, 1886, 18 ft. 6 in. by 110 ft 4,500

Fairhill st, E. s., 159 ft. N. Cambria, S. F. Pugh to James Schofield, April 22, 1886, 14 ft. by 70 ft.......... 800

Fifth st., 1912 S., Charles P. Frazer et al. to Elvina Frazer, Dec. 9, 1885 200

Fifth st., 2229 N., Charles H. Ott, trustee, to Peter N. Baldwin, Apr. 12, 1886, 16 ft. by 48 ft. $1\frac{1}{2}$ in........... 2,000

Forty-ninth st., S. W. s., 270 ft. N. W. Chester ave., Thomas Robb to Geo. H. Kyd, April 24, 1886, 34 ft. by 135 ft....................................... 6,500

Howell st., S. s., 231 ft. E. Twentieth, Joshua Z. Gregg to T. Ellwood Dubree, April 24, 18 6, 30 ft. by 50 ft.. 8,750

Jefferson st., S. E. s., 180 ft. N. E. Plum, Samuel L. Houseman to Louisa H. Smith, April 17, 1886, 60 ft. by 150 ft...................................... 3,000

Juniata ave., 15 acres 158 perches, William Howell to Greenmount Cemetery Co., April 24, 1886......... 5,000

Manton st., N. s., 219 ft. 1 in. W. Twenty-first, John McConaghy to Elizabeth Bolan, April 24, 1886, four lots 14 ft. by 48 ft. each, and each subj. to g. r. $48..................... 4,000

Marlborough st., S. W. s., N. W. Girard ave., John D. Cooper to Benjamin F. Bilyeu, April 24, 1886, 20 ft. by 100 ft.; mtge. $2,500.......... 2,600

Mechlin st., S. E. s., 346 ft. N. E. Germantown ave., Geo. M. Wagner to Fergus Elliott, April 23, 1886, 30 ft. by 79 ft....................................... 1,075

Mechlin st., S. E. s., 316 ft. N. E. Germantown ave., Geo. M. Wagner to Thomas W. Fling, April 23, 1886, 30 ft. by 79 ft................................ 1,075

Muller st., E. s., 12 ft. N. Davis, Catharine Donohue to John S. McKinlay, April 24, 1886, 12 ft. by 46 ft. 3 in... 1,000

Norris st., N. s., 59 ft. 9 in. W. Twenty-fourth, Odd Fellows' Cemetery Company to Wm. M. Singerly, Dec. 21, 1886; also N. s. Park ave., W. of Twenty-third, irreg. shape... nom.

Paul st., 633, Louise Wuellenmier to Mary J. Myers, April 22, 1886, 16 ft. by 42 ft....................................... 750

Philadelphia st., W. s., 208 ft. S. York, Charles E. Coulston to Florence H. Culbertson, April 15, 1886, 13 ft. by 83 ft. 11 in....... 500

Richmond st., W. s., 102 ft. 2 in. N. Montgomery, Dan'l E. Faunce et al. to Christian E. Faunce, April 3, 1886; also, lot on Allen st........... 6,500

Richmond st., W. s., 145 ft. 10 in. N. Montgomery, Christian E. Faunce to Susan T. Lees, April 3, 1886, irreg. shape...................................... 2,300

Richmond st., N. W. s., and S. W. s. Lefevre, Edward Coles to George Trapp, April 20, 1886, 23 ft. 3 in. by 309 ft. $\frac{3}{8}$ in....................................... 650

Richmond st., N. W. s., 228 ft. 9 in. S. W. Lefevre, Sally R. Smith to Andrew Moore, April 20, 1886, 60 ft. 9 in. by 306 ft. $8\frac{1}{2}$ in.................. 1,050

Richmond st., N. W. s., 289 ft. 6 in. S.W. Lefevre, S. R. Smith to John Schroeder, April 20, 1886, 20 ft. 3 in. by 306 ft. $\frac{1}{4}$ in.......................... 350

Ringgold st., 831, Lewis M. Kensil to Jacob Kohlhas, April 20, 1886, 15 ft. by 50 ft.. 1,050

Sixth st., 953 N., Catharine M. Horn et al. to Anna S. Levy, April 10, 1886, 18 ft. by 149 ft............................ 10,000

Sixth st., 615 S., Paul H. Adams to James Blair et ux., April 22, 1886, 15 ft. 6 in. by 55 ft.; g. r. $55.80..... 1,000

Sixth st., W. s., 87 ft. 9 in. N. Susquehanna, Nicholas Thouron, trustee, to Edward J. Kehrer, April 1, 1886, 22 ft. by 29 and 31 ft............ 2,500

Aspen st., 3919, Albert A. Ghriskey to Hannah W. Vodges, April 27, 1886, 15 ft. 6 in. by 95 ft................ 3,200

Aspen st., 3915–3917, Albert A. Ghriskey to Hannah V. Beaumont, April 27, 1886, each 15 ft. 6 in. by 95 ft.. 6,400

Sepviva st., S. E. s., 39 ft. S. W. Pepper, Sepviva Estate to Edwin S. Radley, April 22, 1886, 12 ft. by 48 ft. .... nom.

Seventh st., 721 S., Agnes R. Finnegan to Rocco Santora, April 20, 1886, 16 ft. by 60 ft......................... 1,100

Lawrence st., S. W. cor. Cambria, Edward T. Maguire to Howard Banes, April 14, 1886, 14 ft. by 84 ft. 3 in.. 1,600

Lawrence st., W. s., 168 ft. N. Diamond, all interest of Warren B. Barlow to Albert James, Jr., April 26, 1886, 15 ft. by 89 ft. $7\frac{1}{2}$ in.; g. r. $30... 400

South st., 822, Ellis Silberstein to Joseph Abrahams, April 15, 1886, 18 ft. by 100 ft................................... 7,200

Spring Garden st., 2110, Eleanor F. Adamson et al. to Benjamin F. Greenwald, April 22, 1886, 23 ft. 9 in. by 115 ft....................................... 11,000

Darien st., E. s., 173 ft. N. Oxford, Protective S. and B. Association to Mary Ann Vance, November 19, 1885, 17 ft by 35 ft.; mtge. $1,200.... nom.

Taney st., 873, Thomas Dormody to John Woerner, April 22, 1886, 14 ft. by 40 ft. 3 in.................................. 1,500

Taylor st., E. s., 210 ft. N. Parrish, John M. Sharp to Wm. Bowers, April 24, 1886, 14 ft. by 47 ft. $3\frac{1}{4}$ in. 2,000

Tenth st., W. s., 321 ft. N. Girard ave., Andrew Kammerer to Robt. Hartman, April 16, 1886, 17 ft. by 70 ft... 5,000

Third st., 1217 N., Barbara T. Kroener to Barbara L. Beahan, April 27, 1886, 17 ft. 5 in. by 52 ft. 2 in......... 600

Wharton st., S. s., 96 ft. W. Third, Augustus Trump to Thomas W. Cutler, April 26, 1886, irreg. shape.. 2,800

Wildey st., S. E. s., 119 ft. N. E. Palmer, J. C. Ruby to Hy. E. Gerhard, April 16, 1886, irreg. shape... 800

Thompson st., S. s., 70 ft. W. Twenty-fourth, Hy. J. Fox to Mary Quinn, April 20, 1886, 16 ft. by 67 ft.......... 3,400

Trenton ave., N. W. s., 181 ft. S. W. Margaret, Hosea Wardle to Rich'd Winnals, March 9, 1886, 60 ft. by 100 ft... 375

Twentieth st., 1729 N., Margaret Thompson to Henry M. Barnes, April 3, 1886, 18 ft........................... 2,300

Twentieth st., E. s., 45 ft. N. Nicholas, Margaret Curran to Joseph M. Harvey, April 22, 1886, irreg... 3,800

Twenty-third st., 326 N., Margaret Nailis to Mathias Bayer, April 21, 1886, 13 ft. 11 in. by 60 ft.. 1,770

Twenty-sixth st., 416 S., Henry P. Coleman to James MacDougall, April 14, 1886, 15 ft. 8 in. by 60 ft... 1,975

Vine st., S. s., 45 ft. E. Eighth, Hy. Miller to John F. Betz, April 21, 1886, 81 ft. by 100 7,550

Walker st., S. E. s., 216 ft. 8 in. S.W. Comly, Wissinoming Mutual Land and Improvement Association to Henry C. Shoch, March 5, 1886, 50 ft. by 200 ft.................................. 187

Walker st., S. E. s., 166 ft. 8 in. S.W. Comly, Wissinoming Mutual Land and Improvement Co. to Wm. H. Ploucher, Nov. 9, 1885, 50 ft. by 200 ft 187

Wister st., N. W. s., 549 ft. $6\frac{5}{8}$ in. N. E. Mercer, Aug. F. Shelby to John Keefe, March 22, 1886, irreg. shape 5,500

Wyoming ave., N. s., 836 ft. 1 in. E. of land of Sarah Harper, Daniel Shiveley to Thomas Harvey, April 22, 1886, irreg. shape................... 7,000

WEDNESDAY April 28, 1886.

Apsley st., E. cor. Green, Girard Life Insurance Association and Trust Company to Napolean W. Williams, April 19, 1886, irreg. shape.. $3,000

Arch st., S. s., 97 ft. 9 in. E. Fifteenth, Margaret R. Justice et al., exr., to Jacob Justice to Margaret R. Justice, Feb. 5, 1886, 23 ft. 6 in. by 139 ft.. nom.

Bowman st., N. W. s., 120 ft. N. E. Thirty-fifth, Geo. Kindon to Nancy Stewart, April 22, 1886, 20 ft. by 150 ft .... nom.

Broad st., 2 lots, cor. Wyoming ave., Charles H. Wetham to Andrew J. Loecher, April 20, 1886, irreg. shape; mtges. $12,000.................. 6,000

Callowhill st., 1829, Emory Methodist Episcopal Church to Jeremiah L. Cresse, April 15, 1886, 16 ft. by 58 ft.. 500

Fifteenth st., E. s., 225 and 242 ft. N. Dauphin, R. A. White to Lemuel A. White, March 9, 1886, 17 ft. by 88 ft. 11 in. each.......................... 350

Carlisle st., E. s., 88 ft. N. York, Jos. N. Patterson to Henry D. Hornberger, April 19, 1886, irreg. shape. 25,000
Carpenter st., N. W. cor. Seventh, Wm. H. Cook to the Real Estate Trust Company, April 26, 1886, irreg. shape..... nom.
Columbia ave., N. s., 53 ft. 6 in. E. Nineteenth, Frederick Leibrandt et al. to Wm. L. McDowell, June 30, 1884, 17 ft. 9 in. by 99 ft..... nom.
Corinthian ave., E. s., 162 ft. S. Brown, 18 ft. by 119 ft. 3¾ in..... nom.
Carlisle st., W. s., 210 ft. 6 in. N. Dauphin, Edward P. Hipple to Lemuel A. White, March 30, 1886, irreg. shape..... nom.
Eighth st., 2109 N., Wm. J. Moock to Edwin Krecker, April 16, 1886, 15 ft. by 71 ft..... 3,200
Ellsworth st., S. s., 140 ft. W. Twenty-second, 13 lots, A. M. Greene to Real Estate Trust Company, April 26, 1886, each 16 ft. by 86 ft..... nom.
Emlen st., 2522, John S. Serrill to Caroline Benerle, April 24, 1886, 14 ft. 8 in. by 53 ft..... 1,500
Evergreen st., 2034. James Kelly to Mary S. Dugan, March 5, 1886, 15 ft. by 50 ft..... 2,200
Fifth st., E. s., 33 ft. 7½ in. S. Rising Sun lane, Co-operative Land Association of Kensington to John M. Koeberle, April 20, 1886, 17 ft. by 124 ft. 3 in.; W. s. Lawrence, 158 ft. 10 in. S. Pike, 15 ft. by 85 ft..... 836
Fifth st., W. s., 150 ft. N. Reed, Wm. H. Tasker to Thos. T. Tasker, Apr. 24, 1886, 18 ft. by 128 ft. 5 in..... 5,700
Fifteenth st., W. s., 52 ft. S. Ellsworth, John T. Wilson to Peter Sheets, April 19, 1886, 16 ft. by 67 ft..... 1,300
Fifteenth st., E. s., 192 ft. N. Norris, John Dickey to Emma S. Riley, April 15, 1886, 16 ft. 6 in by 90 ft. 8 in..... 7,000
Front st., W. s., 163 ft. S. Westmoreland, George Kline et al. to Ellen Morrow, April 24, 1886, irreg. shape. 450
Front st., W. s., 197 ft. S Westmoreland, Geo. Kline et al. to Jane Bell, April 24, 1886, irreg. shape..... 900
Forty-fourth st., E. s. and S. s. Eadline, moiety of Fred. M. Adams to J. W. Power Wallace, July 24, 1880, 144 ft. 2 in. by 160 ft..... nom.
Fourth st., E. s., 325 ft. 8 in. N. McKean, Robt. Alexander to Anthony P. Sternmeyer, March 26, 1886, 16 ft. by 73 ft..... 2,000
Fourth st., 940 S., Edward Koehler to Jacob Baeur, April 19, 1886, 17 ft. 9½ in. by 95 ft. 6 in..... 4,000
Fourth st., 2549 N., Albert E. Eldridge et al. to Wm. H. Miles et ux., April 19, 1886, 15 ft. by 60 ft. 6 in..... 2,700
Fourth st., 2109, 2111, 2123, 2137, Fred Leibrandt to Wm. L. McDowell, June 30, 1885, each 14 ft. by 50 ft... nom.
Fairmount ave., N. s., 19 ft. 11½ in. E. Corinthian ave., 18 ft. by 86 ft. 8½ in..... nom.
Fairmount ave., S. s., 216 ft W. Thirty-seventh, Henry W. Baltz to Matthew A. King, April 27, 1886, 18 ft. by 93 ft..... 300
Fairmount ave., S. s., 198 ft. W. Thirty-seventh, Henry W. Baltz to Anthony Keely, April 27, 1886, 18 ft. by 93 ft..... 300
Fairview ave., N. W. s., 140 ft. N. E. Thirty-third, Sam'l Bradbury to Timothy Buckley, April 16, 1886, 40 ft. by 100 ft..... 600
Forty-second st., 815 N., John H. Goldbeck to Robert D'Kinney, April 26, 1886, irreg..... 3,100
Germantown ave., N. E. s., 77 ft. 3½ in. S. E. Johnson, Hy. Wellbank to James Robertson, April 17, 1886, irreg. shape..... 3,600
Gettz st., E. s., 16 ft. N. McKean, John Baylis to Adolph Redeker, April 20, 1886, 14 ft. by 46 ft. 6 in.. 1,000
Gray's ave., N. W. s., 175 ft. N. E. Sixty-fourth, Hy. Foster to Samuel L. Troupe, April 24, 1886, 25 ft. by 85 ft..... 225
Gray's ave., N. W. s., 200 ft. N. E. Sixty-fourth, 25 ft. by 85 ft 225
Hancock st., E. s., 147 ft. 9 in. N. Jefferson, Martha Nelson to the Safe Deposit Building and Loan Association, April 7, 1886, 17 ft. 6 in. by 80 ft.; g. r. $78..... 1,137
Haverford st., N. W. cor. Thirty-first, Howard Watkin to Elbridge E. Nock, April 28, 1886..... 7,000
N. s. Haverford, 128 ft. W. Thirty-first, 16 ft. 4 in. by 87 ft..... 5,250
Haverford st., N. s., 96 ft. W. Thirty-first, Howard Watkin to James McCallister, April 28, 1886, 16 ft. by 87 ft..... 5,000
Lebanon st., 706, Chas. H Sullivan et al. to Wm. Reynolds, March 2, 1886, 15 ft 11 in. by 53 ft.; 710 Lebanon, 16 ft. by 44 ft..... 2,700
Lefevre st., Twenty-fifth Ward, Mary Coles et al. to Richard J. Dobbins, April 20, 1886, irreg. shape..... 1,580
Leithgow st., W. s., 60 ft. N. Berks, Jas. J. Sandberg to Joseph Sandberg, March 15, 1886, 12 ft. by 40 ft. 700
Leithgow st., 2423, Anthony M. Hoffman to Geo. W. Buchanan, April 21, 1886, 12 ft. by 42 ft..... 1,450
Lombard st., N. s., 340 ft. W. Sixtieth, H. E. Justice to Charles W. Broadbent, April 22, 1886, 20 ft. by 112 ft. 6 in..... 300
Mifflin st., N. s., 197 ft. 3 in. W. Sixth, A. M. Greene to Stephen P. M. Tasker, April 22, 1886; to Joseph R. Tasker, April 24, 1886, 13 ft. 6 in. by 66 ft.; also 10 others on Sixth st., Snyder ave , Master st., Moyamensing ave., Tree st. and Seventh st.. 7,500
Moore st., S. s., E. Fifth, William H. Clark to Stephen P. M. Tasker, April 22, 1886, 8 lots..... 4,000
Ninth st., E. s., 20 ft. S. Winton and S. s. Winton, 65 ft. E. Ninth, Jno. S. Heyl to Wm. Howell, April 8, 1886, irreg. shape..... nom.
Nineteenth st., W. s., 168 ft. N. Arch, Robert D. Coxe to Emma S. Holman, April 21, 1886, 24 ft. by 103 ft. 15,000
Olive st., S. s., 81 ft. 3½ in. E. Eleventh, interest of Mary E. Savidge et al. to Charles Savidge, April 22, 1886, 16 ft. 6 in. by 49 ft. 3½ in..... 350
Richmond st., N. W. s., 168 ft. S.W. Lefevre, Mary Coles to Christian Spies, April 20, 1886, 60 ft. 9 in. by 309 ft..... 2,126
Ridge ave., 2025, Chas. W. Wood to Thos. R. Bell, April 14, 1886, 22 ft. by 95 ft.; g. r. $249..... 3,350
Seventh st., W. s., 24 ft. S. Marriott, A. M. Greene to the Real Estate Trust Company, April 26, 1886..... nom.
Seventeenth st., W. s., 225 ft. 6 in. S. Bainbridge, Thos. Leverett to Albert R. Elsasser, April 19, 1886, 16 ft. 6 in. by 60 ft..... 3,500
South st., 239, John Rau to Martin J. Myers, April 26, 1886, irreg. shape..... 12,000
Also 241 South st., 12 ft. by 81 ft. 4 in..... 4,000
Spring Garden st., N. s., 57 ft. 10½ in. W. Ridge ave., Pennsylvania Safe Deposit and Trust Company to Wm. L. Rhinehart, April 20, 1886, irreg. shape..... 140,500
Spring Garden st., N. W. cor. Ridge ave., Spring Garden National Bank to Wm. L. Rhinehart, April 20, 1886, irreg. shape..... 52,500
Taylor st., 890, Jno. M. Sharp to Hy. Hugo, Jr., April 22, 1886, 14 ft. by 48 ft..... 2,000
Titan st., S. s., 114 ft. 6 in. E. Twenty-seventh, Henry C. Day to John J. McDuffee, Jan. 30, 1886, 16.26 ft. by 32.59 ft..... 75
Titan st., S. s., 147 ft. W. Twenty-sixth, J. Warner Erwin, trustee, to John J. McDuffee, March 10, 1886, irreg. shape..... nom.
Twenty-second st., W. s., 18 ft. N. Federal, eight lots, A. M. Greene to Real Estate Trust Company, April 26, 1886, one of them 17 ft. and the other seven 16 ft by 60 ft.. nom.
Twenty-second st., W. s., 193 ft. N. Berks, Wm. Shillingsburg to Chas. Neurath, April 26, 1886, 19 ft. by 175 ft..... 1,675
Twenty-fifth st., W. s., 174 ft. 6 in. N. Columbia, Frederick V. Smith to Eliza F. Lukens, April 24, 1886, 16 ft. by 67 ft..... 4,250
Walnut st., 4317, Charles C. Moore to Susan S. Day, April 24, 1886, 25 ft. by 125 ft..... 7,500
Washington ave., N E. cor. Twenty-third, John Fullerton et al. to Alex. and John Kirkpatrick, April 3 1886, 65 ft. by 107 ft.; g. r. $414..... 650
Weikel st., S. E. s., 550 ft. 4½ in. N. E. Ann, Edward O. Michener to Christian Renner, April 19, 1886, 11 ft. 9 in. by 43 ft..... 400

THURSDAY, April 29, 1886.

Chester ave., S. W. cor. Forty-eighth, Thomas Robb to William L. Rowland, March 31, 1886, 60 ft. by 135 ft..... $10,500
Chestnut Hill ave., S. E. s., 190 ft. N. E. Chestnut Hill and Springhouse pike, Walter A. Dwyer, April 20, 1886, 1 ft. by 60 ft..... 250
Columbia ave , S. s., 85 ft. 3½ in. E. Ridge ave., Thomas R. Bell to Cornelius O. Nathans, April 19, 1886, irreg. shape..... 5,000
Coral st., 2222, Louis Ladner to Adam Koebert, April 24, 1886, 15 ft. by 57 ft..... 6,250
Dickinson st., 18 S. s., 35 ft. E. Lingo, William Wilkinson to Patrick Carlin, April 21, 1886, 17 ft. by 63 ft.; g. r. $48..... 1,350
Edgely st., N. s., 287 ft. W. Fifteenth, John S. Serrill to Hy. H. Thompson, April 14, 1886, 14 ft. 4 in. by 58 ft.; g. r. $90..... 1,300
Eighth st., W. st., 118 ft. 6 in. N. Columbia ave., Lafayette Building, Savings and Loan Association to Benjamin K. Kehler, April 24, 1886, 17 ft. by 103 ft. 2½ in.; mtge. $3,600..... 2,370
Emlen st., 2516, John S. Serrill to John Devlin, April 16, 1886, 12 ft. by 53 ft.; g. r. $48..... 700
Fitzwatar st., S.W. cor. Twenty-first, David Rankin et al. to Grattan G. Williams, April 26, 1886, 18 ft. by 57 ft..... 4,850
Franklin st., W. s., 122 N. Montgomery, Aaron P. Bilyeu to Alexander O. Williams, April 26, 1886, 20 ft. by 93 ft. 4 in..... 2,700
Germantown ave., 1430, Philip Koob to John G. Most, April 20, 1886, 20 ft. by 65 ft. and 69 ft.; g. r. $45..... 2,900
Godey st., E. s., 46 ft. S. Catharine, Thomas Carroll to Patrick O'Brien, April 27, 1886, irreg..... 900
Huntingdon st., N. E. cor. Darien, Amos D. Kennedy to Charles Blaich, April 23, 1886, 14 ft. by 67 ft..... 3,800

Lawrence st., E. s., 300 ft. S. Cumberland, J. Rex Allen to Lesley & Winkle, April 7, 1886, 2 lots, each 14 ft. by 47 ft 6 in. and subj. to g. r. $78.......... 900
Lawrence st., W. s., 279 ft. N. York, William Lambrecht to Michael Finn, April 24, 1886, 15 ft. 6 in. by 53 ft. 2½ in.......... 2,425
Lawrence st., 2522, Frederick Wiedenmuller to Holstein De Haven to Frederick Weidenmuller et ux., 15 ft. 5¾ in. by 53 ft. 1½ in.; mtge. $2,000.......... 480
Lawrence st., E. s., 72 ft. S. Cambria, John F. Schlienz to John Mitchell, September 12, 1885, 18 ft. by 51 ft. 3 in.......... 600
Lombard st., 419, Emmie Silberman to Isaiah Conrad, April 22, 1886, 16 ft. by 123 ft.......... 3,400
Ludlow st., N. s., 197 ft. 6 in. W. Forty-first, Elam F. Wilmer to Richard Berry, April 27, 1886, 20 ft. by 100 ft.......... 1,400
Moravain st., N. s., 149 ft. E. Seventeenth, Jane Kirkpatrick to Alfred E. Rhoads, April 26, 1886. 20 ft. 6 in. by 45 ft.; g. r. $51.25.......... 2,000
Norris st., N. s., 17 ft. E. Third, John Lucas to Theod. Augerman, Sept. 28, 1885, 14 ft. by 62 ft.......... 3,350
Nicholas st., S. s., 71 ft. W. Twenty-fifth, Mynroe P. Lind to William H. Wert, April 26, 1886, 14 ft. by 60 ft.; mtge. $1,200.......... 1,300
Nicholas st., S. s., 99 ft. W. Twenty-fifth, moiety, William H. Wert to Oliver C. Wert, April 26, 1886, 14 ft. by 60 ft.; mtge. $1,200.......... 650
Oakford st, S. s., 247 ft. W. Twenty-second, Robert Paul to John C. Beatty, April 12, 1886, 15 ft. by 53 ft. 2 in.; g. r. $48.......... 950
Oakford st., S. s., 232 ft. W. Twenty-second, Robert Paul to Andrew Donaldson, April 12, 1886, 15 ft. by 53 ft. 2 in.; g. r. $48.......... 950
Oxford st., N. s., 53 ft. 6 in. E. Eighteenth, Walter H. Bryant to Geo. Henderson, April 2, 1886, 17 ft. 9 in. by 73 ft.; mtge. $3,500.......... 1,300
Penn st., S. E. s., 59 ft. N. E. Allen, Sarah H. Dutton to Mary H. Van Dusen, March 31, 1886, 29 ft. 9 in. by 118 ft. 6 in.......... 4,250
Philadelphia st., W. s., 88 ft. N. York, Mary E. Lloyd to William V. Kelley, April 27, 1886, 18 ft. by 69 ft. 10 in.; g. r $42.......... 1,200
Powelton ave., 4053, William Oscar Robb to Sarah E. C. Thackara, April 5, 1886, 18 ft. 7 in. by 88 ft. 4¼ in.......... 7,200
Richmond st., N. W. s., 309 ft. 9 in. W. Lefevre, C. Morton Smith to Thomas M. Albertson, April 20, 1886, 60 ft. 9 in. by 305 ft. 9 in.......... 1,050
Sixteenth st., 1407-1409-1411-1417-1419 and 1431 N., Elizabeth Schaffer to Charles Schaffer, April 26, 1886, 21 ft. 8 in. by 172 ft. 10 in. each.......... nom.
Sixteenth st., 1421 N., Elizabeth Schaffer to Harriet Dorr Schaffer, April 26, 1886, 21 ft. 8 in. by 172 ft. 10 in.......... nom.
Sixteenth street, 1423 N., Elizabeth Schaffer to Lehman D. Schaffer, April 26, 1886, 21 ft. 8 in. by 172 ft. 10 in.......... nom.
Sixteenth street, 1427 N., Elizabeth Schaffer to Harriet D. Schaffer et al., April 26, 1886, 21 ft. 8 in. by 172 ft. 10 in.......... nom.
Spring Garden st., N. W. cor. Ridge ave., William S. Rhinehart to Spring Garden National Bank, April 20, 1886, irreg. shape; mtges. $90,000.......... 103,000

Seventh st., S. E. cor. Tree, Rachel Roe et al. to George Beither, April 16, 1886, 64 ft. by 50 ft. 11¼ in.......... 1,400
Thompson st., 818, Joseph Zimmer, ex'r, to Louisa J. Mayers, April 21, 1886, 12 ft. 1½ in. by 46 ft. 6 in.......... 1,885
Third st., 156 N., Charles Ricker to Frederick A. Poth, April 17, 1886, 14 ft. by 72 ft. 3 in.......... 8,500
Twelfth st., W. s., 114 ft. 10⅜ in. N. Brown, Gottlieb Lentz to Charles Schmidt, April 26, 1886, 17 ft. by 57 ft.......... 2,850
Thirteenth st., 1912 N., Robert Stewart to Henry B. Grauley, April 24, 1886, 23 ft. by 103 ft.......... 10,250
Twenty-second st., S. E. cor. Locust, James McGrath to James Spear, April 24, 1886, 245 ft. 3 in. by 100 ft.......... 63,500
Twenty-fifth st., E. s., 225 ft. S. Berks, Hy. R. Shoch to Isaac P. Brannin, April 19, 1886, 3 lots, each 14 ft. by 65 ft.; mtges $4,800.......... 4,200
Uber st., 2137, Edward H. Flood to Amanda Ann Felten, April 22, 1886, 20 ft. by 86 ft. 5 in.......... 5,250
Twenty-sixth st., E. s., 156 ft. 6 in. S. Oxford, Ann H. Baker et al. to James A. McCurdy, March 26, 1886, 18 ft. by 88 ft.......... 850
H. W. Bower to Sarah E. Lever, March 20, 1886, lot 39 ft. N. Somerset and 69 ft. E. Second, 2 ft. by 14 6 in.......... 18
Margaretta Barnes to Chandler Weaver, April 1, 1886, 12 acres 87 perches, Twenty-third ward.......... 2,195

FRIDAY, April 30, 1886.

Allen st., S. E. s., 165 ft. 11½ in. S. W. Marlborough, C. E. Faunce et al. tc Daniel E. Faunce, April 3, 1886, 15 ft. by 90 ft. 2¼ in.......... $2,000
Baker st., S. s., 132 ft. 3½ in. E. Eighth, John Malatesta to Vincenzo Cappelli, April 27, 1886, irreg. shape.......... 1,900
Broad st., E. s., 145 ft. N. Thompson, George D. Widener to Emma Huhn, April 27, 1886, 20 ft. by 160 ft.......... 20,000
Almond st., N. W. s., 253 ft. N. E. Clearfield, John Ruhl to John Martin, April 30, 1886, 146 ft. 10½ in. by 70 ft.; N. W. s. Almond, 146 ft. 10½ in. N. E. Division, 146 ft. 10½ in. by 70 ft., and two lots S. E. s. Livingston, N. E. Division.......... 4,380
Dacota st., N. E. cor. Duhring, Hy. A. Duhring to Wm. Gillespie, Apr. 20, 1886, 16 ft. by 60 ft.......... 2,300
Fairmount ave., S. E. cor. Sixteenth, John Bechtold to John S. Paul, April 22, 1886, irreg. shape.......... 7,000
Fifth st., 2642 N., John Martin to Margaretta Garman, July 22, 1886, 18 ft. by 139 ft.......... 3,700
Fifteenth st., W. s., 20 ft. 7¼ in. N. Master, Geo. F. Wiswell to John B. Clothier, April 21, 1886, 23 ft. by 100 ft.......... 8,640
Fitzwater st., N s., and W. s. Seventh, Hugh Keenan et al. to Bernard Keenan, Mar. 11, 1886, 45 ft. by 100 ft.......... 225
Front st., 133 S., Edw. K. Stevenson to Chas. A. Sparks, April 24, 1886, 16 ft. 9 in. by 28 ft. 2 in.......... 8,500
Fortieth st., N. W. cor. Ogden, Wm. S. McGinley to Wm. P. Pierson, April 19, 1886, 15 ft. 5¼ in. by 69 ft. 4 in.......... 4,800
Forty-second st., E. s., 191 ft. 6⅞ in. S. Pine, Mayer Wetherill to Arthur O. Granger, April 24, 1886, 31 ft. 6 in. by 159 ft.......... 11,000
Franklin st., W. s., 131 ft. S. Montgomery ave, Charles W. Miller to Rachel Harris, April 21, 1886, 23 ft. by 86 ft. 2 in.......... 7,000

Fifteenth st., 1403 S., Wm. R. Matchett to Wm. F. Courtney, April 24, 1886, 15 ft. by 76 ft.......... 3,800
Eleventh st., E. s., 191 ft. N. Indiana, Alex. Mitchell et al. to Chas. Buob, April 19, 1886, 16 ft. by 57 ft. 250
Hicks st., E. s., 282 ft. N. Dickinson, Allan B. Dance to Wm. M. Lindale, April 17, 1886, 14 ft. by 49 ft.... 1,750
Lambert st., W. s., 236 ft. S. Dickinson, John Simpson et al. to John Norton, April 13, 1886, 14 ft. by 44 ft.; g. r. $36.......... 700
Lingo st., 1012, James J. Tracy to John Henry Damen, April 24, 1886, 16 ft. by 40 ft.......... 1,375
McCurdy st., N. s., 42 ft. W. Twenty-sixth, Wm. Hamilton to Wm. H. Peacock, April 27, 1886, 14 ft. by 51 ft.......... 1,000
Morris st., S. W. s., and S. E. s. School, Thompson Bell to Wm. S. McNabb et al., March 19, 1886, irreg. shape.......... 6,000
Montgomery st., N. s., 206 ft. W. Fifteenth, Wm. G. Serrill to Jos. J. Little, April 28, 1886, 16 ft. by 69 ft. 6 in.; g. r. $175.......... 6,000
Montgomery st., S. W. s., 144 ft. S. E. Belgrade, Christian E. Faunce to Susan T. Tees, April 3, 1886, 20 ft. by 70 ft.......... 1,667
Island rd., 19 acres 3 roods 32 perches, Wm. Jones to John Myers, April 28, 1886.......... 9,000
Oakford st., N. s., 138 ft. E. Twenty-second, H. R. Coulomb to John McAleer, April 22, 1886, 15 ft. by 61 ft.; g. r. $40.......... 800
Orleans st., N. s., 600 ft. W. Emerald, F. Buck McDowell to George G. Mann, March 21, 1876, 100 ft. by 130 ft.......... 5,000
Orleans st., same, Geo. G. Mann to Jacob M. Peters, April 9, 1886, 100 ft. by 130 ft.......... 3,300
Passyunk rd., S. E. s., 19 ft. 7 in. W. Juniper, Jos. D. Wells to Mary E. Weigand to Anna R. Wells, April 29, 1886, 18 ft. 5¾ in. by 71 ft. 6 in... nom.
Ringgold st., 1842, H. R. Shoch to Catharine Cresson, April 27, 1886, 14 ft. 2 in. by 47 ft.......... 2,000
Sansom st., S. s., 99 ft. E. Seventh, Elizabeth P. Allen et al. to Wm. N. Allen, April 19, 1886, 16 ft 6 in. by 86 ft.; Also lot, 9x15 ft., in rear, 402
School st., N. W. s., 498 ft. 11 in. S. W. Germantown ave., Wm. H. Scott to Annie M. Fairbrother, April 24, 1886, 26 ft. by 166 ft.......... 2,700
Sears st., 644, Jacob D. Felthousen, Jr., to Peter Donnelly, April 20, 1886, 11 ft. 8 in. by 56 ft.......... 1,075
Sigel st., 607, Louis Wanner, Jr., to Herbert D. Allman, April 7, 1886, 14 ft. by 39 ft.......... 1,140
Sixth st., 106 N., James Ballenger to Louis Wanner, March 12, 1886, 14 ft. by 39 ft.......... 5,000
Sixth st., S. W. cor. Bainbridge, Adolphus Lippe to Michael Shea, April 12, 1886, 14 ft. by 27 ft. 5 in.; g. r. $9.......... 4,000
Lawrence st., W. s., 50 ft. N. Cambria, Joseph M. Pile to John H. Craven, April 24, 1886, 256 ft. by 84 ft.; mtge. $3,600.......... 4,726
Otto st., 1406 S., John G. Bawn to Louis Zeisse, April 24, 1886, 16 ft. 9 in. by 68 ft.......... 5,300
Second st., 419 S., Richard P. Diamond to John McCoy, March 26, 1886, 22 ft. 7 in. by 120 ft.......... 6,625
Seventh st., 2550 N., Amos D. Kennedy to Abraham J. Fretz, April 26, 1886, 14 ft. by 73 ft. 6⅜ in.......... 3,500
Seventeenth st., W. s., 42 ft. 4½ in. N. Carlton, Thos. S. Harper et al., exrs., to Cornelius Lawton et ux., April 27, 1886, 42 ft. by 50 ft. 9½ in.. 2,500

Shackamaxon st., 1121, Milton Marshall to John D. Sidebotham, April 29, 1886, 18 ft. by 155 ft..... 7,500

Susquehanna ave., S. s., 86 ft. E. Third, C. D. Ritchie to John Carr, April 12, 1886, 14 ft. by 57 ft..... 1,800

Page st., 2222-2224, Edwd. H. Flood to David Gosner, April 29, 1886, 32 ft. by 66 ft. 3 in..... 6,000

Thompson st., N. W. s., 278 ft. 9 in. N. E. Ann, Charles Judge to Mary Ann Stewart, April 20, 1886, 15 ft. 8 in. by 69 ft. 5 in..... .....

Tioga st., S. s., and W. s. Tenth, Rosina Leng to Gottfried Lust, April 30, 1886, 26 ft. 6 in. by 71 ft. 3 in..... 400

Tioga st., N. W. cor. Fifteenth, Wm. L. Gibson to Harry McClelland, April 15, 1886, 49 ft. 4½ in. by 100 ft..... 2,400

Twelfth st., W. s., 36 ft. N. Dickinson, James J. Tracy to John T. Wilson, April 28, 1886, 18 ft. by 70 ft; g. r. $72..... nom.

Walnut st., 1009, John H. Scott to John H. Scott, Jr., Nov. 26, 1886, 16 ft. 4 in. by 80 ft..... 10,000

West College ave., W. s., 115 ft. N. Brown, Charles W. Henry to Nicholas Powers, April 26, 1886, 15 ft. by 49 ft..... 2,325

Wharton st., N. s., 147.41 ft W. Twenty-sixth, John J. McDuffee to Thomas J. Hughes, March 10, 1886, 16 ft. by 100 28 ft..... nom.

Wharton st., N. s., 80 ft. E. Twenty-seventh, Thomas J. Hughes to John J. McDuffee, May 10, 1886, irreg. shape..... 1,000

Wharton st., N. s., 248 59 ft. E. Twenty-seventh, John J. McDuffee to J. W. Erwin, ex., etc., March 10, 1886..... nom.

Woodstock st., W. s., 41 ft. N. Tasker, Lewis S. Simpson to Elizabeth P. McElroy, April 22, 1886, 13 ft. by 45 ft. 6 in.; g. r. $12..... 650

SATURDAY, May 1, 1886.

Allman st., N. W. s., 120 ft. S. W. Sixty-seventh, Twenty-seventh Ward Land Association to Thomas T. Clegg, April 20, 1886, 30 ft. by 102 ft. 6 in..... $150

Allman st., N. W. s., 21 ft. S. W. Sixty-sixth, Twenty-seventh Ward Loan Association to George W. Crumback, April 20, 1886, irreg. shape..... 150

Allman st., N. W. s., 60 ft. N. E. Sixty-seventh, Twenty-seventh Ward Loan Association to A. R. Durkee, April 20, 1886, 60 ft. by 102 ft. 6 in..... 380

Allman st., N. W. s., 150 ft. S. W. Sixty-seventh, Twenty-seventh Ward Loan Association to Thomas H. Gesner, April 20, 1886, 30 ft. by 102 ft. 6 in..... 150

Allman st., N. W. s, 180 ft. S. W. Sixty-seventh, Twenty-seventh Ward Loan Association to Robert Green, April 20, 1886, 30 ft. by 102 ft. 6 in..... 150

Bank st., 25 and 27, interest of Horace Y. Evans to Horace Y. Evans, Jr., April 27, 1886, also in 727 and 729 Market, 1202 Race, 227 and 229 N. Thirteenth and 819 N. Third..... nom.

Henry C. Ford to Isaac Ford et al., April 27, 1886, interest in above premises..... nom.

Bristol st., N. s., 162 ft. E. Fifth, Thos. Middleton to John Zimmermann, April 29, 1886, 47 ft. 3 in. by 60 ft..... 1,725

Coral st., W. cor. Lehigh ave., Daniel McElhatton to John Harley, April 17, 1886,; g. r. $289..... 4,683

Cambria st., 321, Thomas H. Flood to Haigh Whiteley et ux., April 28, 1886, 14 ft. 4 in. by 68 ft.; g. r. $90..... 1,000

Carpenter st., 1304, Jeffrey Hart to Emerson Conrad, April 29, 1886, 16 ft. by 75 ft.; 1304 Temple, 16 ft. by 47 ft. and 1305 Temple, 16 ft. by 60 ft..... 1,700

Conroy st., 1301, Edward B. Giles to Virginia Mackin, April 30, 1886, 14 ft. by 48 ft..... 1,800

Chatham st., N. W. s., 571 ft. N. E. Ann, Mary M. Davis et al. to David M. Hess, April 8, 1886, 85 ft. by 82 ft. 6 in.; interest..... 200

Chester ave., 4811, Thomas Robb to Mary H. North, April 28, 1886, 35 ft. by 135 ft..... 7,000

Chester ave., 4813, Thomas Robb to Wm. T. Stewart, April 26, 1886, 45 ft. by 135 ft..... 7,650

Chester ave , N. E. s., 270 ft. N. E. Sixty-seventh, Wwenty-seventh Ward Land Association to James A. O'Brien, April 20, 1886, irreg. shape; E. cor. Chester ave. and Sixty-seventh, 30 ft. by 102 ft 6 in., and lot on N. E. s. Allman, 210 ft. S. W. Sixty-seventh. irreg. shape, and lot 150 ft. S. W. Sixty seventh, and 102 ft. N. W. Allman, irreg. shape..... 621

Firth st., 1902, 1904, 1906, 1912, 1936, 1940, 1944 and 1946, Wm. Davis to Sam'l P. Courtney, May 1, 1886, 12 ft. front each; mtgs. $5,600..... 4,000

Frankford rd., N. W. s., 32 ft. 1½ in. N. E. Pike, Margaret Doran et al. to John Lynam, April 26, 1886, irreg. shape..... 3,900

Girard ave., 507, Matthews Schmieg to John Schmieg, April 12, 1886, 18 ft. 4 in. by 85 ft..... 7,000

Harrison st., N. E. s., 52 ft. N. W. Mulberry, Edwin M. Satterthwait to John W. Thomas, April 29, 1886, 26 ft. by 129 ft..... 500

Lancaster ave., 3618, Levy Goldsmith to Virginia Mackin, April 28, 1886, 18 ft. by 105 ft..... 5,000

Lawrence st., W. s., 217 ft. N. York, Henry Jones to George W. Peterson, April 24, 1886, 15 ft. 6 in. by 53 ft. 1½ in..... 2,400

Leithgow st., E. s., 276 ft. S. Cumberland, Anthony M. Hoffman to Jacob Burckley April 19, 1886, 12 ft. by 42 ft..... 1,450

Manton st., S. s., 261 ft. W. Seventeenth, Dan'l Thompson to Letitia Swan, April 28, 1886, 16 ft. by 57 ft. 1,650

Melon st., S. s., 90 ft. E. Thirty-eighth, Daniel J. McGowen to Mary McGowen, May 1, 1886, 30 ft. by 57 ft..... 2,450

Mifflin st., N. W. cor. Hicks, S. Flanagan to Matthew Riley, April 28, 1886, 17 ft. by 64 ft..... 3,500

Moore st., N. s , 184 ft. W. Thirteenth, James Hastings to Frances Devlin, Jr., April 27, 1886, 1- ft by 82 ft.; g. r. $75..... 1,250

Mulberry st., S. E. s., 95 ft. S. W. Dyre, Edmund N. Deal to Charles Gallagher et al., April 3, 1886, 60 ft. by 100 ft..... 165

Musgrove st., S.W. s., 112 ft. 4 in. N. W. Sharpnack, Charles P. Bayard to William McKean Bayard, Sept. 29, 1873, irreg. shape..... 2,500

Naudain st., N. s., 138 ft. 4 in. W. Twentieth, Alexander H. Divine to James J. Gillin, April 13, 1886, 41 ft. 8 in. by 60 ft..... 3,600

Parrish st., 1514, Ph. H. Law to Jacob Stout, April 27, 1886, 20 ft. by 125 ft. and 118 ft. 2½ in..... 6,000

Parrish st., 1514, Jacob Stout to Philip H. Law, April 27, 1886, 20 ft. by 125 ft. etc.; mtge. $3,000..... 3,000

Ridge ave., N. E. s., 108 ft. N. Girard ave., Miller W. Everly, Jr., to George W. Maag, April 26, 1886, irreg. shape..... 9,000

Ridge ave., N. E. s., 99 ft. N. W. Thompson, Wm. H. Shelmerdine to Alfred H. Ferris, April 28, 1886, 16 ft. 2 in. by 80 ft..... 4,900

Spruce st., S. s., 291 ft. 9 in. E. Fifty-first st., Jas. A. S. Wilson to John Manuel, April 27, 1886, irreg..... 8,650

Twelfth st., 1843 and 1847 N., M. H. Sputzbach to Maggie Beitel, April 30, 1886, each 16 ft. 2 in. by 78 ft... 7,000

Thirteenth st., E. s., 66 ft. N. Race, Jesse Leach to Wm. J. Norris, Apr. 26, 1886, 17 by 57 ft 6 in..... 650

Twentieth st., E. s., 16 ft. 4 in. S. Toland, Louis Belrose to Wm. Brown, et ux., April 29, 1886, 16 ft. 4 in. by 7 ft. 4 4-5 in..... 7,000

Twenty-second st., W. s., 162 ft. S. Berks, O. A. Bartholmew to Jas. L. Branson, April 9, 1886, 1 ft. by 100 ft..... 125

Twenty-fifth st., W. s., 234 ft. 6 in. N. Columbia ave., Frederick V. Smith, to George T. Gabell, Jr., April 28, 1886, 15 ft. by 67 ft..... 4,250

Twenty-fifth st., E. s., 197 ft. S. Berks, Hy. R. Shoch to Lewis H. Jonasz, April 26, 1886, 14 ft. by 65 ft..... 2,800

Waterloo st., N. W s., 462 ft. N. E. Westmoreland, Burd Shoener to Thos. H. Flood, April 20, 1886, 48 ft. by 70 ft..... 1,000

York ave., rear 483-485, John E. Roberts to Catharine Agnes Carroll, April 20, 1886, irreg. shape..... 1,600

Labor News Among the Building Trades.

Several weeks ago the Brotherhood of Carpenters and Joiners, presented some grievances to their employers. A meeting of employers was called last Monday, at Industrial Hall, for the purpose of considering whatever grievances might be presented. Communications were received from the Amalgamated Society of Carpenters and the Journeymen Carpenters'and Joiners'Protective Association, setting forth their grievances, but a comparatively small number of employers were present at the meeting. The only thing considered was the length of the working day and it was agreed that nine hours should be accepted as a day's work. Employers took steps to organize a Master Carpenters' Association that would be able hereafter to deal with their employés in an organized capacity.

The Hod Carriers' and Laborers' Union held a meeting last Monday evening, at Juniper and Lombard streets, on which occasion 150 were enrolled, making the total number 1,200. On Monday 250 men quit work because of the refusal of their employers to grant an advance of twenty-five cents per day. The demand was for $2 50 instead of $2.25. It was stated that twenty-one master bricklayers refused to grant the increase. The Society appropriated $1,000 of its funds for the benefit of those on strike. It was voted that members of the Plasterers' Laborers' Association be permitted to carry hods of bricks, provided they work for no less than union rates and that the members of the Hod Carriers' Union be allowed to carry hods of mortar to plasterers on condition that they receive $2.75 per day, was carried unanimously, and will be presented to the Building Trades' Council at its next meeting.

On Monday evening the Journeymen Bricklayers' Association reported that the nine hour day had been successfully inaugurated on that day, and that $3.50 per day was paid for ordinary labor. Special work was paid from $4.00 to $4.50 per day and no reduction was made.

The Lumber Trade.

The lumber dealers are in quite good spirits over the large sales they are making, the fair prices they are getting and the enlarging demands which appear on all sides. At the same time, there is a fair percentage of complaint made. Tom and Dick says business is good, and Harry thinks it is a little off. The receipts of distribution by rail and water indicate that an immense amount of lumber is going into use, not only in the city, but through all the outlying dependant markets. Everybody seems to have confidence, as it is noticed that both wholesalers and retailers are carrying heavy stocks. Large receipts of white pine continue to arrive, and traveling agents from the northwest who have been with us during the past week, sold very heavily. The yellow pine dealers along Delaware avenue are receiving lumber by the cargo, and find a ready demand for all they can handle. Yellow pine is gaining in popularity; a good many Pennsylvania lumber men have been buying heavily in Alabama and Louisiana. Warren county men have bought very heavily. The purchases within the past year of Southern timber land will foot up nearly a million and a half acres, most of which was bought at $1.25 per acre; most of it was State land. The lumber men are pursuing the same course which the iron manufacturers and coal miners have been obliged to do. A good many lumber men say, that while yellow pine alone cannot replace white pine, yet, taken in connection with cypress it gives better satisfaction. The advantages in yellow pine are durability, strength, and freedom from insects and "shakes;" it has been found to be superior for flooring. Carpenters and builders sometimes object to it because of its hardness and the pitch which melts and throws out paint. The cost of pine land in the South is much less, of course, than in this State. The south will soon be the chief source of supply in this market, according to some authorities. A good many dealers have been looking up purchases along the South Atlantic coast Cypress wood, which is receiving more attention than usual, is easily worked and commands a good price in the market. The extensive building operations that we may count on during the next year or two will, no doubt, bring a large amount of Southern wood into the market, and this supply will likely be increased by the change of guage on the Southern roads from broad to standard.

Our Water Supply.

According to Colonel Ludlow, the daily average amount of water pumped during the year 1885 was 68,945,260 gallons, making for the year a total of 25,165,020,072 gallons. Estimating the population of the city at 947,000, these figures show that the daily consumption was 72·8 gallons for each individual.

Colonel Ludlow figures that a saving of $126,563.48 was made in the matter of pumping during the time that he was at the head of this department. He bases this calculation upon the cost of pumpage during the year 1882, the last year of Dr. McFadden's incumbency of the office of Chief Engineer.

Consulting Chemist Albert R. Leeds furnishes a report to Colonel Ludlow regarding a chemical investigation into the present and proposed future water supply of the city. He says the present supply is not satisfactory in regard to purity; that the water taken from the river at Frankford is superior to that taken from the Schuylkill, and that the supply taken from the latter should either be abandoned or subjected to purification, and suggests the following measures to accomplish this:

The exclusion to the greatest practicable extent of the sewage at present entering the river.

The construction of the intakes in such a manner that surface water should not find its way into the pump wells at the pumping staticns. This precaution, indeed. should be observed on the Delaware river as well.

The thorough aeration of the water, followed by storage and sedimentation in reservoirs of large capacity, properly cleansed at reasonable intervals.

The removal of earthy and other suspended impurities by the application of suitable methods of filtration, so that the water may be rendered at all times clear and limpid.

Concerning the future supply the Consulting Chemist reports as follows: "In the selection of a new water supply for the city of Philadelphia, the Blue Mountain tributaries of the Delaware and Lehigh rivers are to be preferred before all others; and, while of the Delaware river waters that at the Water Gap is entitled to the first place, that gathered at Byram (Point Pleasant) is uniformly wholesome and of satisfactory purity and quality."

Sale of Reading's Bonds.

On Wednesday the sale of the Reading Collateral, first and second series, Consolidated Bonds took place in New York. These bonds were pledged for the floating debt of the New Jersey Central Railroad Company. The bonds consisted of $1,000,000 Reading first series consolidated 5s and $2,000,000 Reading second series consolidated 5s. Wharton Barker, of this city, purchased the entire block of the first series, of which $2 0,000 were knocked down to him at 55 per cent., $100,000 at 56¼ per cent., $100,000 at 56½ per cent., and $100,000 at 56¾ per cent. The balance of the first series bonds were then offered in $100,000 lots, and these were also secured by Mr. Barker, $400,000 selling at 60 per cent. and $100,000 at 58½ per cent. Of the $2,000,000 of the second series, $100,000 were sold to Mr. Valentine, of New York, for 25½ per cent., and the balance were withdrawn for the day.

The amount of the floating debt for which they were pledged was $1,500,000. and the sale was stopped, as it was seen that if allowed to go on enough would not be realized to meet the required sum. The amount realized from the sale was less than $400,000. No time has been fixed for the sale of the remainder of the securities, and holders of the floating debt will be paid on account from the proceeds of the sale. It is understood that the first series 5s were purchased in the interest of Joseph Wharton and William H. Kemble, who are large holders of that loan.

Business Prospects.

A prominent builder said last Tuesday that it must have taken a very powerful magnifying glass to find the rosy state of business as depicted in a morning paper. "Of course," said he, "the retail trade in most lines is what might be called good, how could it be otherwise? Extreme dullness prevailed throughout the winter and now with the advent of an early spring it would be strange indeed if an improvement was not noticed. I seriously suspect, however," continued he, "that the story of the 'booms' in the different lines of trade referred to are slightly exaggerated. The retail merchant, for instance, after setting around waiting for customers becomes enthusiastic on the approach of a dozen or so customers for goods, the purchase of which was suggested purely by—well simply by a change of weather, and they at once cry 'boom.' Then it is only natural that the wholesaler would also find a slight improvement in business at this time. The manufacturer, however, cannot boast of any such thing as a 'boom.' Prices are not improved in the least, and only where a large volume of business is done, or a good demand for specialties are found, can any money be made at all. Lumber dealers, planing mill proprietors and contractors report 'little doing,' and attribute the apathy prevalent in a great measure to the agitation of the labor troubles. In many cases, for instance, firms will not bid on contracts until it is determined what compensation skilled labor will demand the ensuing quarter." "Perhaps the most unfailing signs of the dullness of trade generally, is the large amount of idle capital now seeking investment," said one business man in concluding a talk on trade generally.

—The bill dividing Long Branch and Elberon, and creating a separate township of the latter, passed the Legislature, depite the opposition of Senator Chattle, of Monmouth county, who had striven to smother it in committee. The friends of the measure were disappointed, however, in failing to kill an amendment to it providing that the division question must be submitted to a popular vote of the electors. This will rule out all the non-resident property-holders, who are directly interested in the measure.

—Chief Engineer Ogden, of the Water Department, is personally examining all the reservoirs in the department. He has discovered a big leak in the Roxborough basin, and in consequence the latter can only be filled to the depth of sixteen feet, when its ordinary capacity is twenty one feet deep. He also discovered the reason why the water mains in Manayunk burst, and shut off the supply in that section a few months ago. The man in charge of the valves had gone away and left them in the care of a boy, who shut down the valves and caused a big break at School lane and Ridge avenue, while several boilers in Manayunk came near exploding. The city spent several thousand dollars repairing the damages caused by the employé's negligence.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 **MARKET ST., Philad'a.**

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432,05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BLANK BOOKS.

Blank Books have always been sold by the quire. Twenty-four sheets make a quire; but the Blank Book Makers have been selling from 12 to 20 sheets for a quire. The Public have been deceived. We shall inaugurate a new system, and sell our Blank Books by the hundred pages. Before doing this we offer our stock at a **REDUCTION OF 10 PER CENT.**

A PERTINENT QUESTION.

Why will you continue to buy Writing Papers by the quire, when you can save so much money by buying by the pound? Come see and be convinced; you can get almost double the quantity for the same money.

A First-class Plated Paper, 25 Cents per Pound.
A Linen Paper, 25 Cents per Pound.

IF YOU WANT

Any article in STATIONERY it will pay you to call and inspect our stock. We can sell at prices that will surprise you. Have the largest, best assortment and cheapest Papers ever offered for sale by anyone. This we will prove if you call.

All Grades of Writing Papers by the Pound.

PLAYING CARDS

From 6 Cents per Pack up.

PROGRESSIVE EUCHRE, in sets or separate parts.
POKER SETS, POKER CHIPS,
EUCHRE and WHIST COUNTERS,
CARD BOXES.

WM. H. HOSKINS,

913 ARCH STREET, PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and riginal designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

BILLMAN'S

Indestructible Waterproof Roof Paint.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music, Traymore House, Atlantic City, Metropolitan House, Atlantic City, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

COMMON-SENSE SCREWDRIVER.

This unrivaled Screwdriver was awarded a Silver Medal at the Novelties Exhibition, Philadelphia, 1885.

Start and drive the screw with one hand, while the other holds the work. Has sliding grip that holds the screw firm to the driver. By pushing the grip back it releases the screw, to drive home. No slipping, no gimlet; works easy. It is a well-made, strong tool, useful in every house; indispensable to mechanics. **PRICE, 50 CENTS.** For sale at the Hardware Stores, and by the Patentee, **G. F. KOLB, No. 732 Sansom St., Philadelphia.**

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 18. PHILADELPHIA, MONDAY, MAY 10, 1886. PRICE 15 CENTS

LEARY'S OLD BOOK STORE,

9 South Ninth Street, First Store Below Market Street.

LARGEST OLD BOOK STORE IN AMERICA.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.
ASSETS, January 1, 1886.....$1,263.509 78
SURPLUS as regards Policy holders..... 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock..... 546,521 88
ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....$2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BURD P. EVANS,
BUILDER, Knox St. below Manheim, Gtn.
City Office, 619 Walnut St., Phila.
Care of Estates especially solicited and repairs thoroughly executed at short notice.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 18. PHILADELPHIA, MONDAY, MAY 10, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, MAY 10, 1886.

THE REAL ESTATE RECORD has not as yet been informed as to what action has been taken concerning the establishment of the Real Estate Exchange. There seems to be no opposition to this project, occasionally a little indifference is expressed in the way of doubts as to its value to the real estate interests, but even in these quarters approval is expressed, and those who have the matter in hand are encouraged by words, at least, to push on in the good work. If Philadelphia was Chicago, a Real Estate Exchange would be holding the tenth anniversary of its organization with a big dinner and big speeches; there would be delegations from the New York Real Estate Exchange, and the Continental Hotel would be overflowed with resident and visiting members; the papers would be full of the proceedings, speeches, toasts and resolutions; Philadelphia and its Exchange would be talked about in New York and Boston papers, and in the papers all over the country. Philadelphia, as a manufacturing and commercial point, would be well advertised; Philadelphia real estate operators would be as well known as Philadelphia lawyers. But how is it? An inquiry as to what progress is being made generally brings a yawn and a look ceilingwards, and a "Well, I guess we will have it going after awhile." If the real estate people of Philadelphia put a tithe of the same energy into the organization of this Exchange which they put into their individual business concerns we would have a first-class Exchange in a week. If Chicago was Philadelphia that city would not have all the building papers in the country talking about it. Western cities and Eastern cities are crowding ahead. We have no desire to reflect on Philadelphia enterprises, because it has its full share of enterprise, and is the manufacturing metropolis of America; it turns out nearly $2,000,000 worth a day, and is covering more ground per head of population than any city in the Union, but, at the same time, in this particular instance we are asleep, we are losing advantages, we are not accomplishing what we ought to, we are permitting interests to suffer which need to be protected; what is everybody's business is nobody's business. If those gentlemen who are carrying this Real Exchange mustard seed in their vest pocket will lay it out where the sunlight of enterprise can shine upon it, a great many men who are anxious for the organization of this Exchange will be thankful. A good many are holding back because they know, or at least they think, that a few gentlemen have the matter in hand. It is about time they were being heard from. Stand up, gentlemen.

STONY CREEK empties into the Schuylkill river at Norristown. It is the natural drainage for the State Asylum at that place. The water in the creek is reeking with filth; it is of a densely black color, and gives forth a stench that is simply disgusting. It possesses such virulence that it kills the fish by thousands. A prominent builder of this city, who can be produced at any time, says that during the past week he has seen bushels of fish, dead and dying, floating upon the surface of the water. It is said that the greater part of this filth comes from the Asylum, and that the well that was constructed to receive its drainage is simply a blind. Whether this is so or not, it is a self-evident fact that the wholesale pollution of the water our citizens are compelled to use is still going on, notwithstading assurances to the contrary.

No one can fail to be struck with the steady improvement for a number of years back in the development of such of our architecture as has not been subject to the old and rigid rules of officialism, and with the stationary character, in comparison, of our public work. Take our domestic work, for instance. It is not only true that our interiors—particularly our city interiors—are more convenient, at least as regards the habits of a country which has neither a peasantry nor a legal aristocracy, but only a middle class, than those of the dwellings of the corresponding bourgeoise in Europe (whatever may be the case in relation to European palaces and great houses with reference to the habits of courts and titular aristocracies); but as regards the exteriors of country and suburban houses—though there is a great deal of crude and extravagant work of that kind to be seen here, rubbish in fact—there is also a very much larger per centage of work embodying original and really good architectural expression than is to be found in the current domestic work of Europe.

THE deterioration of our most accessible localities for residences for business men has become a serious question. Within a few minutes' walk of our principal business streets there are neighborhoods which were highly esteemed a few years ago because of their proximity to the centre of business. The houses are of the better class, and were formerly occupied by families of wealth and high social character, nearly all of whom have been crowded out because of the inroads of vice in its various phases, and a serious depreciation in the value of property has been the natural consequence, in many cases the depreciation amounting to fully 50 per cent. The encroachments of business upon neighborhoods devoted to dwellings is a healthy innovation, indicative of prosperity, and generally very largely enhances the value of the real estate in the locality, but the coming of assignation houses is a sure precursor of loss and degeneration; and the quiet, order-loving, respectable people of the neighborhood, notwithstanding their love for their old homes, at first make a weak protestation against the innovation, or none at all, become reconciled after a time, bear with it until the evil becomes too glaring, and then sell out at a great loss and quit the neighborhood.

This is not as it should be. Self-protection is the first law of nature, and it holds just as good in the defence of property—both in law and in equity—as in the protection of one's person.

The law regards these houses of vice as simply dens of iniquity and shame, and the citizen who will allow his family to be either insulted by their patrons or driven from the neighborhood on account of their proximity is either childishly weak or wickedly neglectful of his duties as a citizen. He has a right, through process of law, to command the protection of the authorities, and where the character of the house can be fully established he has the power, through magisterial authority, to eject the occupants. There are no ifs nor buts about this question, for it has been done, and well done, very recently. At the first appearance of one of these houses in a neighborhood the property owners should give the parties notice to quit; when, if the summons is not instantly obeyed, aggressive and vigorous measures should be commenced at once, and even carried on against the owner of the property as well as the poor wretch engaged in her loathsome traffic.

IT is said that an important real estate transaction has just been closed for a property on Walnut street, between Seventh and Broad, but the details are withheld.

THE police of large cities should be furnished with short breech-loading shot-guns, to be held in reserve for such emergencies as the Chicago riots. Shot-guns, loaded with buck shot, in the hands of men trained to use them, would discount the revolver, and prove more than a match for the most expert bomb-throwers.

THE real estate dealers throughout the city report that for the past few days there has been a lull in transactions that was expected would be terminated this week. One Camden builder has found it necessary to postpone large operations on account of the uncertainty of the labor question. For some time past a half dozen large operations have been pending for real estate in two or three of the outlying Wards. Investors are a little cautious, and real estate dealers who are relied upon for their advice are in the dark as to what it is best to do. Had it not been for the industrial disturbances, it was said, recently that transactions amounting to about a quarter of a million of dollars would have been closed. This may be an exaggerated estimate, but after all the figures are not in the extreme. Real estate is in demand. Considering the amount of building that has been done and will be done this year, a minimum rather than a maximum amount of business has been done. With all that there is to be said about labor troubles and the uncertainty of investments, a fair amount of business is being done, and there is abundant reason for asserting that a great deal of property will change hands this season for future building operations. Wise men are picking up desirable properties and holding them. No kind of property will pay better.

AND there is, therefore, every probability that the arrogant refusal to pay its share for the improved pavement round the City Hall will meet with fitting rebuke in the result of the suit which the Public Buildings Committee has instructed the City Solicitor to institute.—*North American.*

On the contrary, there is every reason to believe that the Public Buildings Commissioners and the contractors will be taught the lesson that they have no business to pay out the city's money for work not meeting contract conditions. The Traction Company is entitled to the thanks of taxpayers for having, at private expense, and by three separate scientific analyses, demonstrated that the pavement was a fraud, and should not be paid for until the contract under which it was laid is made good.—*Daily News.*

The language of the *Daily News* does not seem at all strange when it is remembered that Elkins & Wiedener are its proprietors.

—The Saturday half-holiday question was brought before the Clearing House Association at its monthly meeting, on Monday, and, while the majority advocated the closing of the banks at 2 P.M. on Saturdays during June, July and August, no definite action was taken.

REAL ESTATE.

A Dispute over Sea-shore Property.

Beach Haven, situated on Long Beach, N. J., has been made the scene of considerable excitement, occasioned by a dispute over the title to lands. The dispute reached its height when the owners of the Harvey Cedars property attempted to make a survey of the beach under the claim of what is known as the "Council of Proprietors." Mr. Parry, President of the Beach Haven Land Company, together with Colonel Smith and C. F. Dixey, succeeded in driving off the surveyors.

Broad Street to Have a Brewery.

A new five-story fire proof structure, with a frontage of 76 feet on Broad street, and a depth of 80 feet, is to be erected on the property formerly owned by Philip J. Lauber, on Broad street above Columbia avenue. The building when erected is intended to be used by Mr. Betz as a brewery. The malt-house now standing on the rear of the property is to be utilized. This will give an entire depth of 115 feet. Brick with brown stone trimmings and fancy terra cotta decorations will be used. The structure will cost about $125,000. Mr. Betz will procure the machinery in Europe. The building is to be completed before the 1st of November next.

A Chinese Dwelling.

Cookingham & Clarke, architects of Chicago, are engaged upon the plans for a rather unique structure, a Chinese dwelling. It is something entirely new, there being nothing of the kind in this country as far as known. The rooms are irregular in shape, none of them being square. Where the gables appear in the Queen Anne style their place is taken by hip and Chinese parasols made of ornamental shingles. There is only one chimney; a huge one in the centre is all that is necessary. The bath-rooms and plumbing are also arranged in the centre. It is to be built in Ravenswood by a prominent citizen of that suburb, and will cost about $5,000.

Charters Granted.

People's Electric Light Company, of York; capital, $25,000. Harris Building and Loan Association, of Harrisburg; capital, $400,000. Shenandoah Valley Railroad Company, of Mercer county, to extend from Hickory township to Sharpsville, six miles; capital; $60,000. The Erie Real Estate Title Company, of Erie; capital, $12,000. Baltimore and Ohio Telegraph Company, of Pennsylvania; capital, $200,000. The principal office is in Philadelphia. The Directors are Frank W. Griffin, Joseph R. Kenney, Jacob S. W. Phillips, of Philadelphia; David H. Bates New York, and Charles Selden, Baltimore. The West Pennsylvania Gas Company, of Pittsburg; capital, $5,000

New Mortgage and Trust Company.

The newly organized Philadelphia Mortgage and Trust Company elected the following officers: President, George D. Krumbhaar; Vice-President and General Manager, Benjamin Miller; Secretary and Treasurer, R. T. McCarter, Jr.; Solicitor, George Junkin; Chairman Executive Committee, Charles Platt; Directors — Charles Platt, General Isaac J. Wister, Francis B. Reeves, Charles Huston (Coatesville), George D. McCreary, Charles W. Henry, William Hacker, Charles L. Bailey (Harrisburg), Joseph S. Harris, George D. Krumbhaar, Edward Hoopes, J. H. Catherwood, Colonel Charles Banes, Winthrop Smith, William H. Ingham.

The Jewish Orphan Asylum.

At the thirty-first annual meeting of the Jewish Foster Home and Orphan Asylum Association, held, on the 2d inst., at the institution, on Mill street, Germantown, the following officers were elected: I. Binswanger, President; Mason Hirsch, Vice-President; Philip Lewin, Treasurer, and Benjamin F. Teller, Secretary; Managers, for three years—A. E. Massman, Henry L. Strouse, Myer Frank and A. Bachrach, and members of the ladies' Board—Mrs. Henry Frank, Mrs. Jacob Kaufman, Mrs. Adolph Rosenbaum, Mrs. Eva Wolf, Mrs. I. Rossham and Mrs. I. Saller.

Hundreds of visitors from the city visited the institution.

Reports of the officers were read and the following interesting statements were made: The total receipts for the past year were $20,212.57, and expenditures, $18,757.31. Legacies amounting to $4,000 were received during the year. The Home has seventy-one children under its charge, of whom ten boys are apprenticed in the city. During the year forty-two new members, twelve patrons and three life members were added to the list.

The Telephone Beaten.

No living man can forsee the outcome of an idea expressed by mechanical ingenuity, frequently the original purposes are absorbed and a new and entirely different field from that at first intended is opened to the inventor. At other times, in contradiction to the shrewdest estimates of the most comprehensive minds, an improvement is made upon an invention or even something better is produced which, in point of usefulness and practical merit, entirely eclipses the first idea and renders it of but little if any value. The telephone when first brought to notice excited and astonished the civilized world; it was readily accepted into all phases of mercantile life and it soon became a popular and well patronized medium of communication. The company owning the Bell patents soon became rich, and as a natural consequence grew arrogant and arbitrary, the efficiency of its service became impaired and its plethoric purse enabled it to crush out all competitors.

Until the invention of Mr. J. H. Linville, the telephone has had no rival for public favor. Abandoning the idea of the telephone entirely and comprehending the necessity for something better, Mr. Linville, aided by his great experience as an electrician, has succeeded in producing an instrument which is not only superior to the telephone in point of usefulness, but which must, through its own merit, entirely supersede it.

The type writer has become indispensable to business men, and if the reader fully appreciates the utility of the type writer he can easily comprehend the magnificent range of Mr. Linville's invention which is nothing more or less than a type writer possessing the power of transmitting what is written to any distance, registering the message on a duplicate instrument in plain letters or figures, in such a way that mistakes are positively impossible, and the presence of a person at the receiving point is not even necessary. Here then is a type writer and a good one, and yet a mere boy who can spell out in his own crude way the words he writes, has the power of instantaneously transmitting those identical words thousands of miles.

Mr Linville's instruments can be connected with a central office, and to use a clipping from his circular "any person can call any subscriber anywhere and talk with him at leisure; or he can talk to several persons over the same wire, individualizing each instrument and cutting out any or all other instruments in the same circuit or keeping them all in. Anything that can be done by any existing telegraph or telephone

system can be done better, quicker and cheaper by the International Printing Telegraph, which is now presented to the public. The International Printing Telegraph is not an experiment. It has worked successfully over wires hundreds of miles long and, in its practical results, may be justly described as wonderful."

The office of the International Printing Telegraph Company is at 327 Walnut street.

New Rules to Govern the Construction of Fire Escapes.

The following rules for the construction of fire escapes have been adopted by the Fire Escape Board: They provide that all buildings where twenty or more persons are employed or located in each story shall have one, or more if necessary, outside escapes, to consist of iron balconies not less than four feet wide, taking in two windows at each story, and more if required. The balconies must be connected by iron stairs with an iron drop ladder from the lower one. Where a less number of persons are employed in each story the size of the balconies may be designated by the Fire Marshal and Fire Commissioner of the district, provided no balcony be less than six feet long and all to have direct access from the floor as far as practicable. The dimensions and standard of strength to be observed in the various structural parts of the escapes are also specified in detail. In all cases the stairs are to be not less than twenty-four inches wide and the openings for the stairways in all balconies must be at least 24x36 inches. The height of railing around the balconies shall not be less than three feet.

Orphans' Court.

Widow's exemption granted in the estate of T. W. Bahor, H. Meyer; petition to sell real estate to pay debts granted in the estate of David H. Gouchon; inquest in partition granted in the estate of E. Pabst; petition to amend schedule granted in A. Sallada's estate; estate of C. M. Bohlen, petition to satisfy mortgage by trustees granted; petition to open adjudication of John Silvinus' estate granted; sale of real estate of A. McCullough confirmed; citation of B. F. Bond et al., executors of L. C. Bond's estate, to file account granted; sales of real estate confirmed in M. Graham and W. Hay's estate; order of sale in partition granted in J. B. Bellerjeau's estate; petition for partition of real estate of M. Barlow's estate granted; petition of administrator of C. A. Carr's estate, for leave to mortgage to pay debts, granted; estate of J. Stephens, petition granted for order on administrator to pay award; Chas. Noon appointed guardian of Farren minors; Wm. Summers, of Gersitz; L. Buzby, of Flavin; H. J. Freeman, Jr., of Freeman; M. Dallett, of Fuguet; J. Moorman, of Clayton; Fidelity Trust Company, of A. M. Haas; Girard Trust Company, of J. H. Hibbard; John H. Fow, Esq., of W. Teichmann, and Charles Murray, of J. H. Berry's estate.

—Philip Gosset, Manager of the Jersey Bank, of London, which failed early last January, has been sentenced to penal servitude for five years on conviction of embezzling $185,000.

—The Finance Committee of the Hahnemann Medical College have been requested by the Board of Trustees to make arrangements for the raising of the necessary funds to complete the new college and hospital buildings on Broad street. About $30,000 will be required to finish the work. The college will be opened about the 1st of July, and the preliminary hospital some time during September.

Items of News.

—Secretary Manning says he will not resign.

—M. S. Quay was sworn into office as State Treasurer at Harrisburg on Monday.

—Over 40,000 children under 14 years of age work in mills and factories in New York city.

—A silk mill is to be erected in West Bethlehem which will give employment to 400 hands.

—On last Friday evening 400 journeymen plumbers and gas-fitters organized into the Knights of Labor.

—Over 100 acres of timber land, between Buena Vista and Newfield, N. J., were destroyed by fire last Sunday.

—The Gas Trust has approved contracts for new works for the regenerative system at the Market street manufactory.

—The estate of Harry Ingersoll is valued at $100,000, that of William Heaton at $75,000, and John Hall, M.D., colored, at $40,000.

—A resolution was adopted that on and after May 10 the sessions of the House of Representatives shall be from 11 A.M. until 5 P.M.

—The United States Treasurer has received a conscience contribution of $100 from a resident of Philadelphia who signs himself "B. A. C."

—The Camden Board of Education report a balance of $19,676.60 on hand, and a daily average attendance of 4,735 pupils at the schools.

—The building contractors of Camden have accepted the nine-hour system. A number of incompetent mechanics were discharged.

—The personal estate of Mary H. Newbold is valued at $41,347.92, of Frances Paxon at $35,583.68, and of Eliza A. Shuster at $26,538.64.

—The Board of Health have passed a resolution requesting Councils to have a sewer constructed on Camac street, from Norris to Diamond.

—The Comptroller of the Currency has authorized the Southwestern National Bank of Philadelphia to begin business with a capital of $200,000.

—The granite submitted for paving purposes in Cincinnati by the contractors is to be scientifically tested, by order of the Board of Public Works.

—Controller Dechert is after the three last incumbents of the office of City Treasurer for commissions they received for collecting the State Taxes.

—The State Board of Health has made an appeal to citizens for pecuniary aid to the State Sanitary Convention, which meets in this city on Wednesday next.

—C. M. Anstell, of Pennsylvania, has been appointed Law and Contract Clerk in the office of the Supervising Architect of the Treasury, at Washington, D. C.

—The Universal Peace Society have asked the Public Building Commission not to allow the erection of statutes of military men around the City Hall Square.

—The City Electric Light Company, with a capital of $100,000, and Heber Robinson, Frank Kane and M. Cohlman as Directors, has been incorporated in Camden.

—Mr. Cameron has introduced bills in the U. S. Senate for the erection of public buildings at Franklin and Chester, Pa., at a cost of $100,000 and $75,000 respectively.

—A series of resolutions commenting upon the great personal worth and sterling integrity of the late John Welsh were passed by the Maritime Exchange on Tuesday.

—The bids for leasing the Atlantic City iron pier not being satisfactory the company has determined to retain the management of the pier in its own hands for the present season.

—The citizens of Cape May have united in a card denying the published statement that the water supply is inadequate for fire protection and unwholesome for drinking purposes.

—The State Board of Health, in conjunction with the Sanitary Convention, will meet, at 9 o'clock, on Wednesday morning, in McCaull's Opera House, Broad street near Locust.

—The Citizens' Representative Committee, which was organized about a year ago with a view to supplementing the work of the Law and Order Society, has united with the latter body.

—Recorder of Deeds Pierie says the Land Title and Trust Company, who have desk room in his office, have a separate meter, and that the company pays its gas bill the same as other consumers.

—Mrs. Hugh G. Harrison, of Minneapolis, some years ago persuaded her husband to purchase a house in that city, for which he paid $1,200. The other day he refused $165,000 for the house and ground.

—The city of Paris has bought out the horse railroads. The purchase money will probably come to $2,800,000. The necessary repairs and additions to rolling stock will impose an expenditure of $1,600,000 more.

—The McCready Bag and Paper Company will remove its bag printing and hand-made flour sack works from Philadelphia to Lambertville, it having leased the buildings of the old iron works there for the purpose.

—The suit of the Commercial National Bank against Joseph Beckhaus as indorser of a note for $25,000, made by his son-in-law, William T. Ladner, terminated yesterday in Judge Mitchell's Court in a verdict in favor of the bank for $27,389.50.

—The Fairmount Park Superintendence Committee have refused an appropriation to erect a toboggan slide in the Park. The Committee have decided to ask for an appropriation to build new bridges at Belmont Landing and Hermits Lane.

—C. L. Young and a number of gentlemen residing in Wissahickon have purchased quite a large tract of land in Valusia county, Fla., and intend building winter residences thereon. They also expect to erect an Episcopal chapel on the same ground.

—Judge Coning, in charging the Grand Jury of the Court of General Sessions for the May term, in New York, on Monday, said that all persons who engaged in the business of boycotting, if sufficient evidence could be obtained against them, should be indicted and punished.

—The Court of Errors convened in special session at Trenton, on Monday, to hear the appeal from the decision of the Supreme Court declaring the general railroad tax law unconstitutional. Mr. Gummere and ex-Mayor Collins, of Jersey City, occupied the day with arguments.

—Jay Gould has purchased a plot of land on Penn street below Fifth, at Camden, N. J., 60x150, at the cost of $6,000, on which he will erect a three-story stone front dwelling, with large school-room in rear, at the cost of $15,000, for his sister. The school-room will be used by his niece.

—At the meeting of the Board of Port Wardens, on Monday, a resolution was adopted requesting the Select and Common Councils to pass an ordinance authorizing the Survey Department to renumber the wharves on both the Delaware and Schuylkill rivers.

—The opinion is expressed that in the great railroad tax appeal case before the Court of Errors, at Trenton, N. J., the issue being upon the constitutionality of the Act of 1884, that Chief Justice Beasley's decision declaring the Act unconstitutional and void will be reversed.

—The Committee on Ways and Means has ordered a favorable report on a bill that will allow distilled spirits to remain in warehouse without payment of tax as long as the owner desires, instead of the payment being made compulsory at the expiration of three years, as now provided by law.

—The Public Building Commission, on motion of Mr. Hill, have agreed to pay the full bill for the paving around the City Hall Square, and have directed the Solicitor of the Commission to bring suit against the Traction Company for its share of the bill, which is one-fifth of the entire amount.

—Carpenters and Joiners Union, No. 8, is endeavoring to induce Allen B. Rourke, contractor for the carpentry work on the Hood, Bonbright & Co. new building, Eleventh and Market streets, to settle some dispute about the employment of 23 non-union hands whom he pays $2.50 per day for nine hours' work.

—John F. Betz, with Mr. E. L. Schoenberg, sailed for Europe in the steamer *Aliere*, of the North German line, on Saturday. Mr. Betz goes to Europe for the purpose of purchasing the machinery for his new Broad street brewery. The American mechanic can drink Mr. Betz's beer, but he cannot make his machinery.

—The will of the late George W. Thorn was admitted to probate on Tuesday last. His estate is estimated to be worth $500,000, all of which is bequeathed to relatives. Mr. Thorn directs his executors to place his bay horse, Bill, in the country with some kind person, and to allow him to live a life of ease for the remainder of his days.

—The Home for Consumptives erected on Summit street, Chestnut Hill, by the P. E. City Mission, was dedicated by Bishop Stevens on Monday. The ground was presented by Mr. William Bucknell, and the buildings thus far erected have cost $40,000. Dr. Robert Bolling has been appointed resident surgeon in charge, and Mrs. Borden matron.

—The New Jersey bill in favor of labor arbitration has been passed. It provides for a Commission of five persons to sit as a Court and hear both sides in labor disputes, and decide finally in every case, except where railroad interests are concerned. Two of the Commissioners will be appointed by the employers, two by employés, who shall be State Labor Inspectors, and these four shall name a fifth.

—The fact that a bill to provide for the purchase of a site for a new library building for the library of Congress has, after many years' delay and defeat, passed both House and Senate, is a cause for congratulation by all literary people. The proposed building will cost about $2,300,000, and will be a credit to the country, which has the sixth largest library in the world.

—The total amount of capital, including capital stock of incorporated companies, invested in new manufacturing and mining enterprises at the South, and in the enlargement of old plants and the rebuilding of mills destroyed by fire during the first three months of 1886, aggregated about $36,557,000, against only about $21,000,000 for the corresponding period of 1885.

—A material called asphalted jute is being largely employed in Germany for covering roofs, for isolating damp walls and floors, and for preventing bad odors from reaching apartments situated over stables, etc. It consists of strong jute cloth, coated with specially prepared asphaltum, and covered on each side with strong asphaltum-coated paper. In order to obtain a very compact product the whole is submitted to a very strong pressure.

—Third Auditor Williams, of the Treasury Department, in his report of the operations of his office from April 30, 1885, to May 1, 1886, the first official year of his service, shows that $14,446 was saved in compensation to clerks (while there was a reduction, compared with the corresponding previous year, of 2,677 in the number of days clerks were absent), and he estimates that $28,200 can be saved during the next fiscal year in reduction of clerical force.

—Lorin Blodget's great suit for the recovery of several millions of dollars worth of property, known as the Jamaica Tract, Washington, D. C., is drawing to a close. Mr. Blodget started the suit in 1853, it involves some of the finest properties in the most aristocratic part of Washington. Frequent offers of compromise have been rejected. It is expected that the Court will make a decree deciding all of the points in dispute in Mr. Blodget's favor.

—The difficulty and expense of laying hardwood flooring has been one of the greatest obstacles to its common use. Particularly is this felt in maple. To do a neat job, and avoid the waste of lumber through splitting, it is necessary to bore holes for the nails or brads. In one case of which we know, a carpenter took seven hours to lay a maple floor, and five of the seven hours were spent in boring the flooring. That may be an extreme case, but maple is always an expensive material to lay.

—Three sites have been picked out for the new Stock Exchange building. These are the lot in the rear of Drexel & Co.'s banking house, fronting on Fifth street; the northeast corner of Third and Chestnut streets, and the building now occupied by M. Thomas & Sons. A vote will be taken on these three places, and afterwards a vote will be taken as to whether the one of these three sites receiving the highest number of votes shall be used. If the latter measure is not carried the whole matter will be gone over again. The following information is given in regard to the three sites under consideration: No. 1, Fourth street and Harmony court; area, 22,140 feet; cost, $315,000. No. 2, northeast corner Third and Chestnut streets; area, 6,084 feet; cost, $200,000. No. 3, northeast corner Fifth and Library streets; area, 9,775 feet; cost, $125,000.

—Judge Penrose last Saturday granted a citation, returnable on the 22d inst, upon B. Frank Eshleman, of Lancaster, to show cause why his account as executor of the estate of Mary E. Heister Levis should not be reviewed. The petitioner is Mrs. Lillie G. E. Bates, of Lancaster, sister of Mr. Eshleman. She alleges that Mrs. Levis, who died in July, 1882, bequeathed to the petitioner and Mr. Eshleman the residue of her estate after the payment of certain specific legacies and charges; that by the account of her executor, audited by the Court, in March, 1884, the net balance on hand for distribution was shown to be $46,150.80, of which $30,000 was paid over to Dr. Richard J. Levis, and the balance, amounting to $16,150.80, divided between the petitioner and the accountant; and that some $11,000, in addition to the last-named sum, was, or ought to have been collected by Mr. Eshleman.

BUILDERS' ITEMS.

Among the Architects.

CULVER & ROGERS are putting up a fine stone and brick dwelling for Mr. Hughes at Eagle Station, Pa.

MR. J. H. HOBBS is putting up a fine ornamental frame dwelling for Mr. David Brainard Case at Marrietta, Pa.

MR. WILLIS G. HALE, Chestnut street: Will shortly commence on some extensive alterations at the Temple Theatre.

MR. B. LENFOOT, Walnut street: Is remodeling the Carlton Hotel, at Spring Lake, N. J., to cost $20,000, adding two new stories, towers and other improvements.

MR. G. T. PEARSON is erecting a fine dwelling for Mr. Reeves at Germantown. Also, fine stone dwelling for Dr. Lutz on Chelten avenue, Germantown. Also, stone dwelling for Mrs. Kay, High street, Germantown.

MR. J. F. STUCKER, 534 Walnut street: Is building a synagogue for the Hebrew Congregation of Adath Jeshurum, 65 ft. by 100 ft., of brick and brown stone and filled up with hard wood. It will be two stories and be situated at Seventh street and Columbia avenue.

THEOPHILUS P. CHANDLER, JR., Walnut street: Is building the Orthopœdic Hospital, Seventeenth and Summer streets; it will be four stories and basement, 114 ft. by 72 ft., and accommodate 132 patients and cost $50,000. The builders are Pennock Bros. and the sanitary portion is in the hands of Messrs. Watson & Peale, Chestnut street.

M. A. DEL VAN HORN, 907 Walnut street: Has lately sold five acres of land at Haverford College Station, Pa., to Wendel & Smith, builders, who will erect twelve houses of brick and stone, and put in a thorough system of drainage. The houses will be worth from $8,000 to $10,000 each. Real estate in this immediate neighborhood and Bryn Mawr has advanced during the past twelve months $1,000 per acre.

MESSRS. ROBERTSON & COHEN, Camden: Have just made sale of eighteen houses on Fulton place, for $2,250 each. Also, six three-story houses on Front, above Penn street, for $5,000 cash. Also, three four-roomed houses for $1,200 each, at Camden. This firm had intended building from 150 to 200 houses in Camden this season, but, in consequence of the labor question, they have decided only to complete those already started, 89 in all.

DEERY & KEERL, Walnut street: Are building a three-story store, at 117 and 119 Arch street, it will be 33 ft. by 98 ft., at the cost of $18,000. Also, business building at Eighth and Filbert streets, 32 ft. by 74 ft., four stories and basement, for J. W. Halahan, who will use it as a shoe store. It will be a very handsome structure and cost $25,000. They are also building the Assumption School House, Twelfth, above Spring Garden street; it will be built of brick with brown stone trimmings, and will accommodate 500 pupils; it will have attached to it a fine exhibition hall, costing in all about $25,000.

MR. L. C. BAKER, one of the firm of Messrs. Furness, Evans & Co., has in course of erection a fine dwelling, at Lake Hopatcong, New Jersey, for the well-known actress "Lotta." It is to cost $15,000. It will be fitted up with billiard room, library, spacious dining room and hallway and all modern conveniences. He is also just completing a fine hotel (The Breslin) at the foot of Lake Hopatcong, New Jersey, which will accommodate about 300 persons; it is 312 feet long by 100 feet in width. The sanitary arrangements have had additional care shown. It is lit by electric light and all modern improvments have been put in. It contains 175 rooms and will cost $70,000. This will be a

very fashionable resort, and rooms are already being sought after.

R. C. KENNEDY is building three dwelling houses at Twenty-second and Chestnut streets, three stories, brown stone and brick, cost $35,000. Also, one for Mr. Harry Peale, Forty-seventh and Chestnut streets, cost $18,000. Also, country residence, at Haverford, for J G. Darlington, of stone, to cost about $50,000. Also, fine stone dwelling for R. W. Davids, at Merion, $9,000. Also, stone dwelling at Upsal, New Germantown Road, for C. C. Rhodes, $9,000. Also, building a Bicycle House for the Philadelphia Club, at Twenty-sixth and Perot streets, of brick and stone, at the cost of $14,000. Also, a new fire engine house at Bridesburg, of brick with stone trimming, to cost $12,000. Also, putting up six brick houses at Forty-ninth and Chestnut streets, to cost $7,000 each. Also, building for Mr. G. M. Steinmen, of Lancaster, large brick store, to cost $60,000; it will be used as a hardware store.

Building Permits.

Two three-story houses, 18 ft. by 50 ft., Twenty-sixth and Jefferson sts., to Wm. H. Lower, 864 Bambrey st.

A two-story building and stable, 18 ft. by 20 ft., Twenty-seventh above Jefferson st., to P. H. Somerset, 1513 N. Twelfth st.

Two two-story houses, 12 ft. by 37 ft., Hope above Master st., to James Quigley, 1514 N. Front st.

A one-story brick kitchen, 10 ft. by 12 ft., 1711 Franklin st., to Benar and Right, 1716 Lambert st.

Two-story addition, 16 ft. by 11 ft., 918 Master st., P. J. Reilly, 741 Erie st.

Corner alteration, 18 ft. by 45 ft., Sixteenth and Filbert sts., to Jacob Glause, 3242 Sansom st.

Front alteration, Branch above Third st., to Thomas McCarty, 1935 N. Seventh st.

Four two-story houses, 13 ft. by 37 ft., Lingo above Reed st., to Wm. Blair, 2050 Reed st.

Three two-story houses, Waterloo above York st., to George Reutler, York and Cumberland sts.

A one-story stable, 40 ft. by 38 ft., Gowen ave. and Mt. Airy Station, to William R. Dougherty, 1419 Sansom st.

Two three-story houses, 17 ft. by 50 ft., Ontario above Twenty-first st., to Benjamin Walker, 3869 Germantown ave.

Two-story addition, 60 ft. by 10 ft., Otis above Memphis st., to same party.

To move a brick building, 16 ft. by 32 ft., Downton, above Germantown ave., to same party.

To move a brick building, 17 ft. by 40 ft., Fifteenth above Cayuga st., to same party.

One two-story brick building, 12 ft. by 14 ft., No. 19 North Third st., to John Klibert, 2228 North Eleventh st.

One two-story back building, 11 ft. by 14 ft., 1741 North Third st., to same party.

A one-story store, 20 ft. by 35 ft., Lancaster ave., above Thirty-eighth st., to Frank H. Vogdes, 3828 Warren st.

Four two-story houses, 16 ft. by 44 ft., Paschall ave. and Say st., to H. L. Suplee, 253 South Thirty-seventh st.

Two two-story houses, 17 ft. by 40 ft. Cotton, above Wood st., to Wm. Goodfellow, 405 Lyceum ave.

One one-story storage building, 20 ft. by 36 ft., Lesher, above Orthodox st., to S. W. Evans & Son, 4725 Paul st.

One brick stable, 16 ft. by 18 ft., Waterloo, above Culvert st., to C. H. Masland, 2027 East Allegheny ave.

One one-story store, 17 ft. by 42 ft., Main and Jefferson st., to Jno. D. Caldwell, Wistar st.

Six two-story houses, 12 ft. by 27 ft., Hope, above Cambria st., to Joseph McNutt, 2320 Sepviva st.

One one-story addition, 12 ft. by 15 ft., 285 East Girard ave., to same party.

Twenty-two two-story houses, 11 ft. by 32 ft., Lawrence, above Cambria st., to Charles Possert, 2114 Marshall st.

One two-story house, 16 ft. by 45 ft., Sixty-second and Locust sts., to Jacob Zell, Fernwood.

Concert hall and store, 40 ft. by 99 ft., Ninth, above Cherry st., to John Beurer, 320 Fairmount ave.

One three-story house, 18 ft. by 50 ft., Twelfth, above Dickinson st., to Jno. T. Wilson, 1319 Dickinson st.

One two-story house, 18 ft. by 43 ft., Tacony, above Tucker st., to J. I. Taylor & Son, 5030 Tacony st.

One two-story dwelling, 16 ft. by 42 ft., Melrose, above Bridge st., to same party.

One wall, 1813 South Front st., to Wm. K. Hallowell, Jr., 205 Williamson st.

One gable wall, 18 ft. by 30 ft., 2328 Townsend st., to George Burton, 2218 Cedar st.

One two-story house, 16 ft. by 28 ft., 4539 Worth st., to Samuel R. Eckert, Frankford.

Two three-story houses, 18 ft. by 40 ft., Fifth st., and South City Line, to R. J. Kinby, 6 Vine st.

A back building, 10 ft. by 10 ft., Wallace above Fortieth st., L. W. Goodwin, 3602 Sansom st.

Two two-story houses, 17 ft. by 44 ft., Twenty-second below Clearfield st., to Isaac Scales, 2519 N. Twenty-third st.

Front alteration, Coulter and Main sts., to Wm. E. Carr, 15 Queen st

Two-story addition, 34 ft. by 80 ft., Burk and Palethorp sts., to Chas. Ashoff, 2020 N. Second st.

One two-story house, 14 ft. by 24 ft., 2134 Wright st., to Joseph F. Myers, 516 Willow st.

One three-story brick building, 18 ft. by 45 ft., High above Morton st., to Walter Bowditch, Germantown.

Three two-story houses, 15 ft. by 34 ft., Lawrence above Somerset st., to John J. Torpey.

Three two-story houses, 15 ft. by 24 ft., Orkney above Somerset st, to same party.

Six two-story houses, 13 ft. by 44 ft., Somerset above Lawrence st., to same party.

One brick wall, Thirty-third and Gray's Ferry Road, to C. E. Robinson & Bro., 1307 Filbert st.

One two-story brick building, 10 ft. by 14 ft., 1137 Germantown ave., to F. Uhlman, 2043 Howard st.

One two-story house, 20 ft. by 61 ft., Allegheny ave. and Emerald st., to William C. Haddock, 2427 Sepviva st.

One one-stcry store, 18 ft. by 40 ft., 1422 S. Second st., to Weed & Smith, 1020 Gross st.

Two two-story houses, 12 ft. by 28 ft., Spring and Wood sts., to George W. Hormtag, Manayunk.

A three-story building, 80 ft. by 82 ft., Race, below Eighteenth st., to E. F. Durang, 1200 Chestnut st.

One two-story house, 15 ft. by 30 ft., Second st. Pike and Cayuga st., to B. Frank Harper, same place.

Three three-story houses, 18 ft. by 47 ft., Fairmount ave., above Nineteenth st., to John Gibsen, 1323 Reed st.

Addition to back building, 10 ft. by 7 ft., 2123 Melcher st., to E. Thompson, 1609 Nth. Eighth st.

A new front, 1617 Bouvier st., to B. Z. Lippincott, 1911 Oxford st.

One three-story house, 17 ft. by 54 ft., 507 Tasker st., to John S. Benson, 1222 South Seventeenth st.

Six first-story kitchens, Huntingdon, above Howard st., to Porter & Thompson, 2037 Filbert st.

One one-story brick building, 16 ft. by 12 ft., 1818 Mt. Vernon st., to Henry Taylor, 922 Filbert st

One one-story back building, 13 ft. by 9 ft., 2315 East Sergeant st., to John P. Allan, 2301 East Cumberland st

One three-story house, 18 ft. by 73 ft., 1147 South Broad st., to same party.

One three-story store and house, 19 ft. by 56 ft., 520 Lehigh ave., to F. Lambrecht, 2620 North Fifth st.

Seven three-story houses, 16 ft. by 50 ft., Seventeenth st., above Montgomery ave., to George F. Gibson, 2248 Master st.

One three-story store and dwelling, 20 ft. by 40 ft., Emerald and Clementine sts., to Hiram A. Miller, 1210 Ridge ave.

A three-story clubhouse, 26 ft. by 80 ft., Twenty-sixth and Perot sts., to William R. Dougherty, 1419 Sansom st.

Two three-story cottages, 24 ft. by 30 ft., Leahman, above Morris st., to C. F. Wells & Son, 5424 Vine st.

Two two-story houses, 14 ft. by 70 ft., Tagert, above Norris st., to Lewis J. Segrest, 2369 Cumberland st.

One two-story house, 18 ft. by 46 ft., Gorgas and Chew sts., to Martin Hetzell, 45 Church st.

One two-story house, 15 ft. by 32 ft., Lawrence, above Buttonwood st., to Anton Weiss, 3829 North Fifth st.

One two-story kitchen and bath, 14 ft. by 8 ft., 2917 Ridge ave., to Benjamin Craig, 2217 Westmoreland st.

One six-story factory, 54 ft. by 24 ft., Mascher, above Jefferson st., to H. M. Martin, 521 Diamond st.

Two one-story stores, 2235 Germantown ave., to George G. Hube, 2559 Reese st.

One two-story shop, 15 ft. by 13 ft., Duval, above Johnson st., to George Marvill, same place.

Sixteen two-story houses, 15 ft. by 52 ft., Swain, above Twenty-fifth st., to John M. Sharp, 1936 South College ave.

One three-story and four two-story houses, 14 ft. by 40 ft., Hare, above Twenty-fifth st., to same party.

Seventeen two-story houses, 15 ft. by 40 ft. and 15 ft. by 52 ft., Twenty-fifth st., above Fairmount ave., to same party.

Sixteen two-story houses, 15 ft. by 52 ft., Swain, above Twenty-fifth st., to same party.

A two-story building, Thirty-fourth and Spruce sts., to Lewis Havens, 113 South Fifth st.

One-story warehouse, 75 ft. by 107 ft., Seventh, above Cherry st., to same party.

One three-story store and dwelling, Kensington ave. and G. st., to Elizabeth Lukens, same place.

One two-story house, 27 ft. by 37 ft. Janette, above Manayunk ave., to James H. Boone, Cedar st.

Nine three-story stores and dwellings, 16 ft. by 44 ft., Kensington ave., and Wensley st., to Joseph Stuckey, 832 Reed st.

Five two-story houses, 16 ft. by 26 ft., Mascher st. and Columbia ave., to John Malarnen, Roxborough.

Three two-story houses, 14 ft. by 43 ft., Forty-second st. and Haverford road, to Louis C. Smith, 619 Brooklyn st.

One stack and boiler-setting, 4 ft. by 4 ft., Chestnut, above Sixth st., to Isaiah James, 2104 Master st.

One two-story back building, 10 ft. by 14 ft., Wallace, above Twenty-third st., to Rush J. Whiteside & Son, 2228 Mt. Vernon st.

One two-story house, 14 ft. by 26 ft., 1045 Sarah st., to Charles G. Harris, 908 East Norris st.

Two two-story houses, 16 ft. by 40 ft., 137-9 Greenwich st., to John C. Atkinson, 417 Dickinson st.

One three-story factory, 40 ft. by 85 ft., Fifth and Wilder sts., to John S. Raggio, Fifth and Wilder sts.

Eight two-story houses, 14 ft. by 35 ft., Mountain, above Nineteenth st., to James Rainey, 1825 Wharton st.

One two-story house, 15 ft. by 30 ft., Dilmore and McKean sts., to Patrick Power, Ninth st. and Snyder ave.

One two-story back building, 12 ft. by 15 ft., Federal, above Sixteenth st., to Harris & Shurlock, 933 Federal st.

Gossip of the Week.

The property at 1001 Green street brought $14,000.

The large store at 246 and 248 North Delaware avenue sold for $55,000.

Dr. Thomas B. Rayner is going to build a large double house on Highland avenue, Chestnut Hill.

E. H. Fitler has purchased Crowther's farm, on Second street, in the Twenty-third Ward, for $30,000.

The property Nos. 1219 and 1221 Arch street, 36x180 feet, sold for $60,000. Henry Lea was the purchaser.

A. L. Lumb has purchased the lot, Main and Arrott streets, Frankford, and expects to erect a store and dwelling there.

Improvements are being made to the stations and grounds along the line of the Camden and Atlantic Railroad Company.

The Eighteenth Street Methodist Episcopal Church has raised $3,200 towards erecting a new building at Eighteenth and Wharton streets.

Thos. McDowell is erecting, at Seventeenth and Federal streets, Camden, fifteen houses, for Mr. Geo. Pfeiffer. That porton of Camden is building up rapidly.

The Trustees of the Cooper Hospital of Camden have contracted for the erection of a laundry and boiler-house, to cost about $10,000, and to be erected upon the grounds.

It is reported that a stock yard will be established in connection with the Baltimore and Ohio Railroad, and that there will be places for delivery of stock in the northern and central parts of the city.

Betz, the brewer, is going to erect a building, 100 feet deep and four stories high, on a lot on the east side of Ninth street, below Race street. It is to be devoted to hall purposes, and is to have an elevator.

The Catholics of the Eighth Ward, Camden, are about to break ground for a church and school building; Broadway and Ferry avenue. From what is said of their intentions the building will be quite a fine one. It is situated on a triangle and is a first-class location.

Among the Architects and Builders.

The architects report, in a general way, a slight, though they say, a temporary lull in building activity. The builders report substantially the same condition. The question of wages and of the hours of labor have been fixed in part. All builders have as yet not come to terms with their workmen, it is admitted that the nine hour day will be generally established and that ten hour wages will be paid for the shorter day. The builders are generally anxious to settle differences as fast as possible in order that work may go on quietly. Permits have not been taken out with as much frequency during the past two or three weeks as earlier in the season. Some of our best posted architects and builders say that a revival will set in as soon as matters are settled, that is to say, the work which was projected early in the season will be pushed just as soon as people feel it is safe to do so. The builders, while not wishing to see the cost of labor advance, are glad that the question has been and is being settled. They can now calculate with some certainty. Investors can figure on the cost of operations with more satisfaction. Just now some important work is being held back, but it will all come out right. A good many speculative operations will be pushed through this year. Speculative enterprises have not been frightened out of the way altogether.

Real estate is rather slack; one of the best posted operators of thirty years' experience, said this week, that a good deal of business that would have been closed by this time, is held back. He stated that the inducements to purchase real estate were not quite as strong now as some time ago, but that circumstances would likely change and inducements would be presented which would bring a large number of transactions to a close during the summer. The rate of interest on building investments is, of course, steadily declining. Years ago from ten to sixteen per cent. was realized on small houses, but now the rate will run from eight to ten per cent.; interest on money has also declined, leaving the investor about in the same position. Cheap money increases investments, and the increased building reduces returns. While real estate is not moving off quite as freely as it has, there is no cause for discouragement. Philadelphia is growing steadily as a manufacturing centre, and more house and shop room is wanted constantly. Trade and industrial conditions are all favorable. Architects feel no apprehension and builders are anxious to crowd ahead; investors are as anxious as ever to throw their money into building operations and houses are renting and selling with as much activity as ever.

Iron Cornicing.

Cornicing is finding increasing favor among architects and builders for its evident advantages, both from the architectural standpoint and from the standpoint of cost. A great deal of work that to the ordinary eye is solid brick or stone is in reality simply architectural iron—light, lasting, cheap and beautiful. The manufacturers of architectural iron work, corrugated iron work and cornice work are meeting with a steady demand from the builders of the finer class of houses, manufacturing establishments, and frequently from the builders of banks and churches. The fronts of houses can be greatly improved at a very small cost. There are numerous illustrations of this on some of the principal streets of Philadelphia. Ornamentation of iron work is largely used in smaller towns and cities, where it is made to serve in the place of solid stone or brick work, and to answer for other requirements, and in many cases to answer far better than could be done by solid masonry. The manufacturers of cornice and corrugated iron are doing a large business in this vicinity, filling orders every day, which are being crowded in upon them from local and outside markets. The ordinary work of this character is no more expensive than wood. The original business is one element of cost which does not enter into wood. This work can be painted to look like brick or stone, and cannot be easily detected. It can be erected so as to avoid the expense, in many cases, of heavy walls, which stone work requires. All work done by our local manufacturers is from architects' designs, and the cost and quality depend upon their plans. This work, if not in all cases fire-proof, is partially so, and is by all odds a more desirable substitute than wood or stone. It is a non-conductor, and will not carry fire to other premises; this has been demonstrated in numerous instances.

Apprenticeship Schools.

Apprenticeship schools are largely adopted on the continent of Europe, superseding apprenticeship wholly or partially. In France we may take the apprenticeship school of the Rue Tournefort, Paris. Here children from six to ten years old are taught, getting three hourly lessons per week in manual work. Boys of ten or eleven are taught drawing, modeling, carving, joiners' work, smiths' and fitters' work generally, but in their twelfth year the instruction is specially directed to the trade the boy decides to follow. School hours are from eight to six, and in the highest class eighteen hours a week is given to manual work. The school of La Villete, Paris, is a municipal apprenticeship school for workers in wood and iron. The instruction is free, including a literary and scientific education in continuation of the primary school, and also a special technical training by instruction in tools, materials, and workshop processes, and by practical manual work in the workshops. Visits are paid by the pupils to factories in Paris, and written accounts of the processes seen there are required from the pupils. Many of the boys become engine fitters and pattern makers, and are said to earn 60 cents to $1.25 a day on leaving the school.

In Switzerland apprenticeship schools do not seem to exist.

In Germany the technical school system was established by Dr. Von Steinbeis, as a consequence of the observations he made at the London exhibition of 1851. They have spread over Germany, north and south.

One of the best is the Fach schule of Iserlohn, in Westphalia, in a great coal and iron district, where industrial art adapted to metal-work is combined with handicraft teaching. The pupils are trained during three years as designers, modelers, wood carvers, moulders, founders, turners, chasers, engravers, gilders and etchers. Each pupil states at entrance what branch of manufacture he desires to excel in, and the teaching is made special.

Remscheid trade school, eighteen miles from Dusseldorf, is established for instruction of apprentices in construction of edge tools and other implements and hardware made in that district. The town was till recently a small village, but now competes with Sheffield and Birmingham. The trade is carried on in small shops extending for miles into the country. In the school workshops, pupils are taught drawing in connection with ironwork, as well as the practical handicraft of the iron trade as it is carried on in small factories, so that, on leaving the school, they may at once earn their living. The fees paid by students amounts to $20 a year.

A pottery trade school at Hohe, about six miles from Coblentz, was established by the Prussian government to assist a small local industry, and, although it has been but a short time in existence, the instruction and practice is producing marked improvement in the local manufacture.

JUDGMENTS.

PHILADELPHIA.

Entered April 29, 1886.

Bowen Chas C—Geo C Child 2 J 78 1146 ..... S F

Braconier Frederic—James Beatty 3 D 85 262 ..... ver 290

*Borbeck Mary, Maginley Pauline, Wagner Jno and Michael—Jesse Clymer 2 M 86 491 200

*Carney Mary, Kearney Mary—21st Ward B Asso (Bond and Warrant) 2 M 86 522 400

Claypole Wm—M Louderback 2 M 86 625 ..... ver 113

*Clark John H—York Safe Co 2 M 86 525 37

*Ford Frederick—Jesse Emmons 2 M 86 479 300

*Gaul Adam Jr and Wm A—Robert E Jones 2 M 86 498 381

Hamilton Wm dec, See Jonathan admr—Wm Potteiger D C S 73 5158 1,950

*Hoger Gustave S and Anna—Weisbrod & Hess (Execution issued) 2 M 86 501 110

*Hoger Gustave S—Weisbrod & Hess (Execution issued) 2 M 86 502 55

Janney Alexr—Joel Rudderow 2 S 76 1,209 ..... S F

*Keenan Bernard—Wm Bernard 2 M 86 512 675
*Keenan Bernard—Wm Keenan 2 M 86 513 275
*Kunzig Jacob—F A Poth 2 M 86 523 600
*Levins John—Henry Christian 2 M 86 520 50
Lukens Chas M, Montgomery Thos M—W J Cunningham 3 J 85 985 ..... ver 290
Marsh T—Edward Kuhlemeier 4 M 86 141 .....
*Merkle Euseb—Emil Zaengle 2 M 86 487 150
Moore Jas & Emma R—I S Custer D C D 73 3,083 ..... S F
McGonigal Jas P et al—Real Est T I and T Co (Bond of Indemnity) 2 M 86 524 10,000
*McAnallyPeter—EdwardMcAnally 2 M 86 490 350
Prizer John B and Mary J—Elizth Emery 3 M 79 789 ..... Costs
Penna R R Co—Chas Joly 2 J 85 282 ..... ver 31
Smith Oscar L—M Campbell 3 M 86 118 .....
Wichman Wm—B B Gumpert 4 M 81 737 ..... S F

Entered April 30, 1886.

*Abernethy John H—John Kunkel (Execution issued) 2 M 86 587 ..... $100
Budd Walter J—David W Sellers (Execution issued) 2 M 86 553 311
*Bragg Wm—John S Rosenthal (Execution issued) 2 M 86 584 401
Day Martha—John Clouds B and L 4 D 82 399 ..... S F
Day Robt H dec—John Clouds B & L 4 D 82 399 ..... S F
Day Robt H dec—Geo Chandler B & L 1 M 85 464 ..... S F
Day Robt H dec—John Cloud B and L 1 M 85 639 ..... S F
*Eastman George L—Keystone Nat Bank 2 M 86 562 32
English Edmund—Margt T Farrell 2 M 86 570 87
Erdrick Andrew—Bridesburg Bldg Asso (Treasurers Bond) 2 M 86 537 10,000
Fassie J B—Jas C Prichett 3 M 78 1525 ..... S F
Fisher John—Moses Paxson et al 2 M 86 550 100
Graham Robert, Mouseley Chas—G Rosenbaum (Secretarys Bond) 2 M 86 545 500
*Goodfellow W G—H W Hancock 2 M 86 577 600
*Hitchcock Geo—Hannah Thompson (Execution issued) 2 M 86 555 .. 116
*Hitchcock Geo—Harry T Mellick (Execution issued) 2 M 86 556 338
*Heidrick Herman—M E Weiyand 2 M 86 559 500
Hillier Thos—Samuel Moore 2 J 81 402 ..... S F
*Hopper John D—Joel J Bailey 2 M 86 532 18,000
Kavitt James—S J Martin D C M 73 2787 ..... S F
Kavitt James—S J Martin 3 M 78 1289 ..... S F
Kerns James—Ida B Barrett 2 M 86 558 30
Lyster Samuel and Robert G, Welsh Jas B—St Timothy B and L (Bond of Indemnity) 2 M 86 580 2,000
*Matthews Wm J—Alexr H McFadden (Bond and Warrant) 2 M 86 533 4,000
*Mumpoting John F—E G Ford (Execution issued) 2 M 86 541 13
Rue Edward N—C R Gentner 2 M 82 539 853
Sheehan John—Mechanics Ins Co 4 M 86 74 4,995
Schuylkill River East R R Co—Jas Caven 2 D 85 191 14,500
Same—Isaac Myers 4 D 85 509 3,850
Sterling Charles Jr—Francis McGee (Builders Bond) 2 M 86 590 ....
Seddinger Matthias exer—George Chandler B and L 1 M 85 639 and 466 ..... S F
*White Alexr M—J R Grier (Bond and Warrant, Attachment Execution issued) 2 M 86 589 1,800

Entered May 3, 1886.

*Carey Jas B—R W Hartnett et al (Execution issued) 2 M 86 847 953
Chard Wm Jr—Bonaparte Shoe 4 S 83 334 ..... ver 3,000
Carr Chas N—Laura Howland 4 J 84 852 ..... Costs
*Diebler J B—Thos T Clegg 2 M 86 843 550
*Daly Jas—Michael Higgins 2 M 86 822 327
Gallagher Patrick—Chris Gallagher 2 M 86 838 28
Hammond Jos T—Wm Bryans 2 J 81 239 200
Harkness Norris W & Wm W—Isaac P Walker 1 J 84 67 ..... ver 811
Henry Samuel—Wm Graham et al (Treasurers Bond) 2 M 86 828 500
Heilbron Moses & Henry—Jno G Atz 4 M 85 684 30
Hilbronner David & Norris—Aug Coran 2 J 85 237 ..... ver 627
*Kleinsmith Wm F—M L Montgomery 2 M 86 826 6,000
*Mintzer Jos F and Henry C—Wharton Bldg Asso (Bond and Warrant) 2 M 86 836 400
Phila Grocers Pub Co—W T Newburry & Co 4 J 85 114 ....
*Riley Matthew—Gus A Muller 2 M 86 839 500
Shourds Wm H, Worman Chas H—Benj Abrahams 2 M 86 820 39
Turner Ephraim—Elizth Hopkins 4 J 85 108 ..... Costs
*Toliver N L—Chas Carver 2 M 86 837 500
Talbot Fredk—A M Clemens 1 M 86 560 436
*Tennent Wm—A W Bettencourt (Attachment Execution issued) 2 M 86 821 200
*Thomas M A & M C—A James Jr 2 M 86 824 60
*Voigtsberger Christian G—Wharton Bldg Asso (Bond and Warrant) 2 M 86 835 1,200
*White Wm—Geo Kelly (Execution issued) 2 M 86 849 111

Entered May 4, 1886.

Bellis Jennie—E Montgomery 1 S 84 110 ....
Bunting Saml C Jr—Mary L Stewart 1 J 75 188 ..... S F
*Blauert Chas—John W Brown & Co 2 M 86 876 423
*Condon Edwin L—Henry Gauler 2 M 86 877 100
Curtis J, R E and H, Davis J A, Du Bois Abraham—H B Osgood (Attachment Execution issued) 2 M 86 860 4,129
*Clift Ann—Jacob F Wagner 2 M 86 854 150
Fitler Alfred—Thos Harkins 2 S 84 553 ..... ver 6 cts
Gilliams John F, Hazzard Oliver P—Nelson F Evans 2 S 83 582 ..... ver 7,928
Gordon Ezekiel & Thos—Abra Michael 4 J 85 51 ..... ver 15
Haig Albert, Raymond J R—Jas D Baritz 4 J 85 48 ..... ver 6 cts
*Hays John E—Geo Robinson 2 M 86 872 40
*Hays John E—Geo Robinson 2 M 86 873 35
*Hartzell Matilda—Wm McGeorge Jr 2 M 86 874 1,000
*Houston Caroline L—Union Trust Co 2 M 86 868 600
Hammond Jos T—F V Bonnaffon 2 M 86 855 47
*Jost G M—Breitinger & Kunz 2 M 86 857 160
*McGuire Francis P—John McGuire 2 M 86 875 1,395
*Montgomery Geo W—Phila Sav. Fund (Bond and Warrant) 2 M 86 871 10,000
*McLaughlin Wm—Emerald Bldg Asso (Bond and Warrant) 2 M 86 861 1,600
Nardella Jos—Geo W Powell 2 M 86 862 53
Penna Safety Bicycle Mfg Co—Saml T Clark & Co 4 S 85 232 ..... ver 1,250
*Pickering Samuel—Mary A Allison 2 M 86 870 700
*Picken John S—Jas S Bryan 2 M 86 852 520
Rose Rebecca—Benj V Sage (Indemnity Bond) 2 M 86 851 5,500
*Smith John P—J F Betz & Son 2 M 86 853 300
*Schick Jacob D, Henry Jas A, McGinnis Eugene—John Welde 2 M 86 856 150
*Steigerwalt Sebastian—Bythiner & Co (Execution issued) 2 M 86 869 .. 27
Thornton Jos D—E G Booth Jr 4 J 85 13 ..... ver 455
*Wunch John—Harry Gill 2 M 86 858 130

Entered May 5, 1886,

*Allen Jas, Holden Benj W—W W Brady (Execution issued) 2 M 86 884 191
*Allen Jas, Holden Benj W—W W Brady 2 M 86 885 191
*Bacon V I—Maria J Bacon 2 M 86 878 1,121
Blau Isaac—Charles Schuler 2 S 84 655 ..... ver 134
City of Phila—S B Collins et al 2 M 86 883 317
*Dussoulas Fredk G—G G Dussoulas 2 M 86 879 450
*Davenport J and Sarah—Wm Davenport Sr 2 M 86 881 800
Dodd Geo et al—A A Tappin et al 2 M 86 882 ..... Partition
Manderson Stephen B—J G Ditman & Co 2 J 85 529 87
McCaffrey Jas—Paul M Baker 4 J 84 624 ..... ver 58
Metropolitan Life Ins Co—Sallie Mohler 4 D 85 249 ..... ver 188
Parker Daniel, Launer Wm—Joseph Thompson (Execution issued) 2 M 86 886 127
Quigley Jas, Getz David J—David Coon 4 J 84 649 ..... ver 25
*Wilson Robt T—I A Sheppard & Co 2 M 86 887 372
*Wilson Robt T—I A Sheppard & Co 2 M 86 888 (2) 200
*Wilson Robt T—I A Sheppard & Co 2 M 86 889 280
*Wilson Robt T—I A Sheppard & Co 2 M 86 890 150
*Wilson Robt T—I A Sheppard & Co 2 M 86 892 359

Mechanics' Liens.

John H Haulenback and wife owners, John H H ulenback cont—W H Harrison & Bro claimants, S E cor 18th and Berks st 129
Jas P McGonigle owner and cont—Hugh McNeile claimant, 12 bldgs N s Cantrell st E of 7th st 971
Alfred Gardner owner and cont—Chas H Schwerdfeger claimant, S E cor Ontario st and Kensington ave 42

Same—Same, 11 bldgs S s Snyder ave E of 7th st..... 1,294
Jos Stuckey owner and cont—C E Paine & Son claimants, 17 bldgs S W cor Cumberland and Park ave and S E cor Park ave and Cumberland st..... 804
Jos Stuckey owner and cont—Wm S Kirk claimant, 4 bldgs S s Snyder 214 ft to 262 ft W of 9th st..... 200
J P McGonigal owner and cont—Chas B Kline claimant, 4 bldgs W s 4th st S of Eustis st..... 40
J P McGonigal owner & cont—Chas B Kline claimant, 11 bldgs S s Snyder ave 18 ft to 165 ft E of 7th st..... 220
Same—Same, 23 bldgs N s Cantrell st E of 7th st..... 18
Thos F Bowers owner and cont—C E & A Webster claimants, 2 bldgs S E s Keystone st 150 ft and 175 ft N E Funk st..... 20
Patrk M O'Connell owner & cont—Peter Nolan claimant, S W corner Dauphin and Park ave..... 181
John Maxwell owner and cont—John Adams claimant, 6 bldgs W s Broad st 120 ft to 205 ft N Susquehanna ave 403

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

M. Thomas & Sons on Tuesday sold the following real estate at auction:

Three-story brick saloon and dwelling, N. W. cor. Tenth and Noble sts $5,300
Double three-story mastic dwelling and lot, Sixty-third st., bel. Vine... 8,470
Three-story brick dwelling, No. 1833 Warder st., near Frankford rd. and Montgomery ave., Nineteenth W'rd. 1,240
Two two-story brick dwellings, Nos. 1948 and 1952 Van Pelt st., each..... 2,100
Six two story brick dwellings, Nos. 4948, 4954, 4956, 4958, 4960 and 4962 Cathedral ave., each..... 65

James A. Freeman & Co., auctioneers, sold the following at the Exchange Wednesday:

Three-story brick store and dwelling, No. 1635 South st., subject to a ground rent of $96, lot 16 ft. by 80 ft 4,700
Two-story brick dwelling, No. 1816 Dickinson st., lot 16 ft. by 61 ft..... $1,700
Three-story brick store and dwelling, No. 2021 Ridge ave., and building, No. 1422 N. Twentieth st., lots 20 ft. by 90 ft. and 19.6 ft. by 80 ft..... 10,650
Two-story brick dwelling, No. 822 Dickinson st., ground rent, $72, lot 16 ft. by 60 ft 1,525
Three-story brick dwelling, Nos. 1833-35 Carpenter st., with four court houses in rear, ground rent, $44, lot 46 ft. by 90 ft..... 3,100
Three-story brick dwelling, No. 1519 N. Tenth st., lot 24 ft. by 84 ft..... 6,100
Frame houses, No. 1114 E. Susquehanna ave., and No. 1113 Hewson st., lot 20 ft. by 126 ft..... 2,125
Three brick and frame stores and dwellings, Nos. 4206-8-10 Market st., g. r. $120, lot 50 ft. by 114 ft. 6 in..... 3,630
Three-story brick store and dwelling, No. 2039 Germantown ave., lot 16 ft. by 81 ft..... 5,900
Three-story brick store and dwelling, No. 2041 Germantown ave., g. r. $45, lot 16 ft. by 83 ft..... 5,100
Three-story brick dwelling, No. 2036 Kressler st., lot 16 ft. by 79 ft..... 2,000
Three story brick dwelling, No. 2038 Kressler st., g. r. $15, lot 16 ft by 82 ft..... 1,750
Two-story brick cottage, No. 2005 Kressler st., lot 17 ft. by 60 ft..... 1,350
Two-story brick cottage, No. 2043 Kressler st., lot 16 ft. by 60 ft..... 1,275
Three-story brick store and dwelling, No. 521 Norris st., lot 12 ft. by 63 ft 1,425
Three-story brick store and dwelling, No. 523 Norris st., lot 12 ft. by 63 ft 1,408
Three-story brick store and dwelling, N. W. cor. Fourth and George sts, lot 2) ft. by 55 ft..... 5,200
Three-story brick saloon and dwelling, Nos. 3304 Chestnut st. and 3305 Woodland ave., lot 16 ft. by 68 ft... 5,100
Three-story and attic brick saloon and dwelling, No. 306 South Fifth st., lot 17 ft 6 in. by 78 ft..... 5,700
Three-story brick dwelling, No. 819 Lombard st., lot 18 ft. by 90 ft..... 4,875
Three-story stone saloon and dwelling No. 181 Oak st., Manayunk, lot 14 ft. by 58 ft..... 800
Three-story brick dwelling, No. 2308 Christian st., lot 16 ft. by 60 ft..... 1,975
Two unfinished frame dwellings, Keystone st. above Funk st., subject to a ground rent of $30, lot 50 ft. by 172 ft..... 575
Three-story brick house and dwelling, N. E. cor. Sixth and Erie ave., lot 17 ft. by 63 ft..... 3,750
Lot, Chatham, below Westmoreland st., size 58 ft. by 75 ft 200
Three-story brick dwelling, No. 2310 Christian st., lot 16 ft. by 60 ft..... 1,975
Two three-story brick dwellings, Nos. 684-6 N. Thirteenth st., lot 33 ft. by 56 ft..... 5,100
Three-story brick dwelling, No. 2312 Christian st., lot 16 ft. by 60 ft..... 1,975
Two-and-a-half-story stone house, Roset st., Germantown, lot 20 ft. by 80 ft..... 800
Two-story stone dwelling, Main st., N. W. of Wister st., Germantown, lot 29 ft. by 80 ft..... 2,000
Lot Main st., adjoining, size 15 ft. by 80 ft..... 1,300
Lot Main and Wister sts., size 16 ft. by 80 ft..... 1,500
Lot Wister, above Main st., size 15 ft. by 51 ft..... 625
Lot Wister st., adjoining, size 15 ft. by 53 ft..... 625

CONVEYANCES.

PHILADELPHIA.

MONDAY, May 3, 1886.

Anita st., 1130, Wm. O'Hara to Wm. Andrews, April 28, 1886, 15 ft. by 67 ft..... 1,700
Bainbridge st., 1808, Wm. H. Stanke to Wm. Lindsay, April 29, 1886, 15 ft. by 75 ft..... 2,050
Cambria st., N. s., 16 ft. E. Fourth, Thomas H. Flood to Edward Kelley, April 16, 1886, 14 ft. 4 in. by 68 ft..... 1,000
Cambria st., S. s., 134 ft. W. Twelfth, Hiram A. Miller to Clara L. Longaker, April 21, 1886, 15 ft. by 80 ft.; g. r. $60..... 800
Cherry st., N. s., 99 ft. W. Sixth, C. E. Joyce to Peter F. Kernan, Apr. 26, 1886, 19 ft. by 68 ft. 4 in..... 5,000
Columbia ave., N. W. cor. Woodstock, Chas. O'Neill to Nathaniel Chooley, April 28, 1886, 17 ft. by 90 ft.; g. r. $180..... 4,500
Coulter st., S. E. s., 250 ft. 11 in. S. W. Germantown ave., Chas. L. Maxwell to Barth. W. Beesley, April 30, 1886, 50 ft. by 76 ft. 7 in... 6,500
Darien st., 1914, Andrew Kammerer to Bridget M. Talbot, Apr. 27, 1886, 13 ft. 4 in. by 45 ft..... 1,900
Delaware ave., 248 N., Henry C. Lea to Anna M. Larzelere, April 26, 1886, 30 ft. 9½ in. by 27 ft.; also 246 N. Delaware ave., 28 ft. 2 in. by 148 ft..... 55,000
Firth st., 1902, 1904, 1906, 1912, 1936, 1940, 1944 and 1946, Benj. H. Brown to Wm Davis, May 1, 1886; subject mtges..... 3,700
Fourth st., W. s., 385 ft. 10 in. S. Cumberland, A. M. Hoffman to Patrick McBride, April 29, 1886, 18 ft. 2 in. by 48 ft.; g. r. $42..... 1,725
Franklin st., E. s., 204 ft. S. Cumberland, Sarah A. Mertz to David Fish, April 26, 1886, 13 ft. by 58 ft. 6¾ in.; mtge. $1,500..... 2,400
Green st., 1001, Samuel W. Taylor to Ezra M. Hunt, April 21, 1886, 20 ft. by 94 ft. 8 in..... 14,000
Harvey st., N. W. s., 405 ft. S. W. Green, Eleanor Clement to W. Henry Schively at al., April 9, 1886, 150 ft. by 232 ft..... 909
Hope st., E. s, 107 ft. N. Montgomery, William Bridgewater to John Sumner, April 30, 1886, 15 ft. by 40 ft..... 2,000
Indiana st., 436, 438, Thos. L. Kelly to Jos. L. Atkinson, April 23, 1886, 26 ft. by 54 ft..... 800
Jefferson st., S. s., 184 ft 10 in. W. Twenty-third, John Manuel to Anthony Williams, April 13, 1886, 15 ft. 5 in. by 54 ft. 8½ in..... 1,800
John st., N. s., and E. s. Cooper, Wm. Betzold et al. to Gottlob Straub, April 8, 1886, 106 ft. 6 in. by 107 ft. 6 in..... 4,500
Arch st., 1219, 1221, Robt. W. Fitzell to Hy. Lea, April 28, 1886, 36 ft. by 180 ft..... 60,000
Orkney st., 2535, Andrew Ortleib to Jos. S. Atkinson, April 21, 1886, 15 ft. 2 in. by 41 ft. 1½ in.; 2337 Orkney, irreg..... 2,300
Ann st., 1920-1922, Wm. Ewing to Susan Crawford, April 27, 1886, 24 ft. by 60 ft..... 1,950

Richfield st., S. s., 111 ft. 6 in. W. Twelfth, H. A. Miller to Horace B. Baroux, April 1, 1886, 14 ft. by 50 ft.; g. r. $50.............................. 600
Richmond st., S. E. s., 60 ft. S. W. Linden, Decatur Building Asso. to Kate McGurk, March 4, 1886, 20 ft. by 100 ft.............................. 3,150
Spruce street, 2141, Mary E. Harmer Morse to Jas. F. Sullivan, Mar. 22, 1886, 19 ft. by 96 ft.; g. r. $90, mtge. $2,500.............................. 11,000
Thompson street, S. s., 87 ft E. West College ave., Thomas A. Clough to Chas. B. Mackin to Lizzie Clough, April 28, 1886, irreg. shape........... nom.
Twelfth st., 1847 N., J. H. Y. Beitel et al. to Martin H. Stutzback, trustee, April 30, 1886, 16 ft. 2 in. by 78 ft.; 1843 N. Twelfth, 16 ft. 2 in. by 78 ft.............................. nom.
Twenty-third st., E. s., 29 ft. S. Hare, Edwd, Droughman et al. to Sarah Ann Vogan, April 24, 1886, 14 ft. by 45 ft.............................. 2,200
Twenty-fourth street, W. s., 58 ft. S. Parrish, John M. Sharp to Harriet C. Fetters, April 29, 1886, 20 ft. by 67 ft.............................. 5,800
Twenty-fourth st., E. s, 66 ft. 6 in. N. Berks, Harry L. Roat to Franklin Smith, Apr. 29, 1886, 14 ft. 3 in. by 87 ft. 6 in.............................. 3,900
Twenty-fifth st., E. s., 22 ft. 9 in. S. Wallace, Wm. J. McBride to Wm. McBrerty, April 15, 1886, 14 ft. 3 in. by 48 ft.............................. 1,900
Twenty-fifth st., 1841 to 1847 and 1853 to 1857 N., Hy. R. Shoch to Hannah Fox, April 29, 1886, each 14 ft. by 65 ft.............................. 19,250
Uber st., 2123, Edward H. Flood to to August Vost, April 26, 1886, 20 ft. by 86 ft. 5 in.............................. 5,250
Venango st., N. s., and E. s. Janney, Samuel Baxter to Geo. W Garvin, April 26, 1886, 20 ft. by 80 ft., and N. s. Venango, 60 ft. W. Weikel, 20 ft. by 80 ft.; g. r. $18.................. 1,600
Vine st., N. s., and W. s. St. John, J. Hicks Conrad to Margt. Considine, April 26, 1886, 18 ft. 11 in. by 78 ft. 4 in.............................. 7,100
Wallace st., 1824, Steph. Hartwell to Mary W. Barber, April 19, 1886, 20 ft. by 101 ft. 5 in.............................. 12,000
Wallace street, S. s, 58 ft. 10 in. E. Union, James Madden to Patrick Ford, April 28, 1886, 14 ft. 8½ in. by 80 ft.............................. 1,600
Wallace street, S. s., 44 ft. 1½ in. E. Union, Patrick Ford to Jas. Madden, April 28, 1886, 14 ft. 8½ in. by 80 ft.............................. 950
Washington street, N. s., 15 ft. E. Otsego, David H. Wilsanto to Mary M. Roddy, April 26, 1886, 15 ft. by 47 ft.............................. 2,500
Woodvale st., S. E. s., 84 ft. N. E. Manayunk ave., Wm. Camac to Jas. Z. Holt, April 28, 1886, 16 ft. 2 in. by 84 ft.............................. 1,125

TUESDAY, May 4, 1886.

Ashmead st., N. W. s., 100 ft. 2 in. N. E. Germantown ave., Wm. C. Royal to Conrad Schimpf, April 27, 1886, irreg. shape.............................. $3,280
Bowman st., N. W. s., 100 ft. S. W. Thirty-third, Samuel Bradbury to George H. Benham, April 20, 1886, 20 ft. by 100 ft.; S. W. s. Thirty-third, 100 ft. N.W. Bowman, 40 ft. by 117 ft. and 125 ft.............................. 999
Broad st., 337 South, Edward Roth to Mary R. Fox, May 1, 1886, 23 ft. by 122 ft.............................. 18,500
Cherry st., N. s., 99 ft. W. Sixth, P. F. Kernan to Odd Fellows' Hall Association, of Philadelphia, April 26, 1886, 19 ft. by 68 ft. 4 in........... 5,000
Camac st., 1732, Charles C. Van Riper to Wm. Zindel, April 26, 1886, 12 ft. 2 in. by 43 ft.................. 2,050
Cherry st., S. s., 207 ft. E. Eleventh, Oswald Seidensticker to Charles L. Mitchell, April 27, 1886, 22 ft. 6 in. by 69 ft.............................. 6,700
Cherry st., 1726, Annie Megonigle to Charles Nolan, April 24, 1886, 29 ft. 6 in. by 144 ft.............................. 15,000
Croskey st., S. W. cor. Norris, H. R. Shoch to Frederick Ruhland, April 28, 1886, 18 ft. 2 in. by 70 ft........... 6,000
Dauphin st., S. s., 48 ft. 4 in. E. Sixteenth, John Hy. Brown to Thos. Earley, April 9, 1886, irreg. shape.. 700
Dauphin st., S. W. s., 84 ft. 9⅛ in. S. E. Front, Wm. McMillen to Thos. Weinmann, May 1, 1886, irreg. shape.............................. 2,300
Eleventh st., 202 S., Wm. Jackson to Thos. R. Graham, April 29, 1886, 20 ft. by 123 ft.............................. 12,000
Emlen st., S.W. s., 136 ft. 6¾ in. S. E. Gaul, John S. Serrill to Margaret Fleck, April 30, 1886, 12 ft. by 50 ft.; g. r. $48.............................. 700
Emlen st., same to Sabina R. Adams, April 30, 1886, 12 ft. by 50 ft.; g. r. $48.............................. 700
Federal st., N. s, 54 ft. W. Clarion, Hy. M. Watts to Samuel P. Johnson, April 29, 1886, 18 ft. ¼ in. by 111 ft.; mtge. $700.............................. 650
Fifteenth st., E. s., 134 ft. S. Dickinson, Wm. R. Matchett to Alex. H. Spear, May 3, 1886, 14.28 ft. by 100 ft.............................. 3,500
Fifteenth st., E. s., 258 ft. 1 in. N. Norris, John O. Dickey to John J. Fowler, May 1, 1886, 16 ft. 6 in. by 90 ft. 8 in.............................. 7,000
Fitzwater st., N. s., 127 ft. 2½ in. E. Eighth, John B. Malatesta to Vincent D'Ambrosio, April 27, 1886, irreg. shape.............................. 3,500
Franklin st., W. s., 192 ft. 7 in. N. Race, Howard R. Deacon to Elizabeth Fall, April 29, 1886, 25 ft. by 142 ft.............................. 11,450
Germantown ave., N. E. s., 208 ft. 5½ in. N.W. Gowen ave., F. B. Gowen, trustee, to David Walters, April 26, 1886, irreg. shape.................... 3,200
Gowen ave., S. E. s., and S. W. s. Boyer, F. B. Gowen to Francis J. Gowen, April 1, 1886, 240 ft. ⅛ in. by 230 ft.............................. 6,000
Haverford st., 3103, Howard Watkin to M. Geneva Miller, April 27, 1886, 16 ft. by 87 ft.............................. 5,500
Hermitage st., S. E. s., 82 ft. 3⅞ in. N. E. Washington, Edwin Franklin to Horace Priest, April 29, 1886, 18 ft. by 54 ft. 7 in.............................. 1,450
Lancaster ave., 4408, Coffman James to George G. Buhl, April 26, 1886, 18 ft. by 71 ft. 4⅞ in.............................. 4,550
Master st., 1621, Frederick G Fraser to Hugh F. Sullivan, April 9, 1886, 18 ft. by 91 ft. 6 in.............................. 6,500
Mercy st., S. s., 201 ft. W. Seventh, Esther Hoffmann to Joseph J. Loughery, May 4, 1886, 3 lots, each 16 ft front.............................. nom.
Moore st., S. E. cor. Otsego, the Thomas Tunis Man'f'g Company of New Jersey to the Thomas Tunis Manufacturing Company of Pennsylvania, April 22, 1886, irreg. shape.............................. nom.
Ogden st., S. s., 70 ft. W. Twentieth, Susan F. Cox to M. Theresa Keehmle, April 28, 1886, 16 ft. by 97 ft.; mtge. $2,500.............................. 850
Ontario st., S. W. s., 296 ft. S. E. Kensington ave., C. C. Cooper to Annie J. Krewson, Feb. 19, 1886, 17 ft. by 80 ft.; also lot on Thayer, 17 ft. by 66 ft. 7 in.............................. 354
Mercy st., S. s., 249 ft. W. Seventh, Jerome Keely to Jas. J. Loughery, May 4, 1886, 16 ft. 2½ in. by 48 ft..... nom.
Ontario st., W. cor. Jasper, C. C. Cooper, trustee, to James M. Kennedy et al., May 1, 1886, 140 ft. by 146 ft.............................. 2,800
Preston st., W. s., 119 ft. 4 in. S. Parrish, E. A. et al. to Dietrich W. Gross, May 1, 1886, 17 ft. by 87 ft.............................. 4,500
Richmond st., W. s., 431 ft. 3 in. S. W. Lefevre, C. M. Smith to George B. Bates, April 30, 1886, 30 ft. 4½ in. by 304 ft. 5 in.............................. 525
Richmond st., N. W. s., 461 ft. ⅞ in. S. W. Lefevre, C. M. Smith to Mary E. S. McDonald, April 30, 1886, 30 ft. 4⅛ in. by 304 ft. 4⅝ in..... 525
Richmond st., N. W. s., 370 ft. 6 in. S. W. Lefevre, C. M. Smith to George A. Sinn, April 30, 1886, 60 ft. 9 in. by 305 ft. 1¼ in.................. 163
Ridge ave., S. W. cor. Girard ave., Wm. Weightman to Northwestern National Bank, April 30, 1886, irreg. shape.............................. 22,000
River Schuylkill, between Washington or Leverington and Fountain, F. S. Bond to Martin Nixon et al., April 5, 1886.............................. 225
Rockland st., N. s., 162 ft. W. Thirty-seventh, Sarah Gallagher to Julia C. and Catharine C. Kelly, May 1, 1886, 13 ft. by 51 ft. 3 in.................. 1,400
Seventh st., E. s., 48 ft. N. Cherry, John Evans et al. to Howard L. Haines, April 22, 1886, 40 ft. by 107 ft.............................. 20,000
Seventh st., E. s., 300 ft. N. Sixty-seventh ave., North, Thomas Bradfield to James O. Barr, April 28, 1886, 60 ft. by 96 ft. by 87 ft........... 511
Seybert st., S. s., 169 ft. 8 in. E. Eighteenth, Charles J. Grins to Anna B. Reitter, April 29, 1886, 14 ft. by 41 ft.............................. 1,550
Smedley st., W. s., 223 ft. S. Venango, Mary McIlvaine to Philip D. Pfisterer, April 1, 1886, 14 ft. by 82 ft. 2 in.............................. 1,200
Snyder ave., N. s., 201 ft. W. Seventh, Esther Hoffman to James J. Loughery, May 4, 1886, three lots, 16 ft. front each.............................. nom.
Snyder ave., N. s., 249 W. Seventh, Jerome Keely to Jas. J. Loughery, May 4, 1886, 16 ft. 2½ in. front........ nom.
Taylor st., 886, John M. Sharp to Frederick Mink, April 28, 1886, 14 ft. by 48 ft.............................. 2,000
Third st., 2148 North, Abraham Schlesinger to Amanda Carnell, April 22, 1886, 14 ft. by 55 ft.......... 3,200
Huntingdon st., S. s., 54 ft. E. Tulip, Sepviva est. to Terrence J. Donahue et al., March 1, 1886, 16 ft. 8 in. by 138 ft. 1⅛ in.............................. nom.
Twelfth st., W. s., 132 ft. 2 in. S. Dickinson, Ann Fitzpatrick to Michael Whelan, April 24, 1886, irreg. shape.............................. 875
Thirteenth st, 612 N., Anna M. Kennard to Olivia S. McCracken, Apr. 28, 1886, 18 ft. 1 in. by 80 ft.; mtge. $4,500.............................. 1,800
Twenty-first st., E. s., 132 ft. S. Godfrey ave., James S. Jones to Simon Reiter, April 29, 1886, 44 ft. by 80 ft.............................. 250
Torresdale ave., S. E. s., 100 ft. N. E. Funk, Walter W. Hood to Wm. C. Burrell, May 1, 1886, 100 ft. by 144 ft. 2⅜ in.; g. r. $36.............................. nom.
Thirty-third st., S. W. s., 140 ft. N. W. Bowman, Samuel Bradbury to Richard R. Pinkston, April 20, 1886, irreg. shape.............................. 990
Walnut st., 1009, John H. Scott to Wm. Johnson, May 4, 1886, 16 ft. by 80 ft.............................. nom.

Walnut st., S. W. corner Currant, Theodore R. Graham to William Jackson, May 1, 1886, 22 ft. by 123 ft.......... 22,000
Walter st., N. s., 60 ft. W. Sixteenth, John M. Clark to Thos. C. Kelly, May 1, 1886, 12 ft. by 43 ft.......... 1,725
York ave, E. s., 40 ft. 1 in. S. Buttonwood, John F. Norton to Mary E. Delaney, March 1, 1886, irreg. shape.......... 2,400

WEDNESDAY, May 5, 1886.

Ashmead st., N. W. s., 128 ft. N. E. Main, W. C. Royal to William Jamison, May 1, 1886, 56 ft. by 49 ft. 11 in.......... 6,400
Cambria st., S. W. s., 60 ft. N. W. Amber, Philip Simon to James C. Moore, April 28, 1886, 60 ft. by 146 ft.......... 3,500
Columbia ave., 624, Eugene Lex to Louisa G. Zeh, April 28, 1886, 17 ft. 5⅝ in. by 35 ft.......... 2,400
Dauphin st., S. W. s, 174 ft. N. W. Coral, James Wallace to John A. Hannah, May 1, 1886, irreg. shape. 2,800
Eleventh st., E. s., 96 ft. S. Cumberland, D. H. Mount to Harriet R. Sisom, April 29, 1886, 48 ft. by 66 ft.; E. s. Eleventh, 16 ft. S. Cumberland, 16 ft. by 66 ft., and E. s. Eleventh, 48 ft. S. Cumberland, 32 ft. by 66 ft.......... 10,000
Erie ave., N. E. corner Seventeenth, Wm. Mitchell to Wm. Ewing, April 28, 1886, 60 ft. by 90 ft.......... 3,000
Frankford and Bristol Pike, N. W. s.; 652 ft. 3⅛ in. N. E. Welsh Road, B. F. Rowland to Marietta R. Shallcross, April 26, 1886.......... 1,400
Fifth st., W. s., 100 ft. S. Lehigh ave., M. Gorman to John Schmunk, April 19, 1886, 18 ft. by 139 ft.......... 3,500
Fifteenth st., 1604 N., Wm. K. Hart et al. to Paul Graff, May 1, 1886, 23 ft. 6 in. by 100 ft.......... 12,000
Front st., W. s., 47 ft. 6 in. N. New, Jarvis Mason to Augustus M. Thompson, April 27, 1886, irreg.......... 6,500
Front st., same to Anna M. Larzelere, April 27, 1886.......... nom.
Girard ave., 1754, Lydia S. Mendinhall et al. to Amanda Barndt, Apr. 26, 1886, 20 ft. by 104 ft. 7 in.......... 7,000
Hancock st., E. s., 194 ft. N. Dauphin, Chas. Klutz et ux. to Hy. Wm. Breward, April 29, 1886, 14 ft. by 52 ft.......... 2,050
Hummel st., N. s., 64 ft. W. Twenty-eighth, Thomas J. Jones to Brookfield Goble, April 24, 1886; mtge. $750.......... 375
Kensington ave., S. E. s., 345 ft. 7 in. S. W. Somerset, David McKibbin to Geo. Margerum, April 28, 1886, 18 ft. by 185 ft. 11 in.; g. r. $84.......... 250
Kensington ave., S. E. s. Ontario, F. Wambach to Hy. Mohr, Sr., Apr. 27, 1886, irreg. shape.......... 6,300
Lawrence st., W. s., 306 ft. 9 in., 321 ft. and 363 ft. 9 in. S. Dauphin, Chas. W. Coulston to Ottomar Menger, April 22, 1886, 14 ft. by 49 ft.......... 6,000
Levering st., S. E. s., 114 ft. 7¾ in. from Main, Jonathan T. Gilton to David Wallace, April 30, 1886, irreg. shape.......... 3,700
Lombard st., S. s., 288 ft. W. Ninth, J. M. Auter et al., exrs., to Ellen N. Scott, May 3, 1886, 18 ft. by 78 ft; E. s. Ronaldson, 116 ft. S. South, 18 ft. 6 in. by 40 ft.; E. s. Ronaldson, 134 ft. 6 in. S. South, 18 ft. 6 in. by 40 ft.......... nom.
Linn st., S. s., 110 ft. E. Twenty-third, James S. Campbell to Peter Campbell, May 3, 1886, 15 ft. by 55 ft.......... nom.
Ludlow st., N. s., 150 ft. W. Thirty-fourth, James Trowell to L Watkin Goodman, May 4, 1886, 12 ft. 6 in. by 100 ft.......... nom.
Lumber st., S. E. s., 504 ft. 5⅛ in. N. E. Welsh Road, F. D. Holme, exr., to Wm. Hy. and Emerson Titus, April 28, 1886, irreg. shape.......... 1,475
Lyceum ave., N. W. s., 195 ft. N. E. Mitchell, Catharine Fowler to Charles M. Horner, May 1, 1886, irreg. shape.......... nom.
Margaretta st., S. W. s., 84 ft. S. E. Cherry, John W. Dempsey to John S. A. Wilson, March 18, 1886, 21 ft. 4 in. by 100 ft.......... 600
Mervine st., 1913, Jane W. Horner, trustee, to R. H. Conwell, to Grace Baptist Church, April 1, 1886, 15 ft. 6 in. by 66 ft.; mtge. $2,100.......... 1,150
Montgomery st., S. W. s., 164 ft. S. E. Belgrade, C. E. Faunce et al. to Emma L. Myers, April 3, 1886, 20 ft. by 70 ft.......... 1,667
Mountain st., S. s., 128 ft. E. Twentieth, William Harkins to John Devlin, Dec. 29, 1886, 198 ft. by 45 ft.; g. r. $39.......... nom.
Mulberry st., S. E. s., 155 ft. S. W. Dyre, John Cheadle to Charles Gallagher et al., April 3, 1886, 20 ft. by 100 ft.......... 110
Powelton ave., 4037, William Oscar Robb to Virginia B. Hart, April 21, 1886, 17 ft. by 92 ft. 4¼ in.......... 6,200
Rowland st., heirs of Matilda Rowland to Benjamin F. Rowland, April 20, 18‘6, 55.7 perches.......... 2,720
Swanson st., E. s., between Almond and Catharine, 2 lots, Charles O. Kruger to John Lowber Welsh, May 1, 1886, irreg. shape; S. s. Walnut, E. of Fourth, irreg. shape 130,000
Second st., W. s., 162 ft. N. Lehigh ave., Moses A. Johnson to Cath. Strange, May 4, 1886, 18 ft. by 121 ft. 9 in.......... nom.
Smedley st., W. s., 93 ft. S. Venango, Mary McIlvaine to Elizabeth Hersch, April 24, 1886, 30 ft. by 82 ft. 2 in.; g. r. $72.......... 2,400
Stillman st., 1506, Elbridge E. Nock to Anna L. Everly, April 7, 1886, 15 ft. by 65 ft.; mtge. $1,500.......... 1,100
Sixteenth st., W. s., 216 ft. 7¼ in. N. Master, Thomas Moyer et al. to Henry Hirsh, April 30, 1886, 24 ft. 6 in. by 172 ft.......... 14,000
Seventh st., W. s., 174 ft. S. of Ave. 67 North, Thos. Bradfield to Chas. C. Weirmann, April 26, 1886, 50 ft. by 17 ft.......... 504
Thorp's Lane, N. s., 483 ft, 5 9-16 in. E. Stenton ave., J. D. O'Bryan, May 1, 1886, irreg. shape.......... 1,500
Thirty-ninth st., E. s., 15 ft. 8 in. N. Reno, Wm. J. Shedwich to Joseph James Alexander, May 1, 1886, 15 ft. 3½ in. by 69 ft.......... 2,800
Tulip st., E. s., 430 ft. S. Venango, John Moffet to Thomas Connor, Nov. 8, 1882, irreg. shape.......... 4,150
Titan st., N. s., 283 ft. N. Titan, the James D. Howley Loan and Building Association to Wm. Allen, April 13, 1886, 14 ft. by 50 ft.; g. r. $48.......... 450
Thompson st., S. s., 293 ft. W. Eighteenth, Anthony Minnick to Margaret A. Robb, April 29, 1886, 16 ft. by 150.......... 2,100
Thompson st., 2416, Chas. B. Howell to Robert B. Keesey, April 23, 1886, 16 ft. 9½ in. by 67 ft.......... 3,250
Twenty-sixth st., W. s., 73 ft. 10 in. S. Dauphin, Jas. H. Stevenson to Jas. L. Stevenson, April 27, 1886, 18 ft. 5½ in. by 110 ft.; E. s. Twenty-sixth, 18 ft. 6 in. N. Fletcher, 18 ft. 5½ in. by 111 ft. ¾ in.......... 950
Twentieth st., W. s., 85 ft. S. Fairmount ave., Jas. Corcoran to John C. Morrison, April 6, 1886, irreg. shape.......... 700
Taylor st., W. s., 229 ft. 6 in. N. Parrish, John M. Sharp to William Pfaff, April 29, 1886, 14 ft. by 48 ft.. 2,000
Walnut st., 1009, John H. Scott to Wm. Johnston, May 3, 1886, 16 ft. 4 in. by 80 ft.......... nom.
Woodbine ave., S. E. s., and S. W. s. Sprague, Edwd Welsh to Richd. McGarrigle, April 30, 1886, 66 ft. 4 in. by 106 ft. 2½ in.......... 750
York st., W. s., 253 ft. S. E. Jasper, Wm. H. Remsen et al. to John L. Kindlehart, May 4, 1886, 14 ft. 6 in. by 90 ft.......... 3,500

THURSDAY, May 6, 1886.

Adams st., S. W. s., 162 ft. 6 in. N. W. 30 ft. wide street, R. W. Thorn to Jos. P. Deal et al., Jan. 25, 1886, 17 ft. 6 in. by 150 ft.......... nom.
Broad st., 841 N., Samuel A. Filley to Franklin B. Hazel, April 30, 1886, 16 ft. by 100 ft.; g. r. $140.......... $3,666
Broad st., 2042 N., John M. Sharp to David H. Watts, April 29, 1886, 19 ft. by 110 ft.......... 9,500
Cantrell st., S. s., 150 ft. E. Twelfth, E. P. Smithers to Geo. A. Twibill, April 19, 1886, 80 ft. by 48 ft.......... ......
Cherry street, S. s., 193 ft. 6 in. W. Twentieth, J. B. Wetherill to the Rector, etc., of St. Clement's Church, March 5, 1886, 18 ft. by 114 ft.; mtge. $4,000.......... 3,500
Christian st., N. s., 18 ft. W. Eighteenth, Margaret C. Connor to Eliza Smiley, May 4, 1886, 16 ft. 10 in. by 58 ft.......... 4,000
Delaware ave., S. W. s., 50 ft. N. W. Willow, S. Wilmer Fuller to Jas. S. Morrison, April 14, 1886, 50 ft. by 150 ft.......... 525
Dilmore st., E. s., 144 ft. N. Snyder ave., Philip Simon, Jr., to Edward Cubberley, April 10, 1886, irreg. shape.......... nom
Eleventh st., W. s., 63 ft. 9 in. N. Jefferson, Susan B. Dix to Joseph K. Gamble, April 20, 1886, 15 ft. 6 in. by 94 ft.; g. r. $84.......... 1,300
Eliza st., S. E. cor. Green Hill, Jas. Percy to Jas. H. Young, April 24, 1886; g. r. $18.......... 1,000
Eliza st., S. E. cor. Green Hill, Jas. H. Young to Thodore C. Engel, May 1, 1886, one-half interest; g. r. $18.......... 625
Also a moiety to Jas. E. Dingee.......... 625
Emily street, N. s., 145 ft. 10 in. W. Twelfth, Isaac Layer to Charles S. Menige, May 4, 1886, 28 ft. by 48 ft.; g. r. $51.......... 900
Fairmount avenue, 512, Amos W. Butcher to Elizabeth H. Butcher, May 4, 1886, 18 ft. by 113 ft.; g. r. $36.......... 2,800
Forty-ninth st., E. s., 70 ft. 4 in. S. Ludlow, Daniel S. Lindsay to Jno. McKorkell, April 8, 1886, 14 ft. by 73 ft. 6 in.......... 1,900
Francis st., 1738, Theodore G. Beyer to Mary Adolph, April 24, 1886, irreg. shape.......... 3,075
Franklin st., E. s., 233 ft. N. Jefferson, Jas. McCartney to Ellie G. Wilkinson, April 16, 1886, 27 ft. by 68 ft. 1⅝ in.......... 10,000
Baynton lane, N. E. s., 628 ft. 4¾ in. S. E. Wister, W. W. Wister et al. to Jos. F. Toon, May 1, 1886, irreg. shape.......... 500
Baynton lane, N. E. s., 648 ft. 4¾ in. S. E. Wister, W. W. Wister et. al. to Wm. Kind, Jr., May 1, 1886.......... 500
Green lane, S. E. cor. Magnet, Thos. Hartzel at al. to Matilda Hartzel, March 1, 1886, irreg. shape.......... 3,066

Baynton lane, N. E. s., 668 ft. 4¾ in. S. E. Wister, W. W. Wister to John Kind, May 1, 1886, irregular shape.. 500

Annin st., 1911, Jane Anderson to Eliz'th Thompson, April 26, 1886, 15 ft. by 46 ft.................................. 450

Germantown ave., S. E. cor. Somerset, John Mander to Geo. Mander, May 4, 1886, irreg. shape; mtge. $9,800.. 500

Harrison st., N. E. s., 76 ft. 7½ in S. E. Mulberry, T. P. Street to Jos. G. Streeper, May 3, 1886, 25 ft. 6½ in. by 129 ft.................................. 400

Fourth st., 2026 N., M. A. Snyder to Louis Steinmetz, May 5, 1886, 16 ft. by 90 ft.. 1,500

Howard st., 2133, R. Warren to Wm. Blair, April 10, 1886, 10 ft. by 109 ft.. 3,000

Juniper street, W. s., 98 ft N. Race, Frank A. Sartori to Wm. J. Norris, May 1, 1886, 16 ft. 6 in. by 60 ft.; mtge. $1,200.......................... 100

Lehigh ave., S. W. cor. Seventh, C. Rhoades to H. W. Bower, May 1, 1886, irreg. shape; g. r. $586.69...... 500

Market st. 1613, John J. Donaldson et al. to Wm. Hasell Wilson, April 7, 1886, 20 ft. by 170 ft.................. 35,819

Marshall st., E. s., 222 ft. 1⅛ in. N. Green, Geo. W. Heins, ex'r, to Jos. J. Foster, May 3, 1886, 17 ft. 6 in. by 71 ft. 1⅝ in.................................. 4,000

Mervine st., 1606–1626, Ida Silberman to Charles Wolters et al., May 5, 1886, 120 ft. by 73 ft.; g. r. $60...... 15,600

Montrose st., S. s., 166 ft. W. Twenty-first, Catharine Todd to James Mahon, April 16, 1886, 16 ft. by 55 ft. 8½ in.; g. r. $114........................... 1,025

Filbert st., N. s., 38 ft. E. Eighteenth, Charles Duggin to Edward M. Burke, April 21, 1886, 20 ft. by 117 ft... 7,500

Mt. Holly st., W. s., 90 ft. S. Reed, Wm. G. Potter, April 18, 1886, 14 ft. by 48 ft.................................. 391

Otto st., E. s., 147 ft. N. Spencer ave., George H. Etchells to Willam S. Brooks, May 1, 1886, 21 ft. by 90 ft. 100

Park ave., 1905, Jno. Baird to Marks Leopold, April 20, 1886, 21 ft. by 100 ft.. 7,500

Lancaster ave., 4307, D. S. Lindsay to James A. Glendenning, May 6, 1886, 20 ft. by 122 ft........................ nom.

Rhinehart st., N. W. s., 176 ft. 9½ in. S. W. Forty-seventh, Peter McCollum to Jacob G. Neafie, April 24, 1886, 41 ft. 9 in. by 50 ft............ 4,500

Richfield st., S. s., 83 ft. 2 in. W. Twelfth, H A. Miller to John Leachey, Mar. 24, 1886, 14 ft. 4 in. by 50 ft.. 1,600

Richmond st., N. W. s., 23 ft. 3 in. S. W. Lefevre, Edw. Coles to Michael Feser, April 30, 1886, 23 ft. 3 in. by 309 ft.. 500

Sixth st., S. W. cor. Winton, Wm. Calhoun to Bernard Tucker, April 21, 1886, 32 ft. by 62 ft.; S. s. Winton, 205 ft. W. Sixth, 28 ft. by 48 ft. 1,700

Sixty-fourth st., W. s., 100 ft. S. Hamilton, David M. Hess to John M. Tappen et al., May 4, 1886, 25 ft. by 125 ft.. 500

Swanson st., N. E. cor. Queen, Edw. K. Stevenson et al. to Edw. C. Knight, April 24, 1886, irreg. shape; mtge. $100,000.............................. 38,000

Spring Garden st., S. W. cor. Eleventh, Alfred C. Ferris et al. to Frances H. Corney, April 29, 1886, irreg. shape.. 13,500

Second st., 159 N., John Wood et al. to J. Wood & Bros. Co., April 28, 1886, irreg. shape.............................. nom.

Sober st., N. E. cor. Tasker, Edward W. Kuhlemeir to Wm. Marshall, March 1, 1886, 4 lots........................ nom.

Tasker st., S. W. cor. Twentieth, Michael Fritz to Wm. Marshall, March 1, 1886, 5 lots........................ nom.

Taylor st., E. s, 294 ft. N. Parrish, John M. Sharp to Henry Eggling, April 24, 1886, 14 ft. by 47 ft. 3½ in. 2,000

Taylor st., E. s., 294 ft. N. Parrish, Jno. M. Sharp to Timothy Kœhane et ux., April 30, 1886, 14 ft. by 47 ft. 3¼ in.. 2,000

Third st., E. s., 165 ft. N. Huntingdon, Geo. Wende to John Doak, May 4, 1886, 85 ft. by 113 ft.; g. r. $265.. 360

Tenth st., 707 N., Miles King, exr., to Thos. Early, April 27, 1886, 16 ft. by 51 ft. 6¼ in.............................. 3,900

Twenty-first st., E. s., 182 ft. S. Cambria, Conrad Meyer to Jno. Heine, April 26, 1886, 17 ft. by 72 ft.......... 500

Twenty-fourth st., W. s., 110 ft. S. Berks, Jas. C. Moore to Margaret Cullen, April 20, 1886, 15 ft. by 72 ft.. 3,500

Twenty-fourth st, E. s., 408 ft. 6 in. N. Berks, H. L. Roat to Millard F. Elliott, April 29, 1886, 14 ft. 3 in. by 87 ft. 6 in.................................. 3,100

Walker st., S. E. s., 265 ft. S. W. Vankirk, Wissinoming Mutual L. and I. Co. to Mary R. Husband, Feb. 4, 1886, 33 ft. by 200 ft... 125

Westmoreland st, S. E. cor. "E.," D. M. Hess to Mary McIlvain, May 1, 1886, irreg. shape.............. 10,000

Wilder st., S. s., 182 ft. E. Nineteenth, E. Arthur Nield to George Bradley, April 21, 1886, 14 ft. by 48 ft.. 1,300

Wilder st., N. s., 70 ft. E. Nineteenth, H. G. Clay to Jas. Campbell, April 8, 1886, irreg. shape, g. r. $36.. 700

FRIDAY, May 7, 1886.

Ann st., W. s., 30 ft. W. Spring, John H. Gesner to George W. Simon, May 4, 1886, 14 ft. by 47 ft.. $750

Braddock st., N. W. s., 485 ft. 2⅞ in. N. E. Huntingdon, Elias Abrams et al. to Otto Brosel et ux., May 3, 1886, irreg. shape.............................. 990

Bucknell st., S. E. cor. Berks, Mary E. Kingsley to Thomas Leis, Apr. 15, 1886, 16 ft. by 46 ft. 6 in.; mtges. $3,000.. 1,000

Chelten ave., S. E. s., 335 ft. 9⅛ in. S. W. Germantown ave., George H. Lutz to S. MacSmith, April 22, 1886, 22 ft. 6 in. by 71 ft. 4⅝ in.; mtge. $2,000.............................. 3,500

Chestnut st., 3625, Emma C. Grant to Lydia S. Hinchman, May 1, 1886, 40 ft. 1 in by 154 ft. 6 in......... 14,500

Clarion st., W. s., 157 ft. S. Federal, Daniel Crowley to Geo. W. Johnson, April 29, 1886, 16 ft. by 66 ft... 2,000

Cumberland st., S. s., 80 ft. 11 in. W. Fifteenth, Jacob Lutz to Elizabeth McElhinney, April 25, 1886, 15 ft. 2¾ in. by 66 ft.............................. 2,500

Cuthbert st., 1926, Emma C. Grant to Theodore Wernwag, May 1, 1886, 15 ft. by 56 ft. 11 in........................ 2,500

Dauphin st., W. s., 29 ft. W. Hancock, Samuel Beidler to James Beidler, April 30, 1886, 12 ft. by 50 ft.; g. r. $58.............................. 626

Dauphin st., S. s., 79 ft. E. Coral, John Wilson to Salome Faul, May 1, 1886, 15 ft. by 92 ft.; g. r. $60...... 1,200

Eighth st., 2613 N., John Loughran to Margaret Applehouse, April 27, 1886, 15 ft. by 75 ft. 6 in................ 3,800

Fairhill st., E. s., 221 ft. N. Somerset, Charles J. Dougherty to Thos. Small, May 4, 1886, 34 ft. by 70 ft... 1,100

Eighteenth st., W. s., 49 ft. S. Fitzwater, Charles F. Myers to Ellen S. Sayre, May 6, 1886, 16 ft. by 54 ft.. 3,360

Fletcher st., S. s., 110 ft. E. Thirtieth, Charles E. Spring to John J. Stites, March 9, 1886, 18 ft. by 120 ft......... 640

Fourth st., 2417 N., Pearson Serrill to Wm. G. Serrill, May 6, 1886, 15 ft. by 55 ft.. 2,200

Fifteenth st., 2041, John Dickey to Frederick G. Fraser, April 8, 1886, 16 ft. 6 in. by 90 ft. 8 in.................. 1,000

Forty-seventh st., S. W. cor. Warrington, E. E. O'Brien to Thomas Robb, May 6, 1886, irreg. shape...... 500

Fifty-sixth st., E. s., 148 ft. 8 in. S. Haverford, H. G. Hill to Emily Lehman, October 27, 1881.............. 100

Fifty-sixth st., E. s., 112 ft. 7⅞ in. S. Haverford, Wm. M. O'Donnell to Lillian M. Bassett, May 3, 1886, irreg. shape; g. r. $90; mtge. $450... 100

Leithgow st., W. s., 243 ft. 9 in. N. Susquehanna ave., Aubrey H. Gillingham to Felix Neetens, April 30, 1886, 28 ft. by 38 ft.................. 600

Germantown ave., E. s., S. Dauphin, James Beidler to Samuel Beidley, April 30, 1886, 18 ft. front................ 3,400

Germantown ave., E. s., 54 ft. N. Cumberland, Laanna Fluck to Jon. Fluck, April 29, 1886, 38 ft. by 120 ft.. 2,700

Guirey st., 1137, Charles O'Neill, Jr., to Christian A. Lentz, April 30, 1886, 13 ft. by 39 ft. 6 in.................. 1,550

Harrison st., S. W. s., 126 ft. N. W. Mulberry, James Griscom to Jas. McLea, May 1, 1886, 40 ft. by 117 ft. 7 in.. 1,000

Huntingdon st., S. W. cor. Philadelphia, Abraham English to Forest B. English, Sept. 28, 1871, 17 ft. by 80 ft.. 185

Jefferson st., S. E. cor. Twenty-second, Andrew A. Stewart to Edw. McDonald, April 12, 1886, 20 ft. by 53 ft. 6 in.. 6,000

Jefferson st., S. E s., 352 ft. 8⅜ in. N. E. Ridge ave., Fras. S. Cantrell to Eugene Yardley, April 16, 1886, 50 ft. by 140 ft. 4 in.............................. 450

Lawrence st., 2847, John Mitchell to Jacob Heidrich. May 3, 1886, 13 ft. 11¼ in. by 51 ft. 3 in........................ 1,000

Mervine st., 1602–18, Charles Wolters et al. to Prospect Brewing Co., May 1, 1886, 120 ft. by 73 ft.; also, 1600 N. Eleventh, irreg. shape. Consideration: 1,960 shares of capital stock of Prospect Brewing Co........ ......

Mascher st., E. s., 100 ft. S. Ontario, Louis Fisher to Emil N. Knell, Mar. 31, 1885, 1 ft. by 95 ft. 6 in............ 40

Oxford st., S. s, 100 ft. W. Frankford rd., Jos. B. Butterfield et al., to Daniel Galheber, May 5, 1886, irreg. shape.............................. 800

Oxford st., S. W. s., 244 ft. 1 in. S. E. Waln, Jno. W. Wilson to Richard S. Wilson, May 1, 1886, 25 ft. by 80 ft.. 2,200

Pallas st., W. s., 134 ft. N. Mifflin, Aquila Nebeker to John Corcoran, April 26, 1886, 14 ft. by 70 ft. 2 in.; mtge. $414.. 655

Parrish st., S. W. cor. Twentieth, Charles L. Cummings to Mary S. Zollers, April 27, 1886, 16 ft. by 60 ft.; mtge. $3,000.............................. 2,500

Pastorius st., 110, Mary W. Pastorius et al. to Elizabeth McNeil, May 1, 1886, 21 ft. 5 in. by 69 ft. 5 in......... 1,800

Haverford rd., W. Fifty-seventh, Anna Mary Cloud to Chs. Bush, May 6, 1886; mtge $11,000............. 9,000

Fortieth st., 228 S., B. K. Jamison to Eugene L. Townsend, April 12, 1886, 20 ft. by 96 ft.............................. 5,000

Poplar st., S. s., 201 ft. 4½ in. W. Thirteenth, Martha McIlvain to Emma Camp, April 23, 1886, 18 ft. by 117 ft 5,500

Sharswood st., 2509, Jos. D Thornton to Jos. H. England, April 28, 1886, 16 ft. 8 in. by 49 ft. 6 in 2,800

Spring Garden st., S. s., 370 ft. W. Twentieth, Anna P. Trotter et al. to Mary V. Furbush, April 30, 1886, 25 ft. by 150 ft 21,000

Stella ave., N. E. s., 91 ft. 1¼ in. N. W. Emerald, Joseph A. Clay to Richard W. Clay, January 14, 1886, irreg. shape; g. r. $163.32 3,000

Tacony rd., N. W. s., 100 ft. S. W. Tucker, John Holden to Addie M. Warner, May 1, 1886, 20 ft. by 100 ft 390

Tasker st., S. s., 182 ft. E. Nineteenth, William Martin to Daniel Thompson, April 24, 1886, 16 ft. by 65 ft 650

Tenth st., 1337 N., Cyrille A. Norton to Theresa Heck, April 28, 1886, 16 ft. by 74 ft 3,000

Twelfth st., 2645 N., Jas. H. Harper to Wm. G. Stailey, April 18, 1886, 14 ft. by 56 ft.; g. r. $50 1,000

Twenty-fourth st., 1921 N., H. L. Roat to Ernest Spaeth, April 28, 1886, 14 ft. 3 in. by 87 ft. 6 in 3,900

Twenty-fourth st., W. s., 78 ft S. Parrish, John M. Sharp to Rachel Hohenfeld, May 1, 1886, 20 ft. by 67 ft 5,800

Twenty-fourth st, W. s., 98 ft. S. Parrish, John M. Sharp to Fannie H. Wolf, May 1, 1886, 20 ft. by 67 ft 3,800

Warren st, S. W. s., 54 ft. S. E. Forty-first, E. Eaby to Charles F. Hall, April 30, 1886, irreg. shape... 1,100

Watkins st., S. s., 90 ft. E. Eleventh, M. Joyce to Leopold M. Suares, April 26, 1886, 14 ft. by 60 ft.; g. r. $42 700

SATURDAY, May 8, 1886.

Arch st., N. s., 64 ft. W. Twenty-first, Laura C. Cummiskey to Jas. Cummiskey, April 20, 1886, 20 ft. by 102 ft $6,000

Barley st., W. s., 220 N. Oxford, Louisa Davidson to Michael Morris, May 3, 1886, 20 ft. by 87 ft. 6 in. 700

Broad st., E. s., 18 ft. 6 in. S. Reed, Wm. R. Matchett to Wm. Linn, May 1, 1886, 17 ft. 6 in. by 120 ft..... 7,000

Cadwalader st., N. E. s., 80 ft. 2 in. S. E. Thompson, M. Quinn to Patrick Rodgers, May 6, 1886, 16 ft. by 70 ft 1,600

Carlisle st., 2032, Jacob H. Rhoads to Sallie E. McCall, May 7, 1886, 15 ft. 9 in. by 65 ft 3,200

Carlisle st., 2034, E. W. Barber to Sallie E. McCall, May 7, 1886, 15 ft. 9 in. by 65 ft 3,200

Carlisle st., 2036, M. L. Dollner to Sallie E. McCall, May 7, 1886, 15 ft. 9 in. by 65 ft 3,200

Clearfield st., E. cor. Thompson Jonathan Graham to William S. Devine, April 28, 1886, 20 ft. by 107 ft. 6 in.; g. r $40 250

Darien st., 2641, W. Brocklehurst et al. to John Airton, May 1, 1886, 13 ft. 4 in. by 40 ft. 1½ in 1,500

Darien st., n. s., 224 ft. N. Huntingdon, Amos D. Kennedy to Agnes C. Wallace, May 4, 1886, 13 ft. 1 in. by 40 ft 1,800

Erie ave., N. s., 20 ft. 8 in. E. Turner, Wm. E. Lex to Wm. Schneider, April 29, 1886, 14 ft. 4½ in. by 100 ft ..... nom.

E. s. Turner, 100 ft. N. Erie ave., 20 ft. by 113 ft. 8½ in ....

Fifth st., E. s., 212 ft. S. Huntingdon, John E. Fricke to Richard G. Fichtner, May 1, 1886, 16 ft. by 89 ft. 7½ in 3,000

Fifth st., E. s., 171 ft. 5 in. S. Carpenter, Wm. M. Wilson et al., ex'rs, to Wm. Baugh, May 4, 1886, 17 ft. by 87 ft. 2 in.; subject to the moiety of a ground rent of $196 3,300

Fifty-first st., N. E. s., 20 ft. S. E. 40 ft. wide st., Twenty-first Ward, Wm. R. Roan to Allan Ramsey, April 30, 1886, 20 ft. by 116 ft 250

Fifty-seventh st., S. W. cor. Melrose, Henry C. Loughlin to Johanna T. Evans, May 1, 1886, 14 ft. by 100 ft. 600

Germantown ave., S. E. cor. Baker, Alexander Rickey to Gottleib F. Pfund, May 4, 1886, 25 ft. by 60 ft... 900

Hancock st., E. s., 310 ft. S. Dauphin, Wm. A. Ellis to Wm. Sharp, May 5, 1886, 16 ft. by 92 ft. 6 in.; mtge. $3,000 700

Haverford st., N. s., 64 ft. 4 in. W. Thirty-first, Howard Watkin to George W. Matlack, May 6, 1886, 16 ft. by 87 ft ....

Hope st., W. s., 72 ft. S. Huntingdon, Samuel M. Kennedy to John Dooley, April 8, 1886, 12 ft. by 45 ft. 6 in 900

Howard st., E. s., and N. s. Huntingdon, James L. R. Campbell to George Richards, May 8, 1886, 100 ft. by 108 ft. 9 in.; E. s. Howard, 100 ft. N. Huntingdon, 100 ft. by 108 ft. 9 in 20,000

Huntingdon st., N. s., 14 ft. E. Darien, A. D. Kennedy to John Hahn, May 6, 1886, 14 ft. by 67 ft... 3,500

James ave., S. E. s., 731 ft. N. E. Ridge ave., Clayton B. Walker to Bruno H. Wilde, April 22, 1886, 25 ft. by 174 ft. 7⅜ in 310

Knox st., S. W. s., 200 ft. S. E. Manheim, Isophena Roberts to Thos. Butler, May 3, 1886, 25 ft. by 110 ft. 650

Lambert st, E. s., 438 ft. N. Columbia, Charles F. Lange to Henry Zimmerman, April 29, 1886, 14 ft. by 60 ft 2,450

Lambert st., W. s., 181 ft. 6 in. S. Susquehanna ave., Jacob Rightley to Charles C. Martin et ux., April 28, 1886, 16 ft. by 60 ft 2,600

Mechlin st., S. E. s., 115 ft. 6½ in. N. W. Wisteria ave., John Rufe to J. Howard Keely, May 3, 1886, 16 ft. by 75 ft 6½ in 350

Merion ave., S. W. s., N. W. Girard, John A. Shelley to John L. Galloway, May 4, 1886, 3 lots; S. E. cor. Wharton and Bancroft, 20 ft. by 59 ft. 8 in ..... nom.

Mount Vernon st., S. s., 109 ft. 11¾ in. W. Tenth, Anna M. Fulton to Pennsylvania Company for Ins., &c., in trust, April 27, 1886, 23 ft. 8 in. by 79 ft ..... nom.

Ninth st., 1933 N., John S. Serrill to Louisa Vetter, May 3, 1886, 13 ft. 4 in. by 54 ft. 1½ in 2,800

Ninth st., W. s., 100 ft. S. Lehigh ave., Wm. R. Brown et al. to Courtland Rhoades, May 5, 1886, 100 ft. by 173 ft 8,333

Pine st. and E st., Twenty-third Ward, Wm. J. Shettsline to Elberon Land Association, limited, May 1, 1886, irreg. shape 40,800

Rush st., N. E. cor. Twenty-second, M. A. Rively et al. to John Fritz et al., May 1, 1886, 120 ft. by 112 ft. 6 in 2,000

Second st., E. s., 252 ft. S. Cumberland, Michael Quinn to Julius H. Frey, April 15, 1886, 20 ft. by 66 ft. 1,850

Second st., 1303 N., est. Arthur Hamilton to Edward Roddy, May 5, 1886, 15 ft. 10 in. by 115 ft 4,300

Seventh st., 1618 N., Leffman Hope to Emanuel Spitz, May 5, 1886, 17 ft. 9½ in. by 62 ft. 9 in 4,050

Seventeenth st., E. s., 209 ft. S. Venango, Mary McIlvaine to James A. Weaver, April 30, 1886, 14 ft. by 82 ft. 2 in 2,600

Seventeenth st., S. W. cor. Berks, Samuel Wagner et al., ex'rs., to Thomas Mecouch, May 5, 1886, 406 ft. by 100 ft 28,215

Seventeenth st., W. s., 34 ft. N Rittenhouse, William McAdoo to S. Emlen Meigs, May 4, 1886, 16 ft. by 68 ft 11,800

South st., S. E. s., N. E. Island road, Mary Ann Mills to Mary Ann Urian, May 6, 1886, irreg ..... nom.

Sunnyside st., S. E. s., 135 ft. N. E. Cressen, Chas. F. Abbott to John F. Reichard, Jr., April 28, 1886, 64 ft. by 90 ft 1,600

Tasker st., S. W. cor. Twenty-first, Fidelity Insurance, Trust, etc., Company to William H. Berger et al., May 3, 1886, 80 ft. by 116 ft.; g. r. $144 ..... nom.

Tenth st., 415 S., Charles W. Clark to Jacob Weber, May 3, 1886, irreg. shape 5,300

Tenth st., E. s., 212 ft. N. Poplar, Samuel Torode et al. to Jacob T. Hatcher, May 6, 1886, 16 ft. by 80 ft.; g. r. $54 3,506

Tiernan st., W. s., 108 ft. 6 in. N. Dickinson, William R. Matchett to Frank M. Howarth, May 4, 1886, 15 ft. by 74 ft 2,450

Turner st., S. s., 285 ft. 9 in. W. Twenty-fourth, John L. Carre to Mary Boate, May 6, 1886, 15 ft. ½ in. by 55 ft. 6 in.; mtge. $1,682.02 2,000

Twentieth st., W. s., 172 ft. S. Parrish, A. R. Underdown to William H. McNamee, May 4, 1886, 16 ft. by 70 ft 5,250

Twenty-fifth st., 1849 N., H. R. Shoch to Alphonsus F. Jones et al., April 29, 1886, 14 ft. by 65 ft 1,400

Uber st., 2131, E. H. Flood to Anna L. Richardson, April 22, 1886, 20 ft. by 86 ft. 5 in.; mtges. $4,000 1,250

Warren st., N. E. s., S. E. of Lansdowne ave., Andrew Murphy to Edwin Scarlette et al., May 5, 1886. 3,125

York st., S. s., 218 ft. W. Frankford road, Rosina M. Lellenberger to Erhard Binswanger, April 29, 1886, 20 ft. by 100 ft.; g. r. $1,750 2,708

—Mrs. James Eldredge has sold her fine property near Haverford College Station to J. Whittaker Wright, the mining broker, of this city, for $40,000.

—The street cleaning contractors have received warrants and suffered fines imposed upon them by Chief Commissioner of Highway McDonald for dereliction, as follows: First district, Thomas S. Smith, warrant, $4,100; fine $150. Second, Francis Kilpatrick, warrant, $1,848.83; fine, $150. Third, Mich'l O'Rourke, warrant, $5,633.33; fine, $200. Fourth, August Ruff, warrant, $2,501; fine, $150. Fifth, Michael O'Rourke, warrant, $3,966.67; fine, $200. Sixth, D. T. McNichol, warrant, $1,625. Eighth, Mich'l O'Rourke, warrant, $5,633.33; fine, $200. In addition to these the Chief approved a warrant for $1,458.34 in favor of Michael O'Rourke for work done during February. The fines are at the rate of $3 per day for every day the contractors failed to put on sprinkling carts, and also for neglecting to comply with other terms in their contracts. The Comptroller compelled each contractor to agree not to sue the city for the deficiency before he would cash warrants.

City Councils.

Common Council finally passed the ordinance for the appropriation of the Gas Trust surplus, as recommended by the Finance Committee, transfering $25,000 for the completion of the Mill creek sewer, of the Twenty-fourth Ward, to rebuild a section in the Twenty-fourth Ward from Aspen street to Forty-eighth. The resolution offered by Mr. Mehan, appropriating $440,000 to the Board of Education for school-houses was rejected. Mr. Bardsley took decided grounds against it, saying in effect: "This is an appropriation of the taxpayers' money, and the Councils desire to have a say as to how it shall go. If they do not have that say then the money will not be appropriated at all. If we do not see how the money goes it will not go far enough. The Board of Education has been too lavish in its architecture."

$4,000 was taken from the $150,000, set aside for the new county prison, for completing the pavement around Washington Square.

The following ordinances were introduced and appropriately referred:

By Mr. Claridge, to grade Palmer street from Beach street to the Delaware river; to repave Plum street from Beach to Richmond street. By Mr. Wisler, to pave Tyson street from Eighth to Ninth street. By Mr. Wilde, to grade Paoli avenue to Washington street; to pave Grape and Mechanic streets from Main to Cresson; Harrison and Thompson streets from Oak to Gay street; Cresson street from Penn to Cedar, and Cotton from Main to the Schuylkill Navigation Company's line; to lay water-pipe in Hermit from Sharp to Manayunk avenue, and to lay water-pipe on Cresson from Penn to Cedar. By Mr. Holeman, to pave Salmon street from Bockius to Ash; to grade Thompson from Bockius to Ash, and Williams from Ash to Church. By Mr. Williams, to lay water-pipe on Fifty-fourth street from Lancaster avenue to Paschall, and to open Fairmount avenue from Markoe to Forty-seventh street. By Mr. Jenks, to lay water-pipe on Wallace from Thirty-second to Thirty-third; on Mount Vernon from Mantua avenue to Thirty-third, and on Thirty-second from Haverford to Mantua avenue. By Mr. Meehan, to pave Centre from Hancock to Wilson. By Mr. Morrow, to place an electric light at Seventeenth and South. By Mr. Albrecht, to lay water-pipe on Hermann from Twenty-ninth to Thirty-first, and on Thirty-first from Hermann to Dakota. By Mr. Smithers, to repave Twenty-eighth from Oxford to Columbia avenue, and authorizing the Centennial Baptist Church to continue its frame chapel at Twenty-third and Turner. By Mr. D. Thompson, to place electric lights on Broad street from Reed to Passyunk avenue. By Mr. Hanifen, to repave Oxford from Broad to Twenty-eighth. By Mr. Bardsley, to grade Diamond from Twenty-second to Twenty-third. By Mr. James, for a sewer on Camac from Norris to Diamond street; By Mr. Loeble, for water-pipe on Broad street from Snyder avenue to Wolf. By Mr. Upperman, to place electric lights at Frankford avenue and York, Norris and Trenton avenue, Cumberland and Kensington avenue and Cumberland and Trenton avenue, and for a fire-alarm box at the North Philadelphia Droveyard. By Mr. Mechan, to Macadamize Adams' street from Johnson to Walnut lane; to grade Morton from Upsal to Haines; Centre from Hancock to Wilson; Emlen to Quincy, and Adams to Johnson, from Walnut lane to Green street, and to Macadamize Highland avenue, from Twenty-ninth street to Germantown avenue. By Mr. Purnell, to set aside $10,000 for the extension of the school-house at Nineteenth and Addison streets. By Mr. Weyman, to pave Susquehanna avenue, from Beach to Cedar street. By Mr. Mackie, to permit the Bell Telephone Company to extend its wires in Germantown. By Mr. Cleaver, to grade Berks street from Seventeenth to Eighteenth. By Mr. Clay, to appropriate $20,000 to lay water-pipe on Girard avenue east of Sixth street.

Mr. Etting, of the Select Council, offered a resolution, the object of which is to secure a judicial opinion as to the ability of the city to borrow money. He desires a judicial construction of section 8, article 9, of the Constitution, which provides that the debt of any city shall never exceed 7 per cent. of the assessed value of its taxable property. Philadelphia's debt is $63,000,000; of this, $30,000,000 is in the sinking fund for redemption. One of the points to be decided is whether this $30,000,000 in the sinking fund is to be regarded as a debt or assets. The matter has been referred to the Law Committee.

The City Solicitor has been requested, by a resolution of Common Councils, to inform that body whether it was practicable under the laws to compel railway companies to reduce their fares to five cents before granting them the use of the proposed new bridge at Market street, and what proportion of the expense of maintenance and repairs of such bridge the companies can be held liable for.

Water pipes are to be laid on the following streets: Hancock street, from Centre to Price; Reynolds street, from Richmond to Garden; William street, from Ash to Church; Garden street, from Bridge to Jenks; Jenks street, from Garden to Richmond; Thompson street, from Bockius to Ash; Hicks and Mole streets, from Tasker to Castle avenue; Tasker street, from Broad to Sixteenth; Morris street, from Fifteenth to Sixteenth; Thirty-fifth street, from Crawford to Queen's lane; Sunnyside street, from Thirty-fourth to Thirty-fifth.

The Select Council passed an ordinance approving the plan and specifications for the improvement of Jefferson Square.

Proposals are to be received for ground on which to erect a new almshouse, at a price not to exceed $500 per acre. Twenty-five acres or more are wanted.

Patrol boxes are to be placed on the bridges across the Schuylkill river at Spring Garden, Chestnut, Market and South streets.

A resolution was passed by Common Councils authorizing the Highway Department to proceed with the grading of Paschall avenue, in the Twenty-fifth Ward.

In Common Councils the following ordinances and resolutions were presented and referred: To permit poles and electric lights to be placed on Pennsylvania avenue; for the removal of two market sheds on Callowhill street; to lay water pipe on Crown street, in the Fifteenth Ward; to repave Blackberry alley, in the Eighth Ward; to permit the electric light company to carry on the business of furnishing light; to pave Hill street, between Amber and Evans streets, with Belgian blocks; to Macadamize Seventeenth street, from Tioga to Venango; to exchange a piece of land at Twentieth and Federal streets for the erection of a school-house; for the erection of fire escapes on the school-house at Quince and Pine streets; for the restoration of the bridge over the Wissahickon Creek, in the Twenty-first Ward; changing Aramingo Canal, in the Eighteenth Ward, into a public street; authorizing the Mayor to confer with the Board of Education with a view of taking a census of the city.

The Water Committee has before it a petition from the employés for a half holiday on every Saturday until September.

A bill was approved by the Fire Committee of Councils on Friday, providing for the lease of property on the N. W. corner of Kirkbride and Richmond streets, Bridesburg, at an annual rental of $700.

The Philadelphia Electric Light Company will be permitted to built a plant necessary to locate lights in different parts of Fairmount Park.

Citizens are petitioning Councils to enforce the running of city night cars.

The Finance Committee has before it a bill empowering the Mayor to increase the police force, by appointing fifty additional patrolmen for duty in the new districts.

$23,500 will be required for salaries and expenses in connection with the establishments of the new station houses authorized by Councils, and they will be ready for occupancy by July 1st.

A meeting was held on Friday in the Select Council Chamber, relative to the rebuilding of the Insane Department of the Blockley Almshouse.

—Chief Engineer Smedley has submitted an ordinance to the Survey Committee of Councils giving specifications for a new Market street bridge. A slot is to be built in the bridge for the use of the cable road. The structure is to be not less than 75 feet wide, to be built on the present piers, with an opening of 75 feet for navigation, and the Cable Company must pay the cost of laying the conduit. But who's going to make the Cable Company pay if it won't agree to it?

—At a meeting of the Councils Highway Committee, on Monday last, Mr. Bardsley advocated an ordinance to reimburse Mr. William M. Singerley in the sum of $3,468 for grading Seventeenth, Eighteenth, Nineteenth, Twentieth, Twenty-first, Twenty-second, Dauphin, Berks, Norris and Judson streets, in the Twenty-eighth Ward, the amount being much less than the actual cost of the work. The matter was referred to a sub-committee composed of Messrs. Patton, Thornton and Hart.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD D. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

H. D. VAN ORDEN,

ATTORNEY AT LAW,

187 Greenwich Street,

NEW YORK.

BILLMAN'S

Indestructible Waterproof Roof Paint.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music, Traymore House, Atlantic City, Metropolitan House, Atlantic City, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

"GILBERTSON'S OLD METHOD."

Takes the Contract for the WHITE HOUSE roof at WASHINGTON,

at 70 cents per box over the so-called "Genuine 'Old Style'" for the IC 14x20 size (equal to $1 40 per box for the 20x28 size).

The award not made with reference to price alone, but also from tests made as to the BEST QUALITY.

The guaranteed weight of the "Gilbertson's Old Method" offered was 120 pounds net per box of 112 sheets; while the so-called "Genuine 'Old Style'" was offered at 112 pounds.

In order that consumers may more thoroughly understand WHY the "Gilbertson's Old Method" was accepted AT SUCH AN ADVANCED PRICE OVER THE SO-CALLED "GENUINE 'OLD STYLE,'" we quote the following from the specifications made by the Government for the Roofing Plates to cover the roof of the Executive Mansion:

"The Government desires to secure the BEST QUALITY OF DIPPED ROOFING PLATES, and samples showing surface imperfections or irregularities in size or weight will be rejected.

"Comparative tests will be made for weight, ductility, uniformity of plates and thickness and quality of coating, ALL of which, as well as the prices, will be considered in making the award.

"The United States desire ONLY THE BEST CLASS OF MATERIALS, and parties who imagine that any other class will be received are respectfully requested not to bid."

MERCHANT & CO.,

PHILADELPHIA. NEW YORK. CHICAGO.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432,05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

C. B. TRUITT, JR.,

Real Estate & Mortgage Broker,

418 WALNUT STREET,

PHILADELPHIA.

Farms and Country Sites a Specialty.

ALFRED GODWIN & CO.,

STAINED GLASS

For Churches and Dwellings.

N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 19. PHILADELPHIA, MONDAY, MAY 17, 1886. PRICE 15 CENTS

"WHOLESOME WATER FOR CITIES AND TOWNS,"

By DR. CHARLES SMART,

MAJOR AND SURGEON U. S. A.,

Read before the Sanitary Convention.

"The purest and most wholesome natural water," the essayist said, "is derived from springs that are distant from human settlements. The rain-water falling from the clouds and precipitating with it the impurities that have accumulated in the atmosphere is absorbed by a porus stratum of the earth's crust through which it is filtered until it again reaches the surface as a clear and sparkling spring-water. During this process of percolation through a virgin soil all causes of turbidity are removed and the nitrogenous organic matters existing in solution are converted into harmless inorganic compounds. In its progress the water becomes more or less charged with inorganic gases and mineral salts, but these, so long as they do not interfere with potability and economic uses, are not only harmless, but endue the water with a wholesome sapidity. The foully saturated soil of our growing settlements at the present time renders it imperative that we either go to the springs like the early settler or have the spring water brought to us. In choosing the latter method a certain deterioration in the quality of the supply is accepted in part payment for the convenience of tapping the springs on every floor of our houses. When the water is taken lower down from the river current the impurity is increased because the larger area of the water-shed cannot be so well protected from the harmful effects of its settlement. Besides vegetable decay and fine mineral particles, a certain quantity of the waste of human life and human industries will contaminate the supply. Vegetable matter washed down from the uplands or draining into the current from stagnant ponds, swamps and marshy bottoms, and animal matters contributed by the sewage of the upper settlements, are the dangerous substances that enter the water supply derived from the river current.

"The quantity of infected sewage necessary to the spread of typhoid fever by well-water is so small as to evade detection by chemical methods, as the influence of a filtration which effects the destruction of organic matter leaves the specific poison unaffected and in full potency. Looking at the typhoid statistics of certain cities, in which the complicating elements appear to be at a minimum, we cannot fail to be struck by the fact that the prevalence of typhoid fever is in a measure proportioned to the sewage pollution of the water supply."

PHILADELPHIA'S TYPHOID RATE.

Comparing the death-rate from typhoid fever of several of the larger cities of the United States, Dr. Smart said: "Philadelphia, supplied chiefly by the Schuylkill, had a typhoid rate in 1885 of 64 in 100,000, and an average of 66 for the past ten years. These rates for Philadelphia mean that during the past ten years there died of typhoid fever 4,400 persons who would not have died of that disease had the Brooklyn rate (15 per 100,000) prevailed, and that over 50,000 people suffered from a dangerous and debilitating illness, who would have escaped attack had Brooklyn causes operated on them instead of those of Philadelphia. If the views that have been submitted are correct, we would infer the presence of an infected sewage in the Schuylkill water, or the presence in Philadelphia of typhoid causes that don't exist in Brooklyn, New York or London. According to the records of the Water Department of the city a notable sewage inflow has existed since 1860, when complaints were made of the foul taste and odor of the water, and when certain sewers were specially mentioned as occasioning the impurity. A recent report says: "The Schuylkill, above Fairmount dam, is the natural sewer, first and last, for a population of 350,000, largely engaged in manufacturing, and whatever may be the varying judgments of physicians as to the power of a running stream to purge itself of foreign contamination, it is certain that the river itself has, from time to time, furnished the most convincing evidence of its inability to digest or dispose of the extraneous and injurious matters discharged into it.' With regard to other assumed causes of typhoid, it does not appear that Philadelphia is specially its habitat. The aggregation of susceptible individuals on a given area undoubtedly facilitates the spread of this disease, but the area of Philadelphia is less crowded than that of most cities of its size—certainly less so than that of New York or London. The progress of sewer construction has kept pace with the growth of the city. It has been demonstrated by many statistical comparisons that the introduction of a system of sewerage has invariably lessened the death-rate of a city, and particularly the rate occasioned by the zymotic diseases; yet Philadelphia, so far as regards typhoid fever, retains or even exceeds the rates that prevail in certain unsewered cities."

Then followed a comparative statement of the annual death-rate from typhoid fever in the sewered city of Philadelphia, and in the unsewered cities of Baltimore and New Orleans. The rates of each for the past twenty years were given, yielding an average for Philadelphia of 61, slightly lower than that for Baltimore, 65.4, and considerably larger than that for New Orleans, 33. Restricting the inquiry to the rates of the past ten years, it was found that Philadelphia has a higher mortality than either of the two other cities, 66.1, as compared with 52.5 and 24.6.

THE ONLY METHOD OF AVOIDING TYPHOID.

Dr. Smart, arguing from his premises, held that "the only method by which typhoid communicated by a general water supply may be avoided to procure a supply of water that is free from sewage and preserve it in its condition of natural purity. The propagation of malarial diseases by means of the drinking water has of late years been generally accepted by the profession. It is notable that the disease when introduced in this way is always of a more aggravated type than when caused solely by exhalations—the poisonous water appearing in a general way to be a more concentrated and deadly agent than the poisonous air. Moreover, and this is of grand importance from a preventive point of view, the prevalence of these fevers has decreased with an improvement in the water supply. Filtration is capable of removing from a surface-water the essence of the remittent fevers that may be present in it. Spring water, issuing from an unsullied soil, is destitute of morbific qualities. The rain-water becomes impure in carrying out the purpose of its fall in the economy of nature; but all its impurities are removed from that part of it which penetrates the soil to feed the springs. The experience of all the ages testifies to the purity and desirability of the spring supply. Under the conditions of our modern civilization it seems impossible to bring the spring water in its pristine purity to our homes; but it is only a question of money and an intelligent and watchful superintendence to have a water which will be its equal in wholesomeness. Animal matter, with its typhoid possibilities, must be excluded by the selection of a suitable source, the area of which must be afterward protected to the full. But the most careful surveillance will fail to exclude the malarial possibilities associated with the vegetable matter of an otherwise healthful surface. To remove these nature's process of filtration must be initiated. Thus only will a water be obtained free from the danger of typhoid fever on the one hand and of malarial diseases on the other—a pure, clear and wholesome supply, which, by preserving the community from unnecessary sickness, will in a short time amply repay the expenditure involved in its introduction."

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
—SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.—

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.
ASSETS, January 1, 1886.....$1,263.509 78
SURPLUS as regards Policy holders..... 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock..... 546,521 88
ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS H. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

SAMUEL J. GRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat cheap. Luxurious
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway. N. YORK.
Send for Catalogue, and kindly mention this paper.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 19. PHILADELPHIA, MONDAY, MAY 17, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, MAY 17, 1886.

THE present agitation of the Water Question must ere long culminate in one of two things, a new and improved water supply must be decided upon or we must quietly submit ourselves to an acceptance of what we have got, no matter how poor in quality or limited in quantity. Agitation soon expends itself and is certain to be followed with abject and lasting torpitude. In this case, unfortunately for ourselves, torpitude means disease and perhaps a large and alarming increase in our death-rate. It is not only false economy, but an economy bordering on criminality itself, to further delay the solution of this water problem, when, for aught we know, we may have through our own stupidity and the fear of responsibility, a visitation of some pestilence which may cost us a third of our entire population in a single summer.

The fear of incurring debt for the consummation of projects which involve the health and life of a million human beings is both cowardly and inhuman. New York, in the worst phases of Tweed-ring thraldom, received benefits and improvements which, if not commensurate with the extravagant and munificent sums which were recklessly expended, stand to this day as creditable monuments to the minds who conceived and the men who executed them It is worse than folly to further tamper with the Schuylkill; its bed is a mass of reeking filth ; it is the receptical of the worst elements of sewage, both organic and soluble, and it seems to us that the much vaunted civilization of the nineteenth century is but a travesty, a delusion and a myth. Rome had an acqueduct which reached many miles into the country. Pure and wholesome water even in the early centuries was considered worth going after no matter how great the cost. New York's aqueduct winds its way through the beautiful valleys and under the magnificent hills of old West Chester County for over forty miles, in order that pure and wholesome water may be obtained; and yet, in order that the supply may be still increased, there is another now being built of even more magnificent proportions than the first.

Have we become a people of puny minds? Are we so entirely indifferent to the absolute necessities of this great city that we must because, forsooth, the expense is great, drink the percolations of privy vaults and grave yards, the offal of slaughter houses and the dye stuffs of huge mills? What a burning shame there are not in Councils a dozen men equal to the emergency. Why cavil about the expenditure of a few millions when our water necessities should be supplied if the cost was ten fold greater.

Water companies and such other ambiguous arrangements are mere speculations upon our municipal weakness and political demagoguism. They should be given to understand that we can manage this affair without their assistance.

Let us have no more trifling ; let us make up our minds that we must have good water no matter how great the cost to obtain it, and if it cannot be had nearer than the Water Gap, go there, or if need be go still further after it. If Legislation is denied us in order that we may build our aqueduct, then let us throw what moral and political prestige we may possess as the second city in America against the legislators themselves. Build an aqueduct we must, and one of such pigmy proportions as the intercepting sewer would be but a waste of money and an evidence of municipal stupidity and characteristic short-sightedness and folly.

THE admission of Mrs. Kilgore to practice as an attorney in the Supreme Court of this State, secures to her the right to practice in the lower Courts. This is just as it should be, for Mrs. Kilgore has shown herself to be both worthy and competent. The tenacity and perseverance she has shown in her efforts to obtain recognition, is not only commendable but it should be her highest recommendation to those needing her service. She has our warmest wishes for her success, and the man who fears the innovation her admission represents had better seek some other profession.

PHILADELPHIA will in due time have more than one railroad strung to its bow. Last Tuesday afternoon Robert Garrett stood on the West side of the Schuylkill River in company with his chief officers to see personally the progress made in establishing terminal facilities here. He came here over his own line. By midsummer we are assured traffic will be opened up between Philadelphia and Baltimore and the great South.

Nor is this all. It may be that the South Penn road will never be built; certainly it will not be built if the selfish and monopolistic tendencies of the Pennsylvania company prevails. But the movers in this Southwestern scheme mean to push construction. That road will be completed sooner or later under some management or other. The Southern tier of counties need the road; Philadelphia needs it and Pennsylvania needs it. The road cannot be very long delayed. There is abundant capital to build it and abundant traffic to sustain it as a good-paying investment when built, many less traffic-producing sections are overrun with railway facilities.

MR. JOHN WANAMAKER struck the key-note of progress when he stated the other day, according to an interview, that we wanted bigger wholesale stores to attract buyers hither. Mr. Wanamaker's enterprise in retail matters is wanted in wholesale circles. Who stands in the lead? What names are known throughout the land as is Mr. Wanamaker's? Our wholesale interests are quiet. Who cannot in a moment recall the names of New York wholesalers in any branch of trade? But who is able to recall even right here in Philadelphia any of our wholesale merchants? Of course any business man can recall a few. But pick out ten men in a crowd and ask them to name our wholesale merchants in Philadelphia and how many of them could reply. Philadelphia is a shop, it manufactures; New York is a store, its genius is the genius of the salesman ; its two eyes are always bent in the direction of business ; it thinks and talks business, Sunday and Saturday; its half hundred exchanges are strong and compact; it has no time for side issues. New York is all the world to New Yorkers. Philadelphia can be greater. We have all the elements, capital, commercial skill and experience and every needed faculty. We need more Wanamakers; we need more young men at the head, men who have their records to make.

CONTRACTS for about eight miles of 12-inch cast iron pipe were awarded Friday by the Trustees of the Gas Works for pipe to be laid from the holders at Ninth and Diamond streets to the Germantown and Chestnut Hill districts. The McNeil Pipe & Iron Co. and the Gloucester Iron Co. secured the work in about equal proportions.

THE REAL ESTATE RECORD management meets occasionally with some strange opposition in its effort to furnish information to its readers. Here is a sample reply as to what is going on in real estate. After considerable hesitancy, frequently, the statement is made: "We have sold a few houses at different prices." This information is not very enlightening. It would do the individual no harm to state what the operations were, where located and what prices were paid; yet, with a false sense of shrewdness and wisdom, all these details are withheld, probably under the idea that the purchaser or seller is unwilling to have known, or, for instance, to have the next door neighbor to know the prices paid.

This is an extremely narrow and provincial view to take of real estate interests. Real estate operators in other cities do not pursue this course. If they sell a house or land the fact is made known and the price given. What possible advantages there are in withholding these interesting facts are not apparent to the ordinary mind.

THE REAL ESTATE RECORD aims to give news. It cannot fumble over the office records, but it can ask and do more than ask for the facts. The question is here asked, Is this a wise and sensible procedure? We have no desire to read a homily to the real estate operators, because some of them are liberal, open and anxious to forward the best interests of the city. There are many others, however, who consider that secrecy is essential to success, and who decline to give any details whatever concerning their operations. Of course, in time these operators will learn differently and see differently, but in the meantime much valuable information is lost. THE REAL ESTATE RECORD comes to these operators with the request that they look at this subject as it ought to be looked at, and furnish information of interest to the public, even though it is not strictly their business to know it.

"WHAT authority is there in Girard's will for teaching the boys of Girard College a trade?" inquired Mr. B. B. Comegys at the last meeting of the Board of City Trusts. "Stephen Girard wanted the boys taught facts and things, and a shoe is a fact and thing," Mr. Vaux replied.

It will be a surprise to the people of Philadelphia who think they understand the motive and purpose of Stephen Girard when he had his will prepared, to know that there is any one who could doubt what that will contemplated with regard to the boys. If the will does not mean that they are to be taught a trade, what does it mean? If there is no authority in that will for teaching the boys a trade, then Stephen Girard's purpose has never been understood. What possible objection, in the will or out of it, can there be to the boys of that institution learning something that will fit them for the batter of life? Does Mr. Comegys want a few hundred genteel loafers turned out every year fit for nothing but counter hoppers, book peddlers and street car drivers? Is a trade such a disreputable acquisition? Are there such a host of opportunities for young men to enter life? It is strange that this question should be asked. The great and urgent demand of the hour is technical and mechanical education. Our common school system is defective. It is turning out boobies by the thousand, half-educated young men, who know just enough to learn to despise work, yet not competent to do anything else. The question of the establishment of technical and mechanical schools has been agitated for years. The trade unions of the country are barring their doors against apprentices. The employing mechanics of the country are calling for help, for young men who have some knowledge of tools. Here are 1,000 or more in Girard College, kept there and educated there with the money of Stephen Girard, and yet it is intimated that they ought to be kept there in ignorance, and the most urgent and important duties of life, viz., how to use their hands and intelligence in the direction where their abilities can be most profitably employed, neglected. Such nonsense as this ought not to be tolerated. If the Board of City Trusts understand the purposes of Girard so little, it would be well if different men be found to fill their place. This is not a time to split hairs over the constitutional interpretation of the will. That will, for instance, strictly prohibited ministers from entering the college, yet hairs were split and a minister resides there and instructs the boys, clearly against the intention of Girard, but our hair-splitting lawyers and judges permitted it and still permit it. The boys of Girard College should be and must be taught trades. They can be more useful to themselves and to the public thereby. Their latent capacity can be developed, and those who array themselves in opposition to such a purpose will find themselves in opposition to the common sense of the community, and in hostility to the evident purposes of the testator.

Communication.

In justice to Mr. John F. Betz, we publish the following letter:

OFFICE OF OTTO C. WOLF, *Engineer and Architect*,
419 Walnut street, Philadelphia, May 12, 1886.

To the Editor of the Real Estate Record.

DEAR SIR:—I note in your issue of May 10th two articles in reference to the new brewery to be erected by Messrs. Betz & Schoenberg on Broad street.

The statements made in both of these articles concerning the purchase of machinery in Europe are absolutely incorrect, and without any foundation whatever.

The purpose of the before-mentioned trip to Europe has, to my knowledge as the architect, no connection whatever with the proposed structure, as all necessary machinery and other appurtenances for the new brewery are to be supplied by "the American mechanic," regardless of whose beer he drinks. Your sarcastic allusion to the contrary is both unkind and uncalled for, and, to my mind, requires an emphatic correction in your next issue.

Yours truly, OTTO C. WOLF.

—The Health Officer has been directed to employ an expert to make a thorough examination of the interior of the old Girard avenue sewer and report its exact condition with reference to the discharge of any sewage into it.

REAL ESTATE.

Charters Granted.

Quaker City Oil Company, of Philadelphia; capital, $100,000. The incorporators are John G. Willits, Haddonfield, N. J.; J. Murray Bacon, John Gill, Jr., Morris W. Strouse, B. K. Jamison, J. H. Kershaw, of Philadelphia. The Stewart Granolithic Paving and Roofing Company, of Pittsburg; capital, $50,000. Scott Spring Company, of Philadelphia; capital, $250,000.

The Citizen's Moving.

The City's Municipal Association has been quite busy during the past two or three weeks organizing for active work. A meeting was held at 927 Chestnut street on Tuesday morning, Joel J. Baily presiding. Committees were appointed by the Executive Committee on Finance, Membership, Abuses and Complaints, Law and Legislation and on Room and Library.

A number of complaints were received and referred to the proper committees, and a resolution was passed requesting that a circular be issued to the citizens informing them that all complaints and communications be sent to Chairman Baily, any member, or to T. B. M. Addis, the agent, at 927 Chestnut street. The sub-committee will organize at once and begin the active work of looking after the contractors.

New Building for the Almshouse.

It was stated at last Monday evening's meeting of the Councils' Finance Committee that the architect's estimates of the cost of the buildings contemplated is $64,000 exclusive of heating and plumbing services, which would probably add, it was thought, $12,000 to $15,000 more. Mr. Lawrence said the Guardians first asked $45,000 but afterwards thought $65,000 would be needed, owing to the increased cost of labor and materials, and, as the insurance money had gone into the City Treasury, Common Council voted $30,000 additional. Now there was a third estimate from $12,000 to $15,000 higher than the second.

Ex-Governor Hoyt and Philip C. Garrett, of the Lunacy Committee of the State Board of Charities, in explanation of the increase, said that the Committee were opposed to a three-story building for the insane if it were not made "slow-burning." Instead of laths, therefore, the architect proposed to use wire to hold the plaster.

Advantages of Low Ceilings.

Rooms with low ceilings, or with ceilings even with the window-tops, are more readily and completely ventilated than those with high ceilings. The leakage of air, which is always going on, keeps all parts of the air in motion in such rooms, whereas, if the ceiling is higher, only the lower part of the air is moved, and an inverted lake of foul and hot air is left floating in the space above the window-tops. To have the currents of fresh air circulating only in the lower parts of the room, while the upper portion of the air is left unaffected, is really the worst way of ventilating, for the stagnant atmospheric lake under the ceiling, although motionless, keeps actively at work under the law of the diffusion of gases, fouling the fresh currents circulating beneath it With low ceilings and high windows, no such accumulation of air is possible, for the whole height of the room is swept by the currents as the dust of the floor is swept with a broom. Low ceilings have also the advantage of enabling the rooms to be warmed with less expenditure of heat and less cost for fuel.

Sinecures for Politicians.

The Cost of Collecting Customs in Fifty-four Districts.—$149,564 *Collected at a Cost of* $284,572.

Assistant-Secretary Fairchild in his letter to the House, in answer to a resolution of inquiry, says:

I enclose a list of customs districts and ports of delivery at which the expenses for the past fiscal year exceeded the receipts during that period. Except as hereafter stated, I know of no good reason for the continued maintenance of them as independent districts and ports. In my judgment, they should be abolished, and the territory comprehended in them consolidated with contiguous customs districts where the amount and nature of the business done are sufficient to justify the employment of a Collector and a corps of subordinate customs officers. The exceptions referred to are Mobile, Brazos de Santiago and Alaska. Mobile has a large export and a considerable import trade, and while the expenses have exceeded the receipts this is due to the fact that a large proportion of the imports were free goods and that the district embraces a large extent of coast to be protected from smuggling. Brownsville, the port of entry for Brazos de Santiago, is an important commercial point on the Mexican frontier, and although the receipts of the district for the last two years have fallen short of the expenses, the collections have somewhat increased during the current fiscal year and the expenses have been reduced. It is believed, therefore, that in the future this district will be self-sustaining. Alaska is so far distant from other customs districts that its retention as an independent district seems necessary. If unproductive districts should be abolished, as suggested, it would be necessary to provide for subordinate officers to be stationed at such places in the consolidated districts as may be required to issue documents to vessels, and render other needful services in connection with the enforcement of the revenue and navigation laws, and for the convenience of commerce.

The list of customs districts and ports wherein the expenses were in excess of receipts during the fiscal year ended June 30, 1885, are as follows:

	Receipts.	Expenses.	Cost to collect one dollar.
Alaska	$3,003	$14,371	$4.78
Albermarle, N. C.	905	3,019	3.33
Alexandria, Va.	1,313	2,595	1.97
Annapolis, Md.	876	2,204	2.51
Barnstable, Mass.	2,765	7,416	2.68
Beaufort, N. C.	1,434	3,447	2.40
Belfast, Me.	3,186	4,413	1.39
Brazos, Tex.	22,439	42,428	1.89
Bristol and Warren, R. I.	200	1,070	7.49
Brunswick, Ga.	7,600	8,690	1.13
Castine, Me.	1,021	4,388	4.88
Cherrystone, Va.	1,555	3,030	1.94
Duluth, Minn	4,727	5,710	1.20
Dunkirk, N. Y.	608	3,247	5.34
Edgartown, Mass.	678	3,502	5.16
Fernandina, Fla.	2,708	5,169	1.90
Frenchman's Bay, Me.	1,848	5,363	2.90
Georgetown, S. C.	700	1,843	2.63
Gloucester, Mass.	7,807	13,896	1.77
Great Egg Harbor, N. J.	1,160	2,312	1.99
Humboldt, Cal.	1,785	3,882	2.17
Kennebunk, Me.	143	702	4.90
Little Egg Harbor, N. J.	345	1,875	5.42
Machias, Me.	2,145	4,430	2.06
Marblehead, Mass.	1,042	2,563	2.45
Grand Haven, Mich.	8,672	9,075	1.04
Mobile, Ala.	16,174	21,223	1.31
Montana, Mont.	300	1,871	6.23
Nantucket, Mass.	66	666	10.11
Natchez, Miss.	223	507	2.26
Newport, R. I.	2,555	4,288	1.67
New Orleans (Atlanta, Ga.),	245	1,014	4.13
New Orleans (Cairo, Ill)	1,239	1,513	1.22
New Orleans, (Chattanooga, Tenn)	467	594	1.27
New Orleans (La Crosse, Wis)	1,106	1,416	1.28
Pamlico (Newberne, N. C)	2,832	5,424	1.91
Pearl River (Shieldsboro), Miss	4,682	8,013	1.71
Petersburg, Va.	361	3,447	9.55
Portsmouth, N. H.	1,801	8,227	4.56
Richmond, Va.	6,504	8,295	1.27
Saco, Me.	153	705	4.59
Sag Harbor, N. Y.	744	1,322	1.77
San Diego, Cal.	5,810	5,788	1.16
St. Augustine, Fla.	890	2,190	2.45
St. John's (Jacksonville), Fla.	3,253	5,064	1.55
St. Mark's (Cedar Keys) Fla.	503	4,627	9.20
St. Mary's, Ga.	79	1,831	23.16
Southern Oregon (Coos Bay)	439	3,206	7.30
Stonington, Conn.	1,515	1,684	1.11
Superior (Marquette), Mich	8,700	10,764	1.23
Tappahannock, Va.	989	1,221	1.23
Teche (Brashear), La.	1,700	6,036	3.55
Waldoboro, Me.	4,804	7,618	1.58
Wiscasset, Me.	728	3,578	4.91
York, Me.	28	260	9.24

The Provident Home Purchasing Company.

Joel Cook, E. A. Hancock, R. A. Wilkinson, Charles T. Hallowell, J. O. McHenry, Wilson Welsh, W. D. Harbours, Frank Asbury, Chas. A. Chase, Chas. H. Adams, John M. Errickson, William Trimble, Jr., Samuel J. Clevenger, Chas. L. Bourguignon, A. G. Murphy, Henry R. Edmunds, George H. Kyd and Edward W. Sharp, and others have made application through their solicitor, Henry R. Edmunds, for the charter of an intended corporation to be called "The Provident Home Purchasing Comp ny," the character and object of which are for the purchase and sale of real estate, and for holding, leasing and selling real estate, and all business incident thereto, and for these purposes, to have, possess and enjoy all the rights, benefits and privileges of the said Act of Assembly and its supplements.

Orphans' Court Decisions.

Guarantee Trust Company was appointed trustee of the estate of S. S. Gaw and H. Ward, and Provident Trust Company of the estate of E. Lewis. Citation of R. Porter, administratrix of the estate of J. Porter, to file account granted; widows' allowances granted in estates of F. R. Theobold and H. Weidt; sale of real estate confirmed in estate of A. R. Cooley; rule to intervene in partition granted in estate of R. Wistar; minor's exemption granted in estate of W. Hay; petitions for allowances granted in minor estates of M. Nugent, J. B. Hast, Robinson and McDevitt minors; petition of guardian to satisfy mortgage in the estate of Shaw minors; petition for leave to pay purchase money to executors granted in estates of R. Staley and B. Reilly; petition of H. B. May et al., administrators of the estate of A. H. Cain, for discharge granted; estate of W. W. Cook, petition of administrator to make investment granted; petition of trustees of estate of E. Greble to improve real estate granted; citation sur appeal from register to grant issue in estate of W. Stewart granted; Fidelity Trust Company appointed guardian of estate of Wright minors, German American Trust Company of Kalitz minors, J. Morrow of Konegan minors, S. M. Scott of Scott minors and W. J. Robbins of Supplee minors.

Items of News.

—Real estate sales at auction show a considerable activity in the real estate market.

—Building operations in Rochester, N. Y., are said to be suspended on account of the strikes.

—The stone rubbers of this city have applied for admission into the Knights of Labor.

—The Quincy, Missouri and Pacific Railroad has been sold to the bond holders for $1,000,000.

—The Weston & Wells Manufacturing Company has declared a dividend of twenty cents a share.

—The cabinet makers are causing a good deal of trouble through their efforts to establish eight hours.

—The Board of Health is quite active in its operations against the possibility of any sort of an epidemic.

—By the will of Thomas Horan, $40,000, out of an estate of $61,093.11, was bequeathed to charitable institutions.

—Twenty carpenters, who were employed at John Kessler's building, Third and Somerset streets, struck on Tuesday.

—Wages in the car shops of the People's Passenger Railway Company have been advanced from $2 to $2.25 per day.

—The personal estate of Henry H. Shillingford is appraised at $25,173.27, and that of Catharine Wenzell at $32,970.05.

—W. L. C. Biddle bought the old Merchant Hotel on Fourth street, below Arch, at auction, last Tuesday for $74,000.

—A new financial concern has been established in the city with a capital of $250,000. It is known at the City Trust Safe Deposit.

—On last Tuesday the Fire Commissioners passed a resolution providing for the inspection of the department from the first of next month.

—If the extension contemplated by the Bethlehem Iron Company to their works is carried into effect it will involve a cost of $3,000,000.

—The Journeymen Plumbers' Protective Association desired to name two members for appointment on a committee for plumbing and sanitary drainage.

—The *St. James' Gazette* says that over $5,000,000 is spent yearly by the Moors, Prussians, Maylays, Indians and Turks in pilgrimages to Mecca and Medina.

—The Trustees of the Camden Home for Friendless Children have elected Charles Rhoads, President; W. Groves, Treasurer; and Joseph De La Cour, Secretary.

—The Reading and Lebanon Railroad Company re-elected its old officers. Work on the line will begin soon after the Reading and Pottsville Railroad has been finished.

—At Troy, the carpenters' strike ended in a compromise. Work will begin at 7.30 A. M. and end at 4.30 P. M., except on Saturdays, when work will end at 4 P. M.

—The plumbers of Troy, New York, struck last Monday by direction of the Knights of Labor. They say "they have no grievances, but are out merely to sustain the others."

—The Methodist Episcopal Church at Glassboro, which had just been rebuilt, was struck by lightning on Saturday and damaged to the extent of $2,000, one entire side being torn out.

—About ninety employés of the Schomacher Piano Manufactory, at Eleventh and Catharine streets, went out on strike on Tuesday for a reduction of working hours from ten to eight.

—By the will of Hester Craig Green her estate of $1,500 is bequeathed to Christ Church Hospital. A memorial window to her mother is to be placed in the hospital, the cost not to exceed $400.

—At the meeting of the Lathers' Protective Union on Wednesday night, at Lewar's Hall, it was reported that all the boss plasterers had granted the demand for $1.75 per 1000 except Thomas Finley.

—Councils' Committee on Surveys on Tuesday referred to a district committee a communication from the Poor Guardians asking that the low meadow land in front of the Almshouse be filled in.

—The packing-box factory of John Fife, in Frankford, was burned on Tuesday morning, causing a loss of $3,000. The roofs of several dwellings on Josephine and Church streets were partly burned off.

—Owing to the large surplus that existed after the last dividend had been declared, it is probable that the Pennsylvania Railroad Company will hereafter declare a regular annual dividend of five per cent.

—The Commonwealth Mutual Fire Insurance Company, of Lancaster county, has been cited by the State Insurance Commissioner to show cause why it should not be declared insolvent and a Receiver appointed.

—Judge Butler, in the United States Circuit Court, has appointed ex-Governor James Pollock Examiner to take testimony in Wm. M. Robinson's foreclosure suit against the Philadelphia and Reading Railroad Company.

—The firm of Yerkes & Plumb, manufacturers of edge tools, Frankford, has increased the wages of their employés 5 per cent.

—The Western Nail Association, on the 12th inst., adopted a resolution reducing the price of nails to $2.50 per keg for tens, 10 cents per keg off in car lots, sixty days, or 2 per cent. off for cash. The association will meet in Chicago on June 16.

—It is stated that the date for calling assessments upon the stock of the Buffalo, New York and Philadelphia Railroad Company, under the plan of reorganization, will be extended from the 15th of this month to the same date of next month.

—The Atlantic City Council on Monday night passed an ordinance granting the right of way on Baltic avenue to the Philadelphia and Atlantic City Railroad. This ends a contest that has lasted for months, and permits the company to reach the Inlet.

—At Boston, eighty-four employers have agreed to the painters' demands, and 750 men are at work on the eight-hour basis, while three coöperative shops, employing over sixty men, have been started. Two-thirds of the original strikers are now at work.

—The Secretary of the Fire Commissioners has been instructed to send to hotel proprietors a copy of the fire-escape law, with that part underlined which requires that red lights shall be displayed at the head and foot of each stairway and at the intersection of corridors.

—At Reading the slaters have decided to work for not less than $2.25 a day this season, and refuse to work with apprentices. They formerly received $2. The hat manufacturers unanimously decided on Tuesday not to advance the wages of their finishers and other employés.

—It is stated that the revenue of the Submarine Cable Trust thus far for 1886 was £4,656 less than that of the same period in 1886, in consequence of the diminished dividends of the Anglo-American Cable Company and the competition of the Commercial Cable Company.

—JudgeButler, in the United States Circuit Court has granted a preliminary injunction to the American Bell Telephone Company restraining Albert F. Congdon from making, selling and using telephones alleged to be infringements upon the complainant company's patents.

—The United States Supreme Court has decided against the stockholders of the Boston, Hartford and Erie Railroad, they sought to recover possession of the road from the New York and New England Railroad Company who were its purchasers under a mortgage foreclosure.

—These sums were paid into the City Treasury on Monday: $30,442.29 taxes of 1886, $19,768 delinquent taxes and $116.20 search fees, by Receiver Hunter; $311 65 by the City Solicitor; $40 by city property, and from magistrates as follows: Lennon, $260.15; Lloyd, $119.35; Ahern, $58.85, and Riley, $40.85.

—The Atlantic county, N. J., Freeholders on Wednesday last organized by electing George F. Currie, Director; Albert W. Irving, clerk; Allen B. Endicott, collector, and Joseph Thompson, solicitor. The appropriations for the year reached about $23,000. The county is out of debt and has $7,000 in the treasury.

—Elwood Allen & Son, sash and door manufacturers, on Main street, Frankford, have granted the reduction of working hours from ten to nine, at $2.75 per day, to the stair-builders in their employ, and it is expected that on June 1 he will grant the same reduction to the forty other employés.

—The handsome remodeled dwelling at "Taworth," formerly the Merrick property, corner of School Lane and Township Line, is receiving the finishing touches prior to the occupancy in two weeks of the family of Mr. J. C. Strawbridge, its present owner. The ground and improvements are estimated to have cost $150,000, $80,000 in improvements alone.

—The Directors of the new Produce National Bank have leased the building No. 104 Chestnut street, and as soon as necessary alterations are completed business will be commenced. Mr. Thad. C. Yates, now assistant to the Cashier of the Consolidated National Bank, has been elected Cashier of the new institution.

—The State's financial officers say that the revenue of the State will be increased to $1,500,000 under the new Tax act just declared constitutional by the Supreme Court. The revenue now is about $500,000, and it would probably amount to $2,500,000 were it not for the fact that some of the large counties will be allowed credits for overpaid taxes of former years.

—The Manufacturers Association of Brass, Iron, Steel and Gas Fitters, representing 98 per cent. of the manufacturers in these lines in the United States, met in Pittsburg on Tuesday afternoon, and unanimously resolved that hereafter ten hours should constitute a day's work for their employés, and that they would also be allowed five hours each, weekly, for moral, social and physical improvement.

—The Philadelphia Petroleum and Mining Exchange has changed its name to the Philadelphia Petroleum and Stock Exchange. All the active stocks dealt in at New York have been placed upon the list. Fractional lots of stocks for ten shares up, will be sold. The announcement of this change caused the value of seats to jump from $80 to $100. The American Loan and Trust Company of New York will act as the transfer agent of the Exchange.

—The thirty-third annual meeting of the Northern Home for Friendless Children and Soldiers' Orphan Institute, at Twenty-third and Brown streets, was held on Tuesday. MacGregor J. Mitcheson presided. The Treasurer's report showed that there was a balance of $815.08 on hand at the close of the school year. There are now 395 children in the home, against 417 at the same time last year. The present officers and Directors were re-elected.

—The Property Committee of the Camden Board of Education met on Tuesday night and opened the following bids for the new schools house, to be erected at Broadway and Clinton street: A. H. Williams, $29,997; Charles Johnson, $29,551; William T. Mead, $28,040; G. K. Holloway, $27,200; William Severns, $26,493; John C. Rogers, $25,900. The committee decided to recommend to the Board the awarding of the contract to John C. Rogers, who was the lowest bidder.

—Representative Everhart has introduced a bill in the House, and Senator Cameron has presented a similar bill in the Senate, directing the Secretary of the Treasury to purchase a suitable site, and cause to be erected thereon, at Chester, a substantial building for the use of the United States Post-office, Internal Revenue and other Government offices. The cost of the proposed building, including the site, is limited to $75,000.

—Councils' Committee on Markets and City Property awarded the following contracts on Tuesday: Erecting a bath-house at Twenty-seventh and Master streets, James Bradley, $8,000; Improvement of Jefferson Square, Vulcanite Paving Company, $14,975; paving south side of Passyunk Square, Vulcanite Paving Company, $955; resetting coping of Independence Square, John Maxwell's Sons, $470; painting bath-house at Twelfth and Wharton streets, Michael Snee, $329.

—The Union Passenger Railway Company want to lay single and double tracks on Twenty-first and Twenty-second streets, and also on Montgomery and Susquehanna avenues. The Board of Highway Supervisors on Wednesday referred the ordinance granting these privileges to the Councils' Committee on Surveys. A number of citizens protested against double tracks on Twenty-second street between Norris and Diamond streets, the People's Line already having a track there.

—The twenty-nine striking carpenters employed by Stewart Brothers, contractors, in the new buildings in process of erection at Third street and Lehigh avenue, Second and Somerset streets and Seventh and Somerset street, did not return to work on Tuesday, because their demands of $2.75 per day of nine hours were not complied with by their late employers. They had hitherto received $2.50 for nine hours' work, and, in accordance with the rule of the Carpenters' Brotherhood, made a demand for $2.75.

—The Hayes Mechanics' Home, at Bala Station, was formally dedicated on the 12th inst. Addresses were made by D. T. Batt, Esq., Judge Kelly and Charles Emory Smith. The institution is intended as a home for aged and disabled mechanics. Applicants of sixty years of age are required to pay $500 for admission; those between sixty-five and seventy, $250, and over seventy, $150. This will secure a home for life. William H. Johnson, ex-Chief Engineer of the Philadelphia Fire Department, has been appointed Superintendent of the home, and his wife is the matron.

—The *Evening Star* of this city says that the city of Manchester, England, is very far from being as prosperous a city as Philadelphia, but its people appreciate at its full value the blessings of a full supply of wholesome water. The present works of that city cost $20,000,000, and now it is proposed to expend $15,000,000 in order that there may be no deficiency. The water to be introduced additional will be brought from Lake Thulmere, 120 miles distant from the city, by gravitation. The daily increase in the supply will be 50,000,000 gallons. The Birminghamers are evidently a wide-awake and very sensible set of people.

—Attorney-General Cassidy has filed in the Dauphin County Court an information prepared by Insurance Commissioner Foster, asking for the forfeiture of the charter of the New Era Life Association, a concern which has done business in Philadelphia for about ten years. It is charged that the association has parted with its franchises to a private person, who manages it for his own gain, and that the concern is no longer conducted in conformity with the law. The association has been in the Philadelphia Courts continuously for years, either striving to collect assessments from its policy-holders or contesting policies upon the most technical and trivial grounds.

—The carpenter contractors included in the Master Builders' Association of Allegheny County propose to effect a new organization. They will then take into this organization all stone-mason, stone-cutter and plasterer contractors, to be known as the Builders' Exchange. By having all the building contractors united they think that they will be better able to fight the demands of the different journeymen assemblies who are now on a strike. The organization has been talked of quietly ever since the strike was inaugurated. As no compromise has been made with the journeymen by the contractors, they have finally resolved to make this united fight against the strike.

—The committee on city property protests against the distribution of $449,000 appropriated by the Finance Committe of Councils' for the erecting of schools without consulting the Board. The committee passed resolutions requesting Councils to repeal the appropriation of $40,000 and $35,000, the portions to the 28th and 29th districts respectively.

—The East Park, which was injured by the construction of the intercepting sewer, is to be improved by the expenditure of $50,000. The work will begin at a point in the vicinity of the archway under this bridge, over which the Philadelphia and Reading Railroad trains cross, and will run alongside the river to Strawberry landing, making a length of 7,400 feet. The width of the drive for one-third of the distance will be fifty feet, and for the rest of the length it will be forty feet, while there will be a footwalk eight feet wide along the entire road on the river side. The fence protecting this footwalk will be built of sound upland red cedar. Specifications have been completed.

—The committees representing the Contractors and Builders' Union, and Local Union No. 20, of Carpenters and Joiners, of Camden, met on Tuesday night to discuss the demand for the nine-hour system. It was agreed that nine hours shall constitute a day's work, for which $2.50 shall be paid "to all good mechanics." It is stipulated that builders and contractors shall have the right of saying whom they will hire at that figure, and to employ men for less than $2.50. It was also agreed that the Carpenters' Union shall not demand a higher rate of wages than $2.50 unless a notice to that effect shall be published in December and January of any year, such advance not to take effect within three months thereafter.

—Mr. W. B. Powell, a Philadelphia architect, speaking of the late H. H. Richardson, of Boston, says his loss is irreparable. No one living, certainly no one gone before, has done as much towards rasing the standard of American architecture as he. In laying the foundation of *his style* upon a conscientious adherence to the capabilities of the "Romanesque," his splendid compositions, alike modern in plan and satisfying in exterior, exemplified in the various structures with which he has enriched our cities and towns, is sufficient evidence of the public's appreciation of true genius, and the success he so well merited. The charm of Mr. Richardson's style was its truthfulness; nothing is masked; the several parts are left to tell their own tale and details lost in the masculine dignity of the whole conception. With him ornament was a thing to be discouraged unless used to emphasize construction, hence his designs were always chaste and effective.

—The State Department, at Washington, has been informed by Erhard Bissinger, consul at Begroot, Syria, that an immense strike of petroleum has been made in Egypt, on the western shores of the Red Sea. He states that the well is located a short distance from the sea at a depth of about 120 feet, and is said to throw a jet of six feet above the sea level. "From information received by telegraph to his Excellency Nubar Pasha I learn that the daily yield of this well is 500 tons of petroleum mixed with water, 150 tons of which is said to be pure oil. People in Egypt believe that this discovery if followed up with energy on the part of their Government, of which there is very good prospect with such an energetic man as Nubar Pasha at the head of the preliminary work of exploration now progressing, will in time prove to be a real treasure and a source of great wealth to that country. I shall use my best endeavors to obtain fuller particulars respecting this discovery, which, should the result prove as is now confidently anticipated, cannot fail to exert a very powerful influence on the American petroleum markets."

BUILDERS' ITEMS.

Building Permits.

Five three-story houses, 15 ft. by 50 ft., Berks st., above Germantown ave., to John Enochs, 1930 N. Seventh st.

One one-story office, 9 ft. by 20 ft., Berks, above Sixth st., to same party.

One two-story building, 18 ft. by 31 ft., Wissahickon, above Naomi ave., to James J. Sharp, Germantown.

One two-story building, 14 ft. by 14 ft., 2335 N. Second st., to Henry Gill, 2330 Hancock st.

Four three-story stores and dwellings, 17 ft. by 54 ft., Palethorp st., above Lehigh ave., to John M. Buchanan & Bro., 1618 Vienna st.

One three-story store and dwelling, 17 ft. by 44 ft., Thirteenth and Mt. Vernon sts., to A. A. Harmer, Sumac st.

Interior alteration, 134 East Cumberland st., to T. J. Hamsler, M. D., same place.

Second-story addition, Rush, above Twenty-second st., to Terence McAntel, Twenty-second and Rush sts.

Seven two-story houses, 12 ft. by 28 ft., Ireland, above Hanover st., to Mary A. Bosler, 2330 East Dauphin st.

To move a three-story building, 60 ft. by 50 ft., 4227 Chestnut st., to John A. Palmer, 233 S. Fortieth st.

A mansard roof, 20 ft. by 30 ft., Spring Garden, above Twentieth st., to F. W. Tweed, 2630 Brown st.

Two three-story houses, 20 ft. by 56 ft., Thirty-seventh, above Sansom st., to same party.

Rebuild front, 1236 Washington avenue, to John Russell, 1026 Tasker st.

One two-story house, 19 ft. by 32 ft., Marshall, above East st., to James Harper, Terrace and Hermit sts.

One two-story back building, 16 ft. by 28 ft., Penn, above Harrison st, to Horace T. Fries, 5031 Penn st.

One one-story back building, 13 ft. by 10 ft., 525 North Thirteenth st., to C. G. McMullen, 1232 Melon st.

Front alteration, 210 South Third st., to Kemp & Garrison, 1320 Olive st.

Front alteration, 1202 North Second st., to Thos. McCarty, 1935 North Seventh st.

A church building, 56 ft. by 100 ft., Seventh, above Collins ave., to Chas. C. Casmer, 1546 North Twelfth st.

One two-story house, 16 ft. by 30 ft., Dilmore street, above Snyder ave., to E. Cubberly, 821 Wharton st.

One two-story house, 18 ft. by 32 ft., Ammon, above Cumberland st., to John Mours, 3519 Germantown ave.

Four two-story houses, 14 ft. by 28 ft., Wildey, above Marlborough st., to G. McDevitt, 530 Belgrade st.

Two three-story houses, 22 ft. by 69 ft., Chelten ave. and Main st., to George Hearst School lane.

Two two-story kitchens, 13 ft. by 10 ft., Eighteenth st. above Columbia ave., to Chas. M. Baker, 1724 North Eighteenth st.

One-story back kitchen, 15 ft. by 13 ft., 826 North Seventh st., to M. Myers, same place.

Five two-story houses, 16 ft. by 30 ft., James, above Bridge st., to J. S. Taylor & Son, 5030 Tacony st.

One two-story back building, 13 ft. by 15 ft., 2340 Adams st., to Thos. Holt, 113 North Second st.

One two-story and one three-story house, 18 ft. by 45 ft., Master, above Twenty-eighth st., to Hallbach & Auchten, Twenty-sixth and Thompson sts.

One-story addition, 14 ft. by 8 ft., 459 Marshall st., to Stephen Morris & Son, 121 North Sixth st.

One one-story building, 20 ft. by 30 ft., Dutton, above Moore st., to Wm. C. Pritchett, same place.

One two-story bath, 8 ft. by 10 ft., 455 Marshall st., to same party.

A. R. Crosta, Salmon st., Bridesburg, two-story house, Church st., near Richmond, 30 ft. by 30 ft.; also new front, Richmond st., near Hedley, 16 ft.

J. T. McNee, No. 3104 Market st., two-story kitchen and bath, No. 1216 Melon st., 12 ft. by 10 ft.

W. C. McPherron & Sons, No. 326 Cherry st., five-story brewery, Broad st., near Columbia ave., 70 ft. 2 in. by 34 ft. 7 in.

A. Schrieber, No. 2036 Howard st., two-story kitchen and two-story stable, No. 1504 Harrison st., 15 ft. by 28 ft. and 16 ft. by 34 ft.

Kemp & Garrison, No. 1320 Olive st., bay window, No. 1515 Broad st., 10 ft. by 4 ft.

A. Overturf, No. 1915 Oxford st., eight two-story houses, Germantown ave. and Angle st., 14 ft. by 27 ft.

J. Dorlan, 1033 Shackamoxon st., three-story store and dwelling, Girard ave., near Palmer st., 20 ft. by 54 ft.

A. Hindle, No. 1522 North Twenty-first st., one-story addition, No. 1812 Vanpelt st., 14 ft. by 30 ft

W. Roelof, Twenty-eighth and Nicholas sts., two-story addition, Twentieth and Nicholas sts., 17 ft. by 14 ft.

Amelia Wilkinson, 4528 Miller st., addition to shop 4528 Miller st.

John W. Leamy, 533 S. Forty-second st., addition on front of 2223 Bainbridge st.

J. E. & A. L. Pennock, 1901 Wood st., hospital building, west side of Seventeenth st., between Race and Vine sts., 72 ft. by 106 ft.

C. Ohronglowicz, one four-room house, southwest corner Cambria and Bath sts., 16 ft by 25 ft.

Joseph Park, contractor, one two-story stable, west side of Hutchison street, between Somerset and Cambria sts., 26 ft. by 28 ft.

J. E. & A. L. Pennock, 1901 Wood st., a warehouse, east side of Thirtieth st., between Spruce and Walnut sts., 52 ft. by 82 ft.

Robert G. Black, Sixty-third and Race sts., three two-story houses, east side of Forty-seventh st., between Westminster and Lancaster aves., 14 ft. by 42 ft.

A. Naudascher, 1644 Park ave., a kitchen, 1644 Park ave., 9 ft. by 11 ft.

M. N. BAKER writes in the last issue of *Building* how to improve business among the architects. He says:

"Let the architect teach the farmer, as opportunity affords, the economy of a house designed by a professional man. Let the architect show him that to build a house after a set of plans need not plunge him hopelessly in debt, as some have been by unscrupulous architects. Show the farmer that on his own farm, in the heaps of stone encumbering the ground, in his wood-lot, are most of the materials he will need for a house. Show them how they can get not only necessary material from their land, exchange a superfluity of one kind for what they lack of another, but also how they can themselves fashion much of the material for use. Have talks with every farmer you see upon architecture—practical and interesting talks; take a little run out to some country village, get a breath of fresh air, and give the people a short lecture on the subject.

"If such efforts as these are made, we may hope to see rural architecture improved, the condition of the country people advanced, and the importance of the architectural profession better understood and appreciated by all."

—The introduction of wood-working machinery does not appear to have been as disastrous to the artisan class of this country as some agitators occasionally represented, for in 1860 the wood industries employed 130,000 persons; to-day they employ 240,000, while the value of the annual product has trebled.

Among the Builders and Real Estate Agents.

W. H. HAMM, is putting up 37 dwellings (two stores) on Ontario and Smedley streets.

MR. HENRY will shortly erect a lot of 30 or more houses on Eighteenth and Ontario streets.

MR. CLARK, of Columbia avenue, sold the corner store, 1312 Columbia avenue, for $12,600.

W. H. BILYEU is building six three-story dwellings on Seventh street above Berks, on the west side.

MR. CAREY is just finishing 30 houses, two and three stories, on Smedley and Venango streets.

GEO. W. BLABON will erect 12 semi-detached houses, of 12 rooms, in the vicinity of Tioga street.

A NEW Baptist church (the Temple) will be erected at the corner of Twenty-second and Tioga streets.

MR. FREE is building two fine dwellings at Clifton, Pa.; cost, $6,000 each. L. O. Howell will do the plumbing.

CHAS. T. BROWN, 2156 Mervine street, will build two twelve-room houses on Thirteenth street above Columbia avenue.

MR. BOOTH is building two houses on Graver's Lane Station, at the cost of $7,000 each. L. O. Howell, sanitary plumber.

MR. WEGAN is building 14 houses, Twentieth and Berks streets, from Woodstock to Twentieth street. L. O. Howell, plumber.

J. RILEY will build two three-story houses on Twentieth street below Berks. S. B. McDowell, contractor. L. O. Howell, sanitary engineer.

W. R. BROWN, 1702 N. Thirteenth street, made sale of dwelling house 1836 N. Twelfth street for $4,200, also 1723 North Thirteenth street for $6,000.

GEO. GIBSON will build 10 houses, three on Berks street and seven on Seventeenth street, and will cost about $5,500 each. L. O. Howell, plumber.

C. H. SHOWAKER, Twenty-first and Columbia avenue, has sold, this week, to W. L. Horn three dwellings, 2000, 2005 and 2016 N. Eleventh street, for $15,000.

CHAS. J. MATHEWS, 1701 North Fifteenth street, made a sale of the dwelling at 1726-28-32 Camac street, $2,050 each; also one at 1829 Camac street for $2,300.

THE demand for houses, both large and small, and all grades, at the east end of the Twentieth Ward is great, and, in cases of sales, good prices are being made.

JOHN H. HUDSON, 1428 Columbia avenue, made sale of a house, 2509 Sherwood street, $2,850; also two lots on Eighth street, and two on Franklin street below Norris, for $14,000.

C. F. BOLTON, Columbia avenue, is at present remodeling the sanitary departments of a house, 1633 N. Fifteenth street, also one on the northwest corner of Fifth street and York avenue.

A. E. ROTH will build six houses on Baily street, between Columbia avenue and Oxford street, which he intends to make model cottages of, both in style and finish. L. O. Howell, plumber.

W. R. BROWN, 1702 N. Thirteenth street, sold three houses on Camac street for $2,050 each; also one on the northeast corner of Camac street and Montgomery avenue (store) for $6,000.

A. P. BILYEU sold a house at 1808 Franklin street, of three stories, for $6,750; also three small houses on Sheridan street for $1,500 each; also two on Montgomery avenue for $3,600 each.

SAMUEL T. FOX, corner of Ninth and Callowhill streets, has sold a house, 1714 Ontario street, for $5,250; also a large stone dwelling on Tioga street and south side of Seventeenth for $1,250; also sold two new stone houses on Tioga street for $7,500 and $8,000 each.

P. H. SCHAFER, 1307 Columbia avenue, has sold a dwelling, No. 1644 Park avenue, with 10 rooms, for $3,500. Mr. Schafer remarks that rents are very excessive in Columbia avenue, and that many removals take place, but in spite of rents they are soon retaken and sales daily taking place.

C. H. SHOWAKER, Twenty-first street and Columbia avenue, made sale of a lot on north of Jefferson and Twenty-sixth streets for $1,050, 17x85, to Annie McGonigle; also sold dwelling 1527 Garnett street to John Hayes for $2,450; also sold house on Fox street for Miss Annie McGonigle to Tillie Roberts for $1,650.

JOHN H. HUDSON & C. G. HENDERSON, 1428 Columbia avenue, made sale of two lots on the east side of Eighth street and two on the west side Franklin, below Norris street, for $5,200; also sold farm at Southampton, Montgomery county, of 52 acres, for $9,250; also sold dwelling 962 N. Eighth street for $9,000.

L. O. HOWELL has the sanitary arrangements of two fine dwellings to be erected at Oak lane for Mr. Willard. Everything throughout will be of the most improved style, and they will cost about $6,000 each. He is also fitting up a fine country seat, the property of G. W. Myers, two miles from Burlington, the cost of which is estimated at $20,000.

CHAS. P. FARNER, 126 S. Sixth street, has just completed the sale of a beautiful country seat of 21 acres, on the Laurel and Norristown pike, to Mr. C. H. Showaker, real estate agent, Twenty-first street and Columbia avenue. The dwelling, which is modern, is fitted up with all conveniences—gas, hot and cold water, stables, coach-house, ice-house, bowling alley, and an abundance of fruit, the cost of which was $15,000.

KLINE & KEYS, 1112 Ridge avenue, say that there is a heavy demand for houses averaging from $20 to $40 in the following Wards: 6th, 9th, 10th, 12th, 13th, 14th, 15th, 16th, 17th, 20th and 29th, and they find it impossible to supply the demand. They sold a house on Ontario and Myrtle streets for $2,200; another, Twelfth street below Fairmount avenue, $3,500, and another on Fairmount avenue above Twelfth for $7,000, last week.

WILLIAM HOWELL is laying out the square of ground bounded by Thirty-eighth, Thirty-ninth, Aspen and Brown streets for building purposes, and is cutting a street through the centre, which he will call Linwood street. L. O. Howell, sanitary engineer, of Columbia avenue, is putting the water and sewer connections to the curb line, and when finished the street will be paved with Belgian blocks, so that when building operations commence the street will not be disturbed.

RICE & GILBERT, 2150 Ridge avenue, made sales of properties, 1807 N. Twenty-fourth street for $3,800; also 1812 Bucknall street for $2,200; also 700, 702 and 704 Cherry street, Camden, N. J., for $4,050; also S. W. corner Twenty-fourth and Jefferson streets (store and dwelling) for $5,500.

This firm have on their books upwards of 400 houses, all of which are rented, and the demand for houses with them from $12 to $25 is greater than ever. Properties that twelve months ago were sold on Ridge avenue for $5,100 cannot to-day be bought for $6,500.

G. W. CARSON, 1906 Columbia avenue, made sale of large brown stone dwelling, of 12 rooms, 22x150, for $11,500; also another, for $1,100; also dwelling house 1730 Columbia avenue, 16x84, $6,100; also six-room house, 14x57, at 1539 Page street, $2,700; also four eight-room houses, 2216, 2222, 2224 and 2226 Fifteenth street, for $3,450 each.

Mr. Carson says that the renting of houses with him just at present ranges from $20 to $25, but that the sale of property is made much easier than has been the case for some time.

CHAS. J. MATHEWS, 1701 North Fifteenth street, has sold a three-story house, 237 Mervine street, for $2,600; also a two-story dwelling, 540 Coulston street, for $1,125; two two-story houses, 1720 and 1722 Arlington street, $2,000 each; also one, 1912 North Thirteenth street, for $1,025; Nos. 2616, 2618, 2620 Sartain street, for $1,600 each; also 1731 and 1733 Monument street, each for $3,100; 1935 North Eighteenth street, for $6,800; 1508 North Fifteenth street, for $3,750.

Mr. Mathews gives it as his experience that the buying and selling of property is somewhat dull just at present, buyers not feeling anxious to pay fair prices. He has some fine properties on his books for sale, but the bids are so excessively low that it is impossible to make sales.

W. L. CRAVEN & SON, 1546 North Seventh street, made sales of the following within the last few days: one on Tusculum street for $1,350, also one on Centennial avenue and Jefferson street for $8,000; also sold ten of Mr. Sharp's houses, containing five rooms, with all modern conveniences, for $2,000 each; also two on Woodstock street and Columbia avenue, $2,500 each; three on Wellington street above Columbia avenue, $3,500 each.

Mr. Craven will build 44 five-room houses on Lawrence street north of Cambria, also 13 two-story four-room houses at Tusculum and Kip streets. There is a demand, he says, for lots in this immediate vicinity; several large mills being erected. The land is fetching from $2 to $4 per foot, according to location.

SCOTT & ROBERTS, 831 N. Sixteenth street, are building 24 houses at Nineteenth street and Montgomery avenue, of two stories, of four and six rooms, which will rent from $15 to $20; also building six dwellings, of three stories, on Swain street west of Sixteenth, in the Fifteenth Ward, which will sell for about $3,300 each, for the Real Estate Association, which has now been in operation for about three years, and which, with the united efforts of Messrs. Scott and Roberts, has become quite a success. The association started off with a capital of $2,500, but has now been increased to $100,000. This firm made sales within the last few days of house 316 and 318 N. Twenty-second street for $1,000; also 212 Columbia avenue for $1,450, subject to ground rent; also house on Turner street, 1952, for $2,500; also 2203-5-7 Pearl street for $5,000; also 812 N. Forty-sixth-and-one-half street, West Philadelphia, $850.

The demand for small properties with this firm, both to purchase and rent, is great with them.

The Sanitary Convention.

The Sanitary Convention which has been in session several days this week has developed a great deal of interest. The sessions were well attended. The papers read were for the most part full of interest, and showed that the authors of them had given close attention to the subjects discussed. Among the papers read were the following: one by Dr. Woodbury, on "Physic, Tippling and Medicine Bibbing;" another by Professor Henry Hartshorn, on the "Continuous Preventive Disinfection and House Drainage;" one by Dr. Hugh Hamilton, Harrisburg, on

"Relations between the Topography of this city and the Drainage and Sewerage;" one by Dr. V. C. Vaughn, of Ann Harbor, Michigan, upon "Healthy Dwellings." He took the ground that pleasant and healthy homes were among the chief preventatives of crime and intemperance, and confined his discussion to the dwellings of the laboring classes, treating of suitable locations, the movement of ground, air, construction, heating, ventilation, etc., and the care of the house after it is constructed. Another by the Rev. Dr. J. Andrews Harris, on the "Majesty of Law in Sanitation;" one by H. Wharton Amerling, on the "Means of Elevating the Standard of Supplies;" one by Dr. Jenner, of Detroit, on "The Transmission of Disease;" another by Professor Wood, on the "Hygiene of Old Age;" another by General Thayer, "Enforced Ventilation," and one by Col. George E. Warring, Jr., of Newport, on "Drainage and Sewerage of Cities and Towns." The two aims of this work, he said, are the increase of the convenience to the public and the decrease of danger. The question of the quantity of storm water to be removed was an economic one, it being rarely worth the expense to construct works large enough to carry off all the water of the heaviest storms. Street drainage, he held, was not to be considered as sewage at all and can be safely delivered into water courses. The immediate removal of putrescible matter from the city was urged as the vital point in solution of the problem, involving the reconstruction of 99 out of every 100 house drains; the abondonment of every cesspool and the reconstruction of every sewer not large enough to remove at once the matter discharged into it. Where there is close at hand a safe outlet, both storm water and sewage can be discharged together, but elsewhere the separate system was urged as essential.

Among the other papers read were one by Professor Mills, on "Influence of overwork in the Production of Disease;" one by Professor Keyser, on "The Defective Vision of School Children;" another by Dr. Mary Hennesey, on "Vaccination." A paper read by Dr. Charles Smart, of the United States Army, on "Water Supplies of Towns and Cities," was full of interest.

Dr. Smart discussed at some length among other points the question of self-purification of polluted water. He claimed that aeration and infiltration did not purify water infected with fevers. The death-rates from typhoid fever in different cities were cited, and their relation to the character of the water supplies was pointed out. During the past ten years the rate in Philadelphia per 100,000 was 66, and in Brooklyn (which has good water), only 15, or 5,695 deaths in Philadelphia as against 1,294 in Brooklyn. Dr. Smart said that Philadelphia retains and even exceeds the annual death rates from typhoid in "un-sewered" cities, the rates for the last ten years being: Philadelphia. 66.1; Baltimore, 52·5, and New Orleans, 24·6

Mr. Germer asked whether boiling water for domestic purposes would not destroy disease germs. Major Smart replied that it would. Dr. Germer added that he thought that the location of cemeteries in many cities had much to do with the pollution of water supplies.

JUDGMENTS.

PHILADELPHIA.

Entered May 6, 1886.

American Improvement Co—Comth of Penna (Execution issued) 3 M 86 449 346
*Airton John—H Brocklehurst et al 3 M 86 454 350
Baxter John C—L Henderson 3 M 86 451 92
Buck Paul C; Rookstool Geo W Jr—David Coon (Treasurers Bond) 3 M 86 452 400
Broadbent John O—Sarah Broadbent 3 M 86 443 400
City of Phila—John W Campion 2 D 84 403 300
City of Phila—Wm F Anderson 1 M 86 742 128
Coon Samuel—E R Johne 2 D 84 269 ..... ver 208
*Gunsche Ferdinand—Wm T Aldrich 3 M 86 448 600
*Gourley Henry—Wm Erskine 3 M 86 453 100
*Glendenning Jas A—D S Lindsay 3 M 86 457 2,125
Harlan Jas D dec, Heller Henry Sr admr—Mary A Harlan 4 M 81 160.. 1,924
*Hagy J W—Wm Kennard (Execution issued) 3 M 86 441 222
*Joslin Wm M—Sagawatha Tribe 3 M 86 456 800
*Lehmberg Chas—Thos Rowland (Execution issued) 3 M 86 450 50
Mingle Tucker L—Thos J Martin 2 J 86 16 ..... Shff Costs
*Murphy Jas—W J McLaughlin 3 M 86 442 132
*Saylor Francis K—Spring Garden Bank to use 3 M 86 444 97
Stutz Chas and Henry Jr—Seminole Tribe (Treasurers Bond) 3 M 86 446 200
*Steinmetz Louis—Mechanics Benef Socy 3 M 85 455 400
The Phila Iron & Steel Co—F Marion Davis 1 D 80 104 ..... ver 15,000
*Wendt Paul—Thos J Carroll 3 M 86 445 50

Entered May 7, 1886.

Cursham Jas—A J Culp & Co 2 M 86 236 259
*Confer H C—Alexr S Horn 3 M 86 458 800
*Dover Wm C & Helen—Robt Wilson 3 M 86 461 80
*Elliott James L—B F Teller 3 M 86 472 600
Goetz Anton, Runte Frank, Friderici A Cath—A Leifholtz (Treasurers Bond) 3 M 86 459 600
*Gallon John—H W Gimber 3 M 86 464 300
Gallagher Wm, Ubler Michael K—Bergner & Engel Brew Co 2 S 85 90 ..... ver 87
*Haibach Philip, Auchter Charles—John Schmauk 3 M 86 465 3,000
*Huber Conrad—John Diener 3 M 86 462 670
*Long Edwin M—A L Brice 3 M 86 471 600
*Nesenger Anna E and William B—John N Nepley 3 M 86 467 200
Patton Wm and John—Phila Cooperative Co (Treasurers Bond) 3 M 86 470 1,000
Richards J D dec, Richards Ellen G exex—Wm J Thomas 1 S 83 231.... S F
Richardson Geo J—Wm M Baird Jr 3 M 78 454 ..... S F
Richardson Marcus F—Edward Rice 2 D 78 1050 ....
Rexford R W—G M Christine 2 S 85 428 ..... ver 52
Sullivan William H, Kelly Patrick—Geo Hall Jr 1 M 85 745 ..... ver 68
*Schuenzel Christian—Conrad Blaess 3 M 86 474 500
Smith H Oscar—13th Ward Bldg Asso 1 M 86 549 2,188
*Smith Fredk and Kate—Robert Wilson (Execution issued) 3 M 86 460 50
Wilde Bruno H, Firth Henry A—St Timothy B and L (Bond of Indemnity) 3 M 86 463 600
Ziegler Henry S—Edward Rice 4 S 79 364 ....

Entered May 8, 1886.

*Blum J—Spaeth, Krautten & Hess 3 M 86 489 140
Bradbury Henry—H A Haworth 3 J 81 249 ..... S F
Beckhaus Jos—Commercial Nat Bank 2 D 84 398 ..... ver 27,385
Crooker John H—H R Shoch 1 M 86 575 1,572
Curtiss Wm—A Leonhardt 1 M 86 465 ....
Carey Jas B—F A Southworth et al 1 M 86 586 341
Craven John B—W G Audenreid 1 M 86 444 ....
Fullerton John—Wm Traub 4 M 86 424 3,370
*Fay Chas—Jas M Burke 3 M 86 483. 2,800
Fennell Jas P—Daniel G Brinton 1 M 86 629 170
Glading Chas F Jr—J Steinmetz 4 D 85 123 184
Jaquett Wm N—Jas Carr 4 M 86 785. 108
Kaas Andw—Mary A Stuckert 2 S 85 401 ..... ver 500
Loughlin Wm Jr—S Flanagan 1 M 86 68 6,993
Mink Sarah—Jos Beldent et al 3 M 86 274 121
Newman Morris M—Phœnix B and L (Treasurers Bond) 3 M 86 482..... 5,000
Phila Sav Fund—Matilda Reeves 3 M 86 58 ....
Shute Lorenzo M—Artizan Co 1 M 86 538 ....
Steinbaum Jacob F—F A Shuster 3 M 86 195 304
Shank T S—N Morris et al 3 M 86 327 ....
*Sweeney Frank—M P Summers 3 M 86 485 200
*Smyth Margt L and D C—Wm Warner (Execution issued) 3 M 86 478 250
*Smyth Margt L and D C—T W Adams & Co (Execution issued) 3 M 86 479 500
*Smyth Margt L & D C—W L Cook et al (Execution issued) 3 M 86 480 408
*Smyth Margt L & D C—D P Smith (Execution issued) 3 M 86 481..... 1,000
Tusker Stephen P M—Provident Life etc 1 S 77 843 ..... S F
Wise Philip—W H Dutton & Co (Execution issued) 3 M 86 486..E Judgment
Young Cath—Guarantee Trust Co (Indemnity Bond) 3 M 86 484..... 1,000
Zell T Ellwood—Jessup and Moore 2 S 81 740 5,040
Zell T Ellwood—Porter & Coates 2 S 81 740 761
Zell T Ellwood—J C Grubb & Co 2 S 81 740 983
Zell T Ellwood—T W Baker 2 S 81 740 1,507
Zell T Ellwood—Pltffs Solicitors 2 S 81 740 624

Entered May 10, 1886,

Alphenaar Peter A—C Russell 3 J 84 65 ..... ver 512
Ashmead Chas I—R H Powell & Co 4 D 84 162 ..... ver 5,500
Boyer Wm H—Jacob A Boyer 3 M 86 495 ..... Petition
Collmar Chas F—Hermann B & L (Treasurers Bond) 3 M 86 505..... 5,000
Crellin Edwd W—Richard Weston 3 J 84 304 ..... ver 445
Cunningham J A—Bernard Corr 4 D 84 148 ..... ver 234
Fabric Fire Hose Co, Josephs Saml—City (Bond) 3 M 86 498..... .....
Gaul Chas and Philip—W S Maler & Co 3 M 86 504 66
Goldbeck John H, Ryan John J—City to use 2 D 77 94..... .....
Gross Anton—Benedict Hope 1 S 83 476 ..... ver 568

Haworth Henry A—Chas H Gross 4 J 84 298 2,228
Iseminger Adam and Chas F—Lydia S Barnet 1 M 86 474 100
Jones Thos C—Johanna Dreby 1 M 83 75 ..... Costs
*Lawrence John—AmbroseThomson (Bond and Warrant) 3 M 86 503 1,400
Lewis J Wm, Parker Martin E—W C Browning 3 M 82 67 ..... ver 7,575
Moore Thos M and Mary—Thos A Mink 2 D 85 796 241
McClees L B, Forbush H W, Kile John—City (Bond) 3 M 86 499 ....
McElwee Jno—Jas Ballinger (Execution issued) 3 M 86 501 ..... E Judgment
*Taylor Joshua H and Emaline—John H Milner 3 M 86 496 100
Vollrath Herman dec, Dieterle Christian exer—Chas Osner 3 J 83 189 ver 207
*Waith Saml P—E T Short (Execution issued) 3 M 86 491 1,111

Entered May 11, 1886.

*Bruckner John—E R Hawkins & Co 3 M 86 506 133
*Carr David—Annie McGuigan 3 M 86 517 100
City of Phila—W F Anderson 1 M 86 742 128
Crawford Geo and Cath—Jesse E Ryan 3 M 84 834 ..... ver 2,500
*Gesner Rebecca H—E P Smithers 3 M 86 511 200
Hibberd Wm—Geo A Castor & Co (Attachment Execution issued) 3 M 86 508 50
*Johnston Amelia G—Milton Wolf 3 M 86 526 185
Massey Frank H, Miller John H—Spring Garden Real Estate Asso (Treasurers Bond) 3 M 86 522 3,000
Montgomery Wm H, Coleman Chas H—W H Senderling 3 M 86 522 700
Mayer Andrew—E O Michener 4 D 84 38 ..... ver 115
McKeon Thos—J S Nickerson 1 M 86 363 1,558
Nebeker Geo—Jas McCullough et al 3 J 86 97 ..... Eject
Potts Percival M—S M McCollin 3 D 83 161 ..... ver 194
Righter Geo W—A Goodwin et al 3 M 84 310 ..... Costs
*Schmidt Chas F (Williamsport, Pa)—Otto A Seidel 3 M 86 520 84
*Schmidt Chas F (Williamsport, Pa)—Otto A Seidel 3 M 86 521 42
Susquehanna & Del River R R Co—W O Leslie et al 2 S 82 509 ..... Costs
*Still John C—Enoch Rex (Execution issued) 3 M 86 518 330
*Still John C—Chas Still Sr 3 M 86 519 274
*Tunis Thos—Sixth Nat Bank 3 M 86 514 573

Entered May 12, 1886.

City of Phila—John W Campion 2 D 84 403 300
Edge Wm—Wm Marris et al 4 D 80 758 ..... S F
Flanigan Thos—Rosa B Flanigan 3 M 84 212 ..... ver 590
Gebbie Geo—Wm O'Donnell 4 D 85 204 ..... Costs
Gross Jos—J B Ellison & Sons 4 M 81 924 1,277
*Gribbin Robert—James Kerr 3 M 86 532 103
*Hillard John—Enterprise B Co (Execution issued) 3 M 86 540 182
Henry Peter—Chas A Blessing 4 J 85 630 420
*Jordan F W—Jacob S Disston 3 M 86 530 300
Ladner Wm T and Louis J—J and T Stagg 1 S 84 455 ..... ver 3,572
Medary Stephen F—Guardians of the Poor (Treasurers Bond) 3 M 86 535 2,000
*Megee Martha A—John Lefferts 3 M 86 531 100
*McGrattan Edward—Davis & Bro 3 M 86 529 182
*McCurdy Jas C—Stephen J Ferris (Execution issued) 3 M 86 537 5,150
McComb Jas—P M Stackhouse 1 J 84 106 ..... ver 134
Pleasonton Alfred—John Ahern 1 J 84 98 ..... ver 751
Phila and Reading R R Co—Lydia B Timlin 3 M 86 152 290
Regan Thos H—Robert McClellan 1 M 86 747 445
*Redmond Chas—Richard P White 3 M 86 528 50
Swayne Walter S—C H Kirk et al 3 M 86 145 ..... ver 225
*Schlaefer Herman—Chas Schlaefer 3 M 86 539 700
Simpson J A—City to use 4 D 76 218 (M L D) ..... ver 517
*Sloan Wm Jones—Jas Kerr 3 M 86 533 8,205
*Wurster Wm—Kensington Bldg Asso (Bond & Warrant) 3 M 86 536 800
Wylie Jas B—W A Hoeflich 4 J 85 662 ..... Costs

Mechanics' Liens.

The Protestant Episcopal Church of Evangelist owner, Hugh McNeile cont—Wm Donnel claimant, N s Catharine st 90 ft W of 7th st 100
Wm H Forsyth owner, John C Lynch cont — Lewis Simpson claimant, 8 bldgs S s Wharton st W of Hillary st 43
Bernard and Ellen Cassidy owners, Geo Frank cont—Geo D B Kelley claimant, W s Carlisle st 173 ft N of Girard ave 170
Fredk Link owner, Wm Schonleiber cont—Ellwood Allen claimant, S E s Coral st 28 ft N of Dreer st ..... Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.
Abraham Kirschbaum owner, Thos Grinnan cont—Stephen Morris & Son claimants, E s Franklin st 529 ft N of Poplar st (No 951) 58
Lingi Cora owner and cont—Geo H Barbier claimant, No 738 Carpenter st, S s Carpenter st 78 ft E of 8th st 59
Isaac S and Morris B Stackhouse owners, Morris B Stackhouse cont—Samuel I Goodall claimant, 9 bldgs N s Fernon st 118 to 230 ft W of 19th st 139
Wm J Flanagin owner and cont—Jas R Gates claimant, 6 bldgs S E s W Logan st 57 ft to 141 ft N of Wayne st 301
Jas P McGonegal owner and cont—Wm Nice Jr claimant, 23 bldgs S s Snyder ave E of 7th st and N s Cantrell st E of 7th st 286
Wm H Forsyth owner, John C Lynch cont — Lewis Simpson claimant, 4 bldgs S E cor Wharton and Hilliary sts 530
John Welham owner, Chas Cornwell cont—Watson & McDaniel claimants, N E cor 10th and Callowhill sts 334
John Maxwell owner and cont—Moorhead Clay Works claimant, 6 bldgs W s Broad st 121 ft to 206 ft N Susquehanna ave 86
Thos L Bowers owner & cont—Smedley & Bro claimants, 2 bldgs S E s Keystone st 150 ft to 175 ft E of Funk st 51

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Satisfied Judgments.

H W Cavanaugh—M D Toomey [ent Feb 13 85 130
Samuel Meredith—Chas C Muller [ent July 1 85 256
Wm Krone—Edward Hehl [ent Feb 18 86 30
Louis Engle—Security B and L [ent July 26 81 5,000
Amanda M F Watson—A James Jr [ent Oct 17 85 1,000
Geo C Hague—Comth of Penna [ent May 27 85 300
Edwin S and Lizzie R Sutch—Harry Gill [ent Jan 29 86 125
Chas D Norton—B F Rafferty [ent Jan 22 86 ..... ver 2,360
Jacob Schmid, David R Carnell, Jas Donnelly—Schiller Benef Socy [ent Feb 15 86 75
M A Brady—W H Curtis [ent Mar 20 86 130
Chas Joly—D Gilbert [ent Mar 11 86. 396
John S and E J Baxter—Lydia Baxter [ent May 2 84 250
Wm F Dedaker—Wm Dekaker [ent Apr 4 83 3,000
Wm Johnson—S Potts et al [ent Jan 2 84 1,000

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Real Estate at Auction.

M. Thomas & Sons on Tuesday sold the following real estate at auction:

Irredeemable ground rent, $150 a year $3,350
Modern 3½-story brick residence, No. 310 South Tenth st 8,600
Three and one-half story brick dwelling, No. 109 Almond st 2,100
Modern four story brick residence, with side yard, No. 946 Franklin street 11,800
Four-story brick store, No. 38 South Second st., extending through to Strawberry st., No. 29 11,300
One two-story frame and three three-story brick dwellings, Nos. 921, 923, 925 and 927 Gray street, with frame stable; subject to a ground rent of $118.75 3,100
Three-story brown-stone front residence, with side yard, No. 309 S. Fortieth st 8,600
Same estate; Well-secured irredeemable ground rent, $600 a year 12,100
Modern three-story brick residence, North-east corner of Eighth and Jefferson streets 7,100

CONVEYANCES.

MONDAY, May 10, 1886.

Allen st., 235, Est. Ellen Harrison to Michael Dolan, April 29, 1886, 13 ft. by 86 ft. $1,730

Berks st., N. s., 91 ft. $9\frac{7}{8}$ in. W. Germantown ave., Edwin H. Fitler et al. to John Enochs, May 7, 1886, irreg. shape 8,433

Brown st., N. E. cor. Twenty fifth, J. Bayard Henry to Charles L. Hannings, May 10, 1886, 116 ft. by 365 ft.; N.E. cor. Taylor and Brown, irreg 60,000

Same, subdivided into 66 lots, Chas. L. Hannings to Chas. W. Henry, May 10, 1886 200,000

Camac st., 1940, Wm. E. Rushton to Lizzie Z. Conrad, May 5, 1886, 15 ft. 6 in. by 67 ft. 3,800

Dauphin st., S. W. cor. Mutter, C. Maurer to Gotthelf Binder, April 16, 1886, mtge. $2,000 2,375

Delaware ave., E. s, bet. Poplar and Laurel, Philadelphia Iron and Steel Company to James V. Watson, May 3, 1886, 3 lots, &c. 40,000

"E" st., E. s., 84 ft. S. Indiana, Mary Ann Kraft to Joseph Hamilton, May 7, 1886, 16 ft. by 97 ft. $10\frac{3}{4}$ in 475

Fairhill st., E. s., 42 ft. S. Cumberland, Haddie J. Rulon to William Rock, April 28, 1886, 14 ft. by 69 ft. 6 in 1,600

Fairmount ave., N. s., 37 ft. 6 in. E. Union, the Grandom Institution to Charles H. Senior et ux., April 27, 1886 2,900

Fifteenth st., E. s., 71 ft. S. York, Charles J. Dougherty to Alfred Williams, April 30, 1886, 17 ft. by 88 ft. 11 in 2,800

Haines st., S. E. s., 40 ft. $4\frac{3}{4}$ in. N.E. Cedar, John G. Schuler et al. to Janes M. E. Church 700

Hamilton st., N. s., 103 ft. W. Thirty-second, J. F. Winner to John D. Blythe, May 4, 1886, 164 by 97 ft. 6,500

Mervine st., 2037, Michael Smith to Caroline M. Mackenzie, March 6, 1886, 17 ft. by 73 ft.; mtge. $2,000 600

Master st., S. s., 20 ft. E. Eighteenth, H. C. Francis to Sarah Francis, May 6, 1886, 23 ft. by 117 ft.; mtge. $5,000 4,882

Master st., N. s., 20 ft. 4 in. W. Twenty-fifth, John J. Ziegler, April 14,'86, 16 ft. 4 in. by 55 ft. 4 in 3,100

Ontario st., N. s., 75 ft. E. Tenth, Jacob Heidrick to John Mitchell, May 3, 1886, 100 ft. by 80 ft. 1,000

Oriana st., W. s., 139 ft. 7 in. S. Huntington, Eldridge & Stewart to Andrew Schenck, April 27, 1886, 12 ft. by 40 ft. 1,500

Oriana st., W. s., 151 ft. 7 in. S Huntington, A. E. Eldridge et al. to Christian Oswald, April 27, 1886, 24 ft. by 40 ft. 6 in. 3,000

Park ave., S. W. cor. Seventeenth, Jos. F. Page to John M. Sharp, May 4, 1886, 395 ft. 8 in. by 180 ft. .... 5[illegible],000

Poplar st., S. s., 80 ft. E. Seventeenth, A. H. Ladner to Anna Mary Haines, April 30, 1886, 36 ft. by 100 ft. 1,100

Richmond st., N. W. s., 254 ft. $6\frac{3}{4}$ in. S. W. Clearfield, Wm. Hillary, ex., to Christian W. Kauffman, April 30, 1886, 34 ft. by 200 ft. 2,750

Cantrell st., N. s., 123 ft. W. Seventh, Wm. H. Park to George O'Neill, May 10, 1886, 14 ft. by 49 ft. 9 in.; g. r. $45 .... nom.

Meehan ave., N. W. s., 309 ft. $5\frac{1}{4}$ in. N. E. Musgrove, Wm. C. Royal to Jacob W. Fox, April 15, 1886, irreg. shape 266

Ridge ave., 2025, Thomas R. Bell to Cornelius O. Nathans et al., April 29, 1886, irreg. shape 7,500

Seventh st., W. s., 518 ft. $7\frac{1}{2}$ in. N. Poplar, John C. S. Davis to David Hy. Wright, May 7, 1886, 15 ft. 9 in. by 60 ft. 3,500

Sixteenth st., 1624 S, Marian Syckelmore to Samuel B. Bunting, trustee, May 6, 1886, 17 ft. by 72 ft. 4,291

Snyder ave., S. s., 122 ft. W. Seventh, Wm. K. Park to George O'Neill, May 10, 1886, irreg. shape; g. r. $54 .... nom.

Spring Garden st., N. s., 49 ft. $9\frac{1}{4}$ in. W. Eleventh, T. Slater Smith to Charles Beck, May 6, 1886, irreg. shape 5,850

Thompson st., 2418, Chas. B. Howell to Annie S. Miller, May 1, 1886, 16 ft. by 67 ft. 2,250

Tinicum ave., S. E. s., 200 ft. N. E. Eighty-sixth, Elmwood Mutual Land and Improvement Company to Mary Rolin, April 21, 1886, 50 ft. by 130 ft. .... nom.

Twenty-fourth st., W. s., 18 ft. S. Berks, Charles Kirn to Alex. A. Sharp, May 5, 1886, 15 ft. 6 in. by 74 ft. 4,500

Thirty-fifth st, N. s., 101 ft. $2\frac{7}{8}$ in. S. E. Indian Queen Lane, Thomas Dabbs to Robert Aspinall, April 27, 1886, 14 ft. 7 in. by 75 ft. 2,825

Wharton st., S. s., 46 ft. W. Eighth, James McArthur et al. to Rosa Solari, April 12, 1886, 15 ft by 63 ft. 6 in 2,800

Woodlands ave., N.W. s., 85 ft. S.W. Sixty-seventh, Fredk. M. Schwarz to Daniel C. Gunckel, May 7, 1886, 40 ft. by 202 ft. 6 in. 1,100

Woodlands ave., S. E. s., 30 ft. $6\frac{1}{2}$ in. S. W. Forty-eighth, William S. P. Shields to William L. Rhinehart, March 30, 1886, irreg. shape 25,000

Woodlands ave., same to William S. P. Shields, March 30, 1886, mtge. $7,000 100

TUESDAY, May 11, 1886.

Allegheny ave., N. E. s., 234 ft. S. E. Emerald, Chas. H. Masland to Catharine Thompson, May 7, 1886, irreg. shape ....

Annin st., 1913, Wm. H. and Thos. McPherson to Jane Anderson, Apr. 21, 1886, 15 ft. by 46 ft. $550

Alder st, 1215, Jas. Penn MacCain, master, to John E. Roberts, May 7, 1886, 17 ft. by 32 ft. 1,390

Almond st., S. s., 179 ft. W. Front, G. A. Redles et al. to Jas. Powell, April 29, 1886, 18 ft. by 62.4 ft. 3,000

Bustleton and Somerton Pike, S. E. s. and S. E. s. Murray, John M. Fisher to Nathan Boileau, May 7, 1886, mtge 1,275

Broad st., N. E. cor. Lehigh ave., Frank Godey to Henry S. Derr, April 19, 1886, 66 ft. by 56 ft. 10,000

Clearfield st., W. cor. Almond, E. H. Wiley to W. H. H. Snyder, May 7, 1886, 20 ft. by 100 ft.; g. r. $40 400

Callowhill st., 2212, Joseph Monks to Wm. A. Grote, April 26, 1886, 16 ft. by 104 ft. $7\frac{1}{2}$ in 4,500

Chestnut st., N. s., 16 ft. 2 in. W. Fourth, moiety, Louisa R. Warne to James V. Ellison, in trust, May 6, 1886, 12 ft. 10 in. by 34 ft. 8 in.; also in properties on Tasker, Ellsworth and Walnut sts., Woodlands ave. and Woodland Terrace ....

Cantrell st., N. s., 54 ft. W. Seventh, Geo. O'Neill to Hugh McNeill, May 11, 1886, 6 lots; also 9 lots S. s. Snyder ave., W. fr. Seventh, and 4 lots N. W. cor. Seventh and Cantrell, 4 lots .... nom.

Eighth st., 2109 N., Wm. G. Serrill, to Andrew B. Oliver, May 1, 1886, 14 ft. 10 in. by 57 ft. $1\frac{1}{8}$ in. by 57 ft.; g. r. $108 1,800

Filbert st., S. s., 170 ft. 10 in. W. Thirty-fourth, Wm. G. Ruhl to Jas. Orr et ux., May 6, 1886, 14 in. by 80 ft 65

Fox st., N. s., 130 ft. $3\frac{1}{2}$ in. W. Cedar, Geo. W. Mackenzie to Joseph Baxindine, April 30, 1886, 14 ft. by 64 ft. $1\frac{1}{3}$ in 2,000

Fourth st., E. s., 205 ft. 7 in. S. Huntingdon, A. E. Eldridge to Hy. J. Hiles, May 3, 1886, 15 ft. by 60 ft. 6 in 2,800

Fourth st., W. s., 65 ft. N. Diamond, Charles J. Dorschky et ux. et al. to Amelia Veit, June 17, 1885, 16 ft. by 90 ft. .... nom.

Franklin st., E. s., 95 ft. $5\frac{1}{4}$ in. N. Berks, Wm. H. Bilyeu to J. Irene Morris, April 16, 1886, 15 ft. by 80 ft 2,400

Front st., E. s., 97 ft. 6 in. S. Moore, Louis Stuebing to Peter Stuebing, September 21, 1885, irreg. shape; also, lot on Otsego st. 6,000

Harvey st., N. W., 505 ft. S. W. Green, Wm. Henry Schively et al. to Alfred S. Miller, May 8, 1886, 50 ft. by 232 ft. 2,917

Hutchinson st., 2834, John M. Kennedy, Jr., to Liebig, April 27, 1886, 13 ft. $11\frac{3}{4}$ in. by 45 ft. 1,200

Jackson st., 2217, Wm. H. Bennett to Louis Koenig, May 8, 1886, 15 ft. by 50 ft. 950

Janney st., E. s., 242 ft. S. Venango, Chs. H. Masland to Wm. Gee, May 5, 1886, 18 ft. by 100 ft. 175

Janney st., W. s., 242 ft. S. Venango, Chs. H. Masland to Geo. McGlerne, May 5, 1886, 18 ft. by 100 ft 175

Kirkbride st., N. E. s., 41 ft. S. E. 10-ft. alley running from Kirkbride to Reynolds st., Thos. Boardman to Wm. M. Steele, April 5, 1886, 40 ft. by 120 ft. 2,300

Mercy st., N. s., 60 ft. $1\frac{3}{4}$ in. W. Seventh, Susan Orr et al. to Geo. Fender, April 30, 1886, 14 ft. 11 in. by 46 ft.; g. r. $22.50 .... nom.

Mt. Airy ave., N. W. s., 281 ft. $1\frac{5}{8}$ in. N. E. Germantown ave., Jno. Lowber Welsh to Franklin B. Gowen, trustee, April 17, 1886, 160 ft. by 162 ft. 6 in. 3,000

Master st., 2517, John J. Zeigler to Sophia Keppler, May 8, 1886, 16 ft. 4 in. by 52 ft. $2\frac{1}{2}$ in 3,100

Master st., 2519, John J. Ziegler to Ph. Keppler, May 8, 1886, 16 ft. 4 in. by 52 ft. $2\frac{1}{2}$ in 3,100

Maplewood ave., No. 31, Edmund Silber to Hy. M. Wetherill, May 11, 1886, 14 ft. 8 in. by 60 ft 1,825

Ninth st., S. W. corner Dickinson, Elizabeth Barnett to Eliza J. Barnett, exr. and trustee, March 19, 1886; also lots on Ninth, Reed and Dickinson sts, subject to g. r. $60, $65, $70 and $80 .... nom.

Ninth st., W. s., 322 ft. N. Susquehanna ave., Mary J. Hall to Chas. B. Mench, May 8, 1886, 32 ft. by 175 ft. 2,800

Nineteenth st., 754 S., James O'Donnell to Helen E. O'Donnell et al., May 7, 1886, 16 ft. by 88 ft. .... nom.

Oxford st., 1223, Jesse Harding to Wm. H. Brautigam, May 3, 1886, 17 ft. by 61 ft. 4,000

Pallas st., 1912–1914, Harriett Taylor to Silly Seligman, May 6, 1886, 27 ft. 10 in. by 49 ft. 2,000

Preston st., S. W. cor. Ogden, D. H. Kent to D. H. Kent & Co., Limited, May 8, 1886, 120 ft. by 120 ft.; S. s. Vine, cor. Fifty-fourth, 140 ft. by 500 ft. 7,000

Ridge ave., N. W. s., 28 ft. S. E. Bolton ave., Mary W. McMurray, May 7, 1886, 28 ft. by 149 and 152 ft.; g. r. $49.50 ..... nom.

Reed st., S. s., 223 ft. W. Twentieth, James Boyce to Neil McCaffrey et ux., May 7, 1886, 16 ft. by 60 ft.; g. r. $60 1,000

Reed st., 2100, Robert McFarland to Albert S. Erney, April 26, 1886, 16 ft. by 50 ft 3,200

Seybert st., S. s., 151 ft. W. Twenty-third, Alpheus H. Hardy et al, trustees. to John Hart, April 8, 1886, 16 ft. by 60 ft 1,850

Second st., 618 S., John McAleer to Chas. G. Guinn, April 28, 1886, 20 ft. by 112 ft 7,500

Sansom st., 1508, Edw. M. Burk to Patrick Franklin, May 4, 1886, 16 ft. 4½ in. by 59 ft 1,900

Toronto st., S. W. s., 100 ft. S. E. Melvale, Catharine Seeney to Ptk. Brierty, April 27, 1886, 20 ft. by 100 ft 1,200

Twenty-sixth st., N. E. cor. Fletcher, David Smith to John Lipper, May 7, 1886, 18 ft. 6 in. by 111 ft. 1 in 800

Twenty-eighth st., N. E. cor. Master, Fras. Davis to George F. Rothacker, April 23, 1886, 16 ft. 4½ in. by 7 ft.; mtge. $1,650 1,950

Mary B. Comly, ex., to Jos. C. Buckman, May 5, 1886, 4 pieces ground, aggregating 72 acres 141 perches 12,754

WEDNESDAY, May 12, 1886.

Ashmead st., N. W. s., 80 ft. N. E. Mercer, Mary W. Pastorius to John Ruffner et ux., April 27, 1886, 78 ft. by 100 ft $2,145

Belmont ave., cor. City ave., Mary R. Jones et al. to George B. Roberts, May 1, 1886, irreg. shape 9,820

Bermuda st., N. W. s., M. Fitzpatrick to James J. McCloskey, May 8, 1886, 20 ft. by 100 ft 100

Brown st., S. s., 161 ft. 2 in. W. Thirty-ninth, Wm. R. Nicholson et al. to James W Beath, May 5, 1886, 16 ft. 2 in. by 88 ft 4,300

Bucknell st., W. s., 52 ft. N. Hare, James McCallister to Eliza Krause, May 8, 1886, 12 ft. by 60 ft 1,235

Buttonwood st., 720, Passmore Williamson to Mary E. Williamson, May 10, 1886, 17 ft. 8 in. by 106 ft. 6½ in ..... nom.

Chestnut st., S. s., 193 ft. 1 in. W. Front, Chas. Hecker, ex'r., etc., to Helen C. De S. Abbott, May 5, 1886, 17 ft. by 16 ft 19,750

Crease st., 1213, John R. McLean to Julius Hyman et ux., April 29, 1886, 18 ft. by 101 ft 1,475

De Lancey Place, 2005, Elizabeth Percival to Samuel A. Crozer, May 8, 1886, 24 ft. by 93 ft 16,000

Diamond st., 410, Nathan H. Ettinger et ux. to Fredrrick M. Pile to Nathan H. Ettinger, May 10, 1886, 15 ft. by 50 ft. 7 in ..... nom.

Dutton st., 1331, Henry Yale Smith to Byron Woodward, July 27, 1881, 15 ft. by 45 ft 900

Eleventh st., 2822, William B. Phillips to George Nebeker, April 24, 1886, 16 ft. by 94 ft 2,500

Eleventh st., W. s., 192 ft. N. Master, Ebenezer Wood to Keystone Real Estate Association, May 6, 1886, 14 ft. by 100 ft.; mtge. $2,000 1,225

Ellsworth st., S. s., 170 ft. W. Ninth, Wm. Moss to Mary Devine, April 29, 1886, 14 ft. by 85 ft. 3 in 2,600

Ellsworth st., S. s., 128 ft. W. Twentieth, Mary Ann Bumm et al. to Ella C. Comly, May 6, 1886, 16 ft. by 65 ft ..... nom.

Ellsworth st., S. s., 224 ft. W. Twentieth, Geo. W. Bumm to Samuel Dunlap, May 4, 1886, 16 ft. by 65 ft.; g. r. $75 630

Ellsworth st., S. s., 160 ft. W. Twentieth, Mary Ann Bumm et al. to Joseph Decker, May 6, 1886, 66 ft. by 65 ft ..... nom.

Emily st., 1229, Wister Building Association to Harriet A. McClatchey, May 5, 1886, 14 ft. by 48 ft.; g. r. $51 200

Erwig ave., N. W. s., 200 ft. N. E. Eighty-ninth, Elmwood Mut. L. and I. Co. to Sarah Bertson, Feb. 5, 1886, 50 ft. by 100 ft ..... nom.

Fifteenth st., E. s., 110 ft. N. Filbert, Wm. Smith Parker to Constantine Haas, April 27, 1886, 17 ft. by 72 ft. 11,500

Fifty-second st., E. s., S. W. s. Pear, Powelton B. Association to Wm. Bittle, Jr., April 19, 1886, irreg 4,500

Firth st., 813, H. W. Bower to Amelia Drewes, May 7, 1886, 43 ft. 4 in. by 42 ft.; mtge. $1,000 650

Frankford and Bristol Pike, N. W. s., Isabella Edwards to Sarah M. Snyder, May 11, 1886, ½ acre 400

Front st., No. 1 S., moiety, Robert N. Clark to Chas. D. Clark, March 19, 1886, 19 ft. 3 in. by 45 ft. 6 in.; also 23 S. Front, 18 ft. 6 in. front; 11 S. Ninth, 22 ft. by 116 ft., and rear of 9 S. Ninth, 25 ft. by 25 ft 35,000

Garnet st., 1527, John S. Yoder to John Hayes, April 12, 1886, 15 ft. by 45 ft.; mtge. $1,200 1,200

Germantown ave., W. s., 46 ft. 8⅜ in. N. Somerset, Samuel Sager to Sarah J. Moon et al., May 4, 1886, 15 ft. 4½ in. by 59 ft 3,500

Haines st., S. E. s., 89 ft. S. W. Engle, Hy. J. Bronson to Horatio J. Benson, April 30, 1886, irreg. shape 3,000

Hancock st., N. E. s., 254 ft. S. E. Girard ave., P. F. Horan to Catharine Horan for life, May 8, 1886, 16 ft. by 80 ft ..... nom.

Hansberry st., S. E. s., 336 ft. 3⅜ in. S. W. Wayne, Thomas A. Newhall to John Shingle, April 20, 1886, 125 ft 3,000

Holly st., W. s., 133 ft S. Brown, James W. Beath to John M. Erickson, May 5, 1886, irreg. shape; mtge. $4,800 850

Leverington ave., N. W. s., and N. E. s. Mitchel, Richard Higson to Edwin R. Cochran, May 1, 1886, irreg. shape; N. W. s. Leverington ave., 17 ft. 1 in. N. E. Mitchell, irreg. shape 2,800

Girard ave., N. s., 64 ft. E. Thirtieth, P. A. B. Widener et al. to Maria Katharina Koblischeck, May 5, 1886, 16 ft. by 64 ft 4,350

Hutchinson st., 1325, M. H. Stutzbach to Maggie Beitel, May 12, 1886, 16 ft. 8 in. by 50 ft 1,800

Locust st., S. s., 125 ft. W. Thirteenth, Carolina Cope et al. to the Historical Society of Pennsylvania, May 7, 1886, 25 ft. by 110 ft 13,000

Locust st., S. s., 150 ft. W. Thirteenth, Clementine Cope to Mary E. Ellison, May 7, 1886, 20 ft. by 110 ft 10,400

Lesher st., 4721, Andrew J. Shoch to Harriet Seddon, April 27, 1886, 21 ft. 3 in. by 122 ft 2,000

Nineteenth st., W. s., 48 ft. 6 in. N. Cambridge, Thos. Bach to Augustus Davis, May 5, 1886, 16 ft. 2 in. by 72 ft 2,600

Ontario st., S. s., 123 ft. E. Eighteenth, Werner Itschener to Francis A. Myers, May 6, 1886, 24 ft. by 100 ft 5,250

Opal st., E. s., and N. s. Jefferson, Richard Magee to Joseph Myers, May 1, 1886, 16 ft. 6 in. by 43 ft. 9 in 6,000

Poplar st., S. s., 221 ft. 10 in. W. Sixteenth, Prosper A. Baratet to Jas. S. Thorp, May 10, 1886, 21 ft. 10 in. by 90 ft 5,000

Paoli ave., S. E. s., 299 ft. 6½ in. S. W. Pechin, Hugh Hallowell to Philip D. Pfisterer, May 3, 1886, 4 acres 139·17 perches 2,500

Paoli ave., S. E. s., 76 ft. 7⅜ in. S. W. Pechlin, H. Hallowell to Edwin F. Potts, May 3, 1886, irreg. shape 2,500

Sixty-fourth-and-a-half st., E. s., 225 ft. N. Callowhill, Thos. G. Deutry to Chas. A. Pulley May 11, 1886, 25 ft. by 100 ft 900

Spring Garden st., N. s., 70 ft. 9½ in. W. Eleventh, Esther Ann Smith to Margaret Barley, May 6, 1886. 2 ft. by 30 ft 500

Spruce st., S. s., 117 ft. 6 in. W. Eleventh, Eliza Robins to Elizabeth Percival, May 8, 1886, 23 ft. 6 in. by 205 ft 18,000

Taylor st., E. s., 280 ft. N. Parrish, John M. Sharp to Wm. V. Barry, May 10, 1886, 14 ft. by 47 ft. 3½ in 2,000

Thompson st., N. s., and E. s. Palethorp, Samuel Hamilton et al. ex'rs, to Mark Devlin, May 5, 1886, 14 ft. 3 in. by 65 ft 11 in 3,100

Third st., 1118, M. K. Koblischeck to Albert Molt, May 5, 1886, 18 ft. 6 in. by 80 ft 4,850

Tulip st., 2244, Frederick Schaub to Wm. F. Kaelberer, May 3, 1886, 16 ft. by 60 ft 5,600

Twelfth st., E. s., 87 ft. 8 in. S. Fairmount ave., Samuel Cooke to Frederick Hoeber, April 20, 1886, 14 ft. by 56 ft.; mtge. $1,700 1,500

Thirty-first st., W. s., 325 ft. 2½ in. N. Wharton, Geo. Russell et al. ex'rs, to Johanna Vaughn, May 5, 1886, 16 ft. by 62 ft 500

To Patrick Rodgers, May 5, 1886, W. s. Thirty-first, 341 ft. 2½ in. N. Wharton, 16 ft. by 62 ft 500

To Matthew Mullen, May 5, 1886, W. s. Thirty-first, 357 ft. 2½ in. N. Wharton, 17 ft. 9¾ in. by 62 ft 500

THURSDAY, May 13, 1886.

Albemarle st., N. W. cor. Twenty-eighth, Walter Boswell to Amanda G. Harris, May 11, 1886, 156 ft. by 37 ft. 3 in.; also N. E. cor. Twenty-ninth and Albemarle, 17 ft. by 37 ft. 3 in $5,000

Allen st., 175, Robert C. Thomas et al., exr's. to P. P. Morris, May 11, 1886, 70 ft. by 76 ft. 6 in 3,000

Almond st., S. E. s., and N. W. s. Mercer, H. S. P. Nichols to George Junkin, May 11, 1886, 375 ft. 2½ in. by 140 ft.; S. E. s. Almond, S. W. s. Geisler and N. W. s. Mercer, 80 ft. by 140 ft.; N. W. s. Thompson, 44 ft. N. E. Geisler, 100 ft. by 140 ft ....

Belmont ave., N. E. cor. Girard ave., M. Kennedy to Josiah W. Leeds, April 11, 1886, irreg. shape 10,000

Bolton st., N. s., 53 ft. E. Twenty-third, National S. F. and B. Association to Rebecca Moss, May 4, 1886, 15 ft. by 44 ft. 6 in 1,600

Chelten ave., S. E. s., 306 ft. S. W. Green, Chas. W. Otto to Anna W. Lutz, April 14, 1886, 36 ft. by 136 ft. 2½ in 3,400

Chestnut st., N. E. cor. Forty-third, Estelle Willoughby to Herman S. Hoffman et al., trustees, May 6, 1886, 175 ft. by 214 ft. 6 in 60,000

Cumberland st., 2080 E., Sam'l Clark, Jr., to David F. Povey, May 11, 1886, 17 ft. by 80 ft 3,000

Dauphin st., 1050 E., Edwin B. Kelley to Mary Wilson, May 7, 1886, 14 ft. by 62 ft 1,250

Eleventh st., W. s. and S. s. Pierce, Hy. C. Thompson to Moses A. Johnson, May 8, 1886, irreg. shape; E. s. Eleventh, 102 ft. 11⅜ in. S. Watkins, irreg. shape... 7,600

Eleventh st., E. s., 102 ft. 11⅜ in. S. Watkins, Moses A. Johnson to Paul Thompson, May 11, 1886, irreg. shape... 1,200

Eleventh st., S.W. cor. Pierce, Moses A. Johnson to Hy. C. Thompson, May 11, 1886, irreg. shape... 6,400

Eleventh st., W. s. and S. s. Pierce, Hy. C. Thompson to Jas. Loughery, May 11, 1886, four lots, each 16 ft. by 67 ft., and subj. to g. r. $82... nom.

Fawn st., W. s., 40 ft. 4½ in. N, Jefferson, Michael Kelley to Wm. McDonnell, May 10, 1886, 12 ft. 1 in. by 34 ft... 1,450

Federal st., N. s., 68 ft. W. Nineteenth, est. Wm. Kirk to Lucius S. Landreth, April 28, 1886... 13,466

Federal st., 1517, John Hinkle to George Stewart, May 7, 1886, irreg. shape... 2,250

Fitzwater st., N. s., 87 ft. 6 in. W. Lloyd, Jas. Shield to Catharine T. Shields, May 7, 1886, 17 ft. 6 in. by 73 ft... nom.

Front st., 2503, Jno. Gibson to Esther R. N. Mellor, May 11, 1886, 16 ft. by 70 ft... 2,600

Fifth st., S. s., 190 ft. N. Lehigh, Jno. Seeger to Augustus Mittenger, May 8, 1886, 18 ft. by 97 ft. 6 in... 4,000

Germantown ave., W. s., 74 ft. S. Somerset, John C. Forsyth to Benjamin F. Bennett to Amanda Griggs and Jos. C. Forsyth, May 10, 1886, 36 ft. by 90 ft... 216

Janney st, N. W. s., 234 ft. N. E. Clearfield st., John B. Uhle to Moses P. Hamberg, March 17, 1886, 36 ft. by 110 ft... 600

Judson st., 1907, Nicholas C. Clelland to Edward B. Penrose, May 11, 1886, 19 ft. 5 in. by 87 ft. 6 in.; mtge. $3,500... 1,750

Lambert st., W. s., 151 ft. 6 in. S. Susquehanna, Jacob Rightly to Mary Jane Dutill, April 14, 1886, 15 ft. by 60 ft.; g. r. $102... 1,000

Lawrence st., N. E. cor. Cambria, Thos. Atkinson to Wm. Gegenheimer, May 4, 1886, 18 ft. by 92 ft. 6 in.; g r. $81... 450

Moore st., N. s., 70 ft 6 in. W. Eleventh, Henry C. Thompson to Jas. J. Loughery, May 11, 1886, four lots, each 16 ft. by 60 ft., subject to g. r. $84... nom.

New Market st., 618, Elizabeth D. Andress to Levi Salovitzek, April 29, 1886, 15 ft. by 100 ft.; g. r. £5 5s... 2,000

Oak st., 181, Catharine Lang, ex'rx, to Frederick Metzler, May 11, 1886, 13 ft 10¼ in. by 57 ft. 6 in... 800

Oxford st., N. s., 18 ft. E. Ninth, Reuben J. Urwiler to Hy. Graham, April 30, 1886, 17 ft. by 71 ft... 4,200

Oxford st., same, Hy. Graham et ux. to Sarah Urwiler, April 30, 1886, 17 ft. by 71 ft... nom.

Palen st., 719, Albert H. Harris to Walter Boswell, May 11, 1886, 12 ft. by 32 ft... 1,000

Parrish st., S. E. cor. Pennock, Philip H. Somerset to Lisle Stokes, April 26, 1886, irreg. shape... 4,600

Preston st., S. W. cor. Reno, Wm. Warnock to Elizabeth Sharpless, April 28, 1886, 16 ft. 10 in. by 95 ft... 3,500

Race st., 1307, Chas. A. Rice to Lavinia J. Palmer, May 10, 1886, 20 ft. 10 in. by 100 ft... 5,500

Randolph st., 1306, Mary Scheetz to Michael Cunniff, May 12, 1886, irreg... 3,275

Reese st., E. s., 16 ft. S. Cambria, Wm G. Fox to Hubert J. Tullness, May 10, 1886, 13 ft. 4½ in. by 67 ft... 2,000

Ruan st., N. E. s. and N. W. Franklin, Adam Mann to John Grauch, May 4, 1886, 63 ft. ½ in. by 68 ft. ⅜ in... 6,900

Seventeenth st., E. s., 135 ft. S. Mifflin, Alb. Heider to Jos. Ignatius, May 7, 1886, 16 ft. 3 in. by 70 ft... 500

Sheridan st., 1801–1805, Adron P. Bilgen to Rosalie L. Hope, May 13, 1886, 42 ft. by 38 ft. 8 in... 1,850

Twenty-third st., 704 N., Max Graff, trustee, to John Hassenmeyer, May 11, 1886, 15 ft. by 74 ft... 2,400

Wallace st., S. s., 132 ft. E. Union, John Quinn to James Wallace, May 7, 1886, 14 ft. 8½ in. by 80 ft... 1,600

Wayne ave., S. W. s., 373 ft. N. W. Manheim, Charles W. Otto to Jacob K. Griffith, May 8, 1886, 50 ft. by 198 ft. 10¾ in... 3,125

Weiss st., W. s., 147 ft. N. Spencer, Ellen Rose to Edmund B. Seymour, May 10, 1886, to John H. Rose, May 11, 1886, 21 ft. by 90 ft... nom.

Wildey st., S. E. s., 119 ft. N. E. Palmer, Hy. E. Gerhard to Mary J. Ruby, April 17, 1886, 15 ft. 6 in. by 52 ft. 9⅜ in.; g. r. $30... 800

FRIDAY, May 14, 1886.

Allegheny ave., N. s., [illegible]09 ft. ⅝ in. E. Ridge ave., Robert Manly to Edw. Farrell, April 28, 1886, irreg. shape $1,800

Annin st., S. s., 71 ft. W. Nineteenth, L. S. Landreth to John McConaghy, May 10, 1886, 15 ft. 3 in. by 50 ft.; also, 13 lots on S. s. Annin, 86 ft 3 in. W. Nineteenth, each 14 ft. by 50 ft... nom.

Belmont ave., N E. cor. Girard ave., Josiah W. Leeds to Charles V. MacManus, May 12, 1886, irreg. shape; mtge. $6,000... 4,000

Berks st., N. E cor. Gratz, J. Louis Kates to John McEwen, May 8, 1886, 16 ft. 2 in. by 12 ft... 7,500

Brown st., 2707, Thomas Evans to Charles E Pancoast, May 4, 1886, irreg. shape... 800

Chestnut st., 100, moiety, Wm. R. Tiers to William T. Tiers et al., April 19, 1886, 20 ft. 7½ in. by 84 ft... 17,500

Chester ave., S. E. s., 85 ft. N. E. Forty-eighth, Horton H. Cooke to Thomas Y. Midlen, Jr., May 4, 1886, 40 ft. by 140 ft... 6,700

Chelten ave., N. W. s., 170 ft. S. W. Green, Wm. R. Tiers et al. to the Real Estate Trust Co., May 10, 1886, 130 ft. by 160 ft. 6 in... 7,500

Dacota st., 3001, H. A. Duhring et al. to James McCosker, May 7, 1886, 16 ft. by 58 ft... 1,600

Eleventh st., W. s., 81 ft. S. Mifflin, Elizabeth Miskey et al, exrs., to Wm. McRae Bryant, April 19, 1886, 96 ft. by 65 ft... 2,800

Eleventh st., 619 S., Franklin Betts et al. to Gerhard Warake, May 10, 1886, irreg. shape... 3,100

Federal st., N. s., 68 ft. 1 1-16 in. W. Nineteenth, L. S. Landreth to John McConaghy, May 10, 1886, 13 lots, irreg. shape... nom.

Fourth st., 2407, 2415, 2419 and 2421 N., John S. Serrill to William G. Serrill, May 11, 1886, each 16 ft. by 55 ft.; also 1921-29 and 1935 N. Ninth... 2,000

Fifteenth st., 1412 N., William R. Matchett to Robert Perry, May 10, 1886, 15 ft. 11 in. by 68 ft... 3,000

Forty-second st., W. s., 168 ft. N. Baltimore ave., Wm. S. Kimball to Susan H. Poor, May 12, 1886, 25 ft. 4 in. by 120 ft... 10,000

Forty-ninth st., N. E. s., 83 ft., 4⅝ in. N. W. Paschall, James A. L. Wilson to Isaac D. Yocum, May 6, 1886, 13 ft. 10½ in by 46 ft.; mtge. $400... 1,000

Forty-ninth st., N. E. s., 69 ft. 6⅛ in. W. Paschall ave., Jas. A. L. Wilson to Edgar Darrach, May 6, 1886, 13 ft. 10½ in. by 46 ft... 2,100

Forty-ninth st., S. E. s., 14 ft. N. W. Paschall ave., Wm. P. Shields to Ellen Darrach, May 11, 1886, 13 ft. 10⅝ in. by 46 ft... 2,100

Girard ave., N. S., 36 ft. E. Twenty-sixth, Frank Schmidt to Jacob Emmerling, May 10, 1886, 36 ft. by 102 ft... 7,500

Gray's Ferry rd., S. E. s., 40 ft. 10¾ in. N. E. Kater, Wm. Johnston to Edmund Behr, May 11, 1886, irreg. shape... 4,000

Greeves ave., S. W. s., 155 ft. 6½ in. S. E. Locust ave., Patrick J. Byrne, to Virginia D. Steward, May 11, 1886, 16 ft. 2½ in. by 60 ft... 750

Hanover st., N. s., 198 ft. 10¼ in. W. Belgrade, Christopher B. Porter to Jas. Dougherty, May 11, 1886, 18 ft. 7½ in. by 121 ft. 3 in... 1,650

Janney st., W. s., 98 ft. N. Venango, Jas. McClain to Emma Jane Lafferty, May 10, 1886, 18 ft. by 100 ft... 200

Jefferson st., S. W. cor. Twenty-fourth, Frederick Donten to Rebecca W. Sparks, May 8, 1886, 19 ft. 4¾ in. by 51 ft.; g. r. $150... 1,500

Locust st., S. s., 60 ft. E. Juniper, George Watson to Morris J. Lewis, M.D., May 8, 1886... 1,400

Long lane, W. s., 20 ft. 3½ in. S. Oakford, Thomas Marshall to John Deakin, May 11, 1886, irreg. shape; g. r. $84... 1,450

Melon st., 1217, Benjamin Arment to George W. Moll, April 26, 1886, 16 ft. by 78 ft. 6¾ in... 2,500

Marston st., E. s., 133 ft. 9⅝ in. N. Columbia ave., Jac. E. Ridgway to Thos. T. Francis, May 11, 1886, 25 ft. by 70 ft. 2 in... 2,600

Mervine st., 1250, John Sattler to Chas. H. Williams, May 7, 1886, 14 ft. by 52 ft... 2,700

Norris st., 2223, Edward H. Flood to Virginia P. Diver et al., May 1, 1886, 16 ft. by 75 ft... 4,300

Oakford st., 2011, Thos. Marshall to Jas. Lowe, May 6, 1886, 14 ft. by 48 ft.; g. r. $48... ......

Parrish st, S. s, 146 ft. 4¼ in. W. Holly, Wm. D. Kelley to Charlotte B. James, May 11, 1886, 16 ft. by 82 ft. 6 in... 3,600

Seventeenth st., 1253, S. Bridget McElwee, Adm'x. to Wm. Wilkinson, May 4, 1886, 16 ft. by 70 ft... 3,000

Seybert st., S. s., 123 ft., 193 ft. and 291 ft. W. Twenty-third, E. W. Holmes et al., trustees, to Mrs. G. C. Jacobsen, April 1, 1886, each 14 by 60 ft... 5,550

Seybert st., 2409, Charles Schoellhamer to Jeffery Hart, May 8, 1886, 13 ft. 10 in. by 43 ft. 2⅞ in... 1,725

Spring st., S. E. s., Twenty-first Ward, D. H Mount to Samuel W. Taylor, April 29, 1886, 40 ft. by 200 ft... nom.

Sumac st., N.W. s., 84 ft. N. E. Manayunk ave., Chas. W. Klauder to Mary A. Holt, May 1, 1886, 32 ft. 10 in. by 96 ft... 990

Ann st., 1942, Decatur B. Association to John Brennan, 12 ft. by 50 ft... 1,850

Susquehanna ave., 1504 E., Jas. Mear et al. to Jac. Oesterle, April 23, 1886, 18 ft. by 126 ft. 6 in... 4,000

Tenth st., W. s., 54 ft. S. Federal, Elizabeth Barnett to Eliza J. Barnett, trustee, May 3, 1886, 18 ft. by 63 ft. 6 in.; g. r. $127.50... nom.

Tinicum Island road, 32 acres 138 square perches, Catharine J. Alburger et al. to Lawrence Shuster Boreaf, May 6, 1886 5,750

Tioga st., S. s., 58 ft, 7½ in. W. Mather, John Baral to Ellwood H. Shearer, May 11, 1886, 14 ft. 2½ in. by 50 ft. 700

Tioga and G sts., A. T. Kay to N. E. Phila. L. B. & L. Co., May 11, 1886, irreg 11,572

Twentieth st., S. E cor. Page, Wm. R. Matchett to Frank N. Gray, May 10, 1886, 16 ft. by 75 ft 3,200

Twenty-second st., S. W. cor. Berks, Anna R. Haines to Mary W. Witzman, June 2, 1882, 60 ft. by 68 ft.; S. s. Berks, 68 ft. W. Twenty-second, 32 ft. by 60 ft.; g. r. $300 50

Twenty-fifth st., E. s., 43 ft. S. Berks, Hy. R. Schoch to Caroline C. Leetch, May 8, 1886, 28 f,. by 65 ft. 5,600

Ulrich st., 702-706, Alice Boyle to Morris Boney, April 27, 1886, 35 ft. 11¾ in. by 40 ft 2,300

Venango st., S. W. s., 106 ft. N. W. Bath, Guarantee Trust and Safe Deposit Company to Wm. J. Morrow, January 25, 1886, 25 ft. 6 in. by 80 ft ..... nom.

Vine st., S. E. cor. Fifty-seventh, Andrew Anderson to Lazarus Moyer, April 18, 1877, 20 ft. by 110 ft 7,000

Washington ave., N. E. cor. Otsego, Wm. Boyle to Edward Roddy, May 5, 1886, 15 ft. by 47 ft. 2½ in 3,700

Montgomery st., 1517, Wm. G. Serrill to Sabra C. Barrett, May 14, 1886, 16 ft. by 69 ft. 6 in 6,000

Sixteenth st., E. s., 118 ft. 9 in. S. McKean, Robert McMurray to Andrew Stewart, June 24, 1885, 16 ft. 3 in. by 23 ft 300

Wood st., S. s., 200 ft. E. Broad, John Klenk to Daniel Kelleher et ux., May 11, 1886; g. r. $26.66 ..... 3,2 0

SATURDAY, May 15, 1886.

Brunner st., N. s., 123 ft. 6⅜ in. S.W. Germantown ave., Wm. D. Dounton, April 20, 1886, 15 ft. by 65 ft $2,600

Buist ave., N. s., W. of Seventy-seventh, Mr. H. Scott to Wm. Stephens, May 13, 1886 220

C st., 2723, Fletcher Hudson to Wm. Halliday, May 10, 1886, 15 ft. 7½ in. by 80 ft 1,900

Callowhill st., S. s., 69 ft. 10 in. E. Seventh, Geo. J Garde, trustee, to Anna Maria Tolon, March 3, 1886, 17 ft. 6 in. by 96 ft.; mtge. $800 6,250

Cedar st., S. E. s., 127 ft. 7¾ in. N. E. Apple, Mary Grindrod to John J. Grindrod, May 12, 1886, irreg. shape ..... nom.

Cumberland st., N. E. s., 20 ft. 3⅝ in. N. W. Collins, John Schlegelmilch to Catharine Bebe, May 11, 1886, irreg. shape 4,000

Cumberland st., N.s., 100 ft. W. Twenty-sixth, Albert H. Dingee to Jas. E. Dingee, Jan. 1, 1886, irreg shape; N. s. Hagert, mid Twenty-sixth, irreg. shape 40,000

Dacota st., N. E. s., 16 ft. S. E. Duhring, Henry A. Duhring et al. to Thos. A. Dunlap, May 6, 1886, 16 ft. by 60 ft 20,000

Delaware ave., S. s., 20 ft. S. E. Philadelphia and Trenton Railroad, Wm. A. M. Fuller et al. to Patrick J. Scanlan, April 5 1886 350

Duval st., S. E. s., 230 ft. and 246 ft. S.W. Adams, David Hankinson to Marion C. Hankinson, May 12, 1886, each 16 ft. by 64 ft 3,800

Fernon st., N. s., 118 ft. 7¼ in. W. Nineteenth, Isaac S. Stackhouse to Samuel I. Goodall, April 30, 1886, 14 ft. by 50 ft.; g. r. $45 575

Eighth st., E. s., 79 ft. 9⅛ in. S. Norris, Michael McShane to Henry T. Atkinson, May 11, 1886, 33 ft 4⅛ in. by 71 ft. ¼ in.; Franklin st., W. s., 76 ft. 4 in. S. Norris, 33 ft. 4⅛ in. in. by 71 ft. ¼ in ..... nom.

Hagerman st., N. W. s. and N. E. s. Knorr, John H. Penn to Fredk. P. Boardman, May 11, 1886, 32 ft. 6 in. by 120 ft 2,400

Jasper st., S. E. cor. Adams, Wm. Halliday to Fletcher Hudson, May 10. 1886, 14 ft. by 55 ft 2,850

Jefferson st., S. E. s., 260 ft. N. E. Plum, Elizabeth Michael to Wm. J. Tolbert, May 4, 1886, 20 ft. front 900

Lombard st., 223, Elizabeth Summers et al. to Sarah T. Donnelly et al., May 12, 1886, 20 ft. by 73 ft ..... nom.

Marshall st., E. s., 206 ft. 3 in. S. Erie, C. L. Gentner to John Meyer, May 1, 1886, 40 ft. by 92 ft. 2¼ in 2,000

Marshall st., E. s., 206 ft. 9 in. N. Venango, C. D. Gentner to Christian Schmidt, May 1, 1886, 47 ft. by 92 ft. 5¼ in 2,600

Ninth st., E. s., 70 ft. S. Girard ave., Miles King to Walter S. Bradley, April 15, 1886, 60 ft. by 100 ft.; g. r. $540 6,808

Paschall ave., S. W. cor. Sixty-third, Geo. Laycock to Robt. H. Parker, May 10, 1886, 2 lots, each 25 ft. by 85 ft. and subject to g. r. $36 ..... nom.

Queen st., S. s., 119 ft. 9¼ in. W. Swanson, Martin Mattern to Eleanora Brown, May 10, 1885, irreg. shape 2,450

Queen st., 244, Matilda McCoy to Peter Monroe, May 3, 1886, 20 ft. by 59 ft. 6 in.; g. r. $30 1,450

Richmond st., N.W. s., 46 ft. 6 in. S. W. Lefevre, Edward Cole et al. to Joseph J. Heck, April 30, 1886, 81 ft. by 308 ft. 9¼ in 1,416

Richmond st., N. W. s., 127 ft. 6 in. S. W. Lefevre, Mary Coles to Hy. Herbrick, April 30, 1886, 40 ft. 6 in. by 307 ft. 10¼ in 708

Ridge ave., N. E. s., 242 ft. 4 in. N. W Master, John Adams to Daniel Dorey, May 10, 1886, irreg. shape; W. s. Twentieth, 250 ft. 1 in. N. Master, 19 ft. 5⅞ in. by 73 ft. 2½ in. and 80 ft.; mtge. $4,000 6,650

Second st., E. s., 136 ft. 3½ in. N. Wood, Abraham W. Long et al. to Joseph Morgan, April 20, 1886, 20 ft. by 133 ft. 1 in 9,850

South st., 1625, Alfred L. Carey, exr. to John Hertfelder, May 10, 1886, 16 ft. by 80 ft.; g. r. $96 4,700

Tenth st., 609 st., Geo. W. Barber to Henry Coffin, May 5, 1886, 17 ft. by 85 ft 6,100

Thirty-sixth st., N. W. cor. Atlanta, Joseph B. Moore to John F. Stout, May 3, 1886, 20 ft. by 75 ft 3,000

Thompson st., S. E. s., 21 ft. N. E. William, John Scott, Jr., master, to Patrick Cliggett et al., May 13, 1886, 21 ft. by 131 ft. 7 in.; three others on Thompson, one on Richmond and 141 Craven 8,400

Thompson st., N. W. s., 202 ft. N. E. Dauphin, Julius Hyman to John Crowley, May 8, 1886, 14 ft. by 60 ft 1,450

Twenty-second st., 111 S., C. B. D. Richardson, exr., et al. to Wm. W. Heberton, May 12, 1886, 16 ft. by 47 ft 6,500

Twenty-fourth st., 829 N., John M. Sharp to Lydia F. Street, May 3, 1886, 17 ft. by 73 ft. 5,600

Wayne st., S. W. s., 363 ft. N. W. Manheim, Chas. W. Otto to Jas. M. Aertson, May 8, 1886, 10 ft. by 198 ft. 9½ in 625

Wood st., 2034, James McGinnis to Donaldson and Robert T. Marshall, May 7, 1886, 16 ft. by 105 ft.; g. r. $40 1,800

Woodstock st., 1700, Alex'r Glenny to Mary A. Fite, May 11, 1886, 14 ft. 4 in. by 55 ft 2,350

Woodstock st., 2034 and 2040, P. Williamson to Sarah B. Brotherton, May 6, 1886, 15 ft. by 58 ft 800

Filters Extraordinary.

Captain Symonds, a distinguished engineer, has prepared a project for a system of filters, by which he proposes to filter the water for all Washington. The plan is to use these in connection with the new water works just being constructed here. It is proposed to use fourteen filters, each thirty feet in diameter and seventeen feet high, built of steel. Each filter is divided by a steel diaphragm into two parts, the lower one eight feet ten inches high, being entirely enclosed, and capable of sustaining all the hydrostatic pressure which is required in the process of filtering. The upper compartment is eight feet two inches in height, and is open to the air at the top. In the lower compartment is the filtering material, and here the operation of filtering is carried on. The upper compartment is used for cleansing and washing the filtering material, which is all transferred to it in a state of violent agitation by hydraulic currents. The water to be filtered is let into the upper part of the lower compartment by pipes which distribute it at various points of the area The pressure then forces the water downward through the filtering material to the outlet system at the bottom, where it is collected in pipes, which gradually enlarge and join until the main outlet pipe is reached. The operation of filtering is carried on uninterruptedly until it is desired to wash the filters. This is accomplished by opening and closing certain valves, and thus changing the direction of the current and forcing the water into the filter through the outlet system at the bottom. The material used for filtering is a mixture of sand and powdered coke, and the water is forced through about eight feet of this mixture.

THE eyes of the Northern mill men are turning eagerly to the comparatively virgin forests of the South, and heavy sales of timbered land are being constantly announced. If the ravenous saw mills must be fed, and no better material than wood can be devised, then the people of the South should not dispose of their heritage for a mere pittance of its value. These huge tracts of yellow pine can be converted into yellow gold, and should not be sacrificed as a worthless possession. We should make the most of our opportunities, and not yield too readily to the pressure of greenbacks. These huge acres of undisturbed trees are daily enhancing in value and importance, as the supply in the North and West diminishes. It is idle to talk of the "inexhaustible" forests of the South, when Mr. Little, of Montreal, an authority on the subject, estimates that the sawing capacity of the North is sufficient to consume the merchantable pine of a State in less than a year. The South possesses mines of wealth in her noble forests, and they should not be disposed of carelessly and without full appreciation of their value.

—About ten miles North of Philadelphia on the P. & R. road is a deposit of feldspar and ledge granite about 150 feet above the Schuylkill. The feldspar has been mined and some of it sold for city paving purposes. The granite is now being developed. The feldspar is sold at $1.00 per ton on the ground. The deposit is a rare one and likely to prove quite valuable to its owners, especially in view of its accessibility to contracters and street pavement builders.

F. R. Buell's New Fire Extinguisher Severely Tested.

Mr. F. R. Buell the Patentee of the Buell Fire Extinguisher and Force Pump gave a very successful exhibition of the powers of his apparatus on Tuesday afternoon at the corner of Thirteenth and Thompson streets. A large box containing wood and other inflammable substances was set on fire, when the fire was at the highest point the extinguisher was set at work, and in just one and a quarter minutes the fire was conquered. The remnants of the box and contents were then saturated with coal oil and set on fire, and, in one quarter of a minute, this fire was also extinguished. This test did not seem to suit the committee present and a number of barrels and large pieces of wood were laid in the remains of the box and set on fire and entirely extinguished in two minutes. Several representatives of the fire department and Councils and also a party from Palmyra, N. J. witnessed the exhibition and pronounced it a great success.

The Loeb Estate Again.

Judge Penrose, of the Orphans' Court filed an adjudication of the account of Nanny Swartz et al., executors of the estate of Albert Swartz, who died in April, 1885, leaving over $63,000 in trust for the benefit of his relatives. A claim was presented against the estate on behalf of William Loeb, the testator's son-in-law, as the next friend of his two minor children, and as administrator of the estate of the claimant's deceased wife, Mrs. Lottie Loeb, for moneys alleged to have been loaned by Mrs. Loeb to the decedent. The claim was the subject of a lengthy decision by the Court and was rejected. When Mr. Loeb's account as administrator of the estate of his wife, Mrs. Lottie Loeb, who died intestate in March, 1884, was adjudicated by Judge Ashman in the same court last month, credits taken for the decedent's funeral expenses, medical attendance in her last sickness and board and nursing of her children after her death, amounting in all to $590.50, were stricken out because they were debts for which the husband was primarily liable, and a credit of $3,062.50 claimed for money said to have been paid to the father of the accountant, growing out of the transfer of a stock of goods, was also disallowed.

New Bill of Wages for Brickyard Employees.

Last Tuesday the brickyard employees, in six assemblies of the Knights of Labor, presented to their employers a new bill of wages which it was desired to go into effect on Saturday and remain in force until January 1, 1887. About 4,000 men and boys are employed, it is stated, about seven months in the year.

In the proposed new scale first-class brickmakers, sorters and setters ask for $3.25 per day; pressers, $2.62; second-class moulders, $2.75; bottom brick moulders, $2.25; wheelers and tossers, $2.25; tossers in steam yards, $2; burners, wheelers, laborers, an advance of 25 cents per day over present wages; offbearers and carriers-off an advance of 10 per cent. over present wages.

In making the request of the manufacturers the employees say: "We desire to call your attention to the fact that, owing to the advanced wages now being paid all classes of working men, we are compelled to pay increased prices for the necessaries of life without any corresponding increase in our wages, and with the hope that our positions will be properly understood by you, we present, through our committee, a bill of wages which we trust you will carefully consider and grant. In preparing the bill we have been careful to consider the rights of all employers as equal, and, knowing that the large majority of your goods are disposed of in the one market, we have endeavored to so arrange the price of labor that one manufacturer will not have an unfair advantage, but that all can enter the market and compete fairly one with another. We hope that our efforts will be appreciated, and that you will kindly sign our bill of wages, which, so far as our own members are concerned, will protect you from strikes or trouble of a like character until January 1, 1877."

Decision in Favor of the City.

A decision has been rendered in favor of the city in a suit brought by Samuel C. Perkins the Solicitor against Carmany & Wrigley, who carry on the dyeing business in the old Gorgas mill outside the boundary of Fairmount on Gorgas Run.

The defence of Carmany & Wrigley was that the mill has been used for such purposes for the past fifty years, and they had a right by prescription to so use it; that the Court cannot interfere because the transparency of the water is lessened; and that as to the effect for drinking purposes, the water cleared itself of injurious ingredients in its flow from the mill to the Belmont pumping station, a distance of over five miles.

The decree of the matter in equity was that the defendants must stop running such refuse into Gorgas Run, and orders that the decree go into force on August 1st, so as to enable the defendants to make the necessary arrangements in view of the decision.

A New Hotel Wanted.

The criticisms and scoldings which have been indulged in perhaps too much by the Philadelphia papers about the provincialism of their town are being followed by some good results, whether produced by that agitation or not. A communication was read at the Wednesday's meeting of the Board of City Trusts, signed by John Wanamaker, Hood, Bonbright & Co., Strawbridge & Clothier, Edmund P. Steel & Co., Riegel, Scott & Co., Joel J. Bailey & Co. and Henry C. Gibson, asking the Trust to erect a hotel at 12th & Market sts. No plans regarding the structure are offered. The signers merely give it as this opinion that a handsome and commodious hotel is needed in that locality, and that the trustees are the only ones having control of a site suitable for such an edifice. One of the trustees stated the other day that the two buildings they are erecting now —one that of Hood, Bonbright & Co., and the other at Girard College—would cost about $500,000, and that no further improvements would be made on the Twelfth and Market streets property at any time in the near future.

No doubt, Philadelphia needs better hotel accommodations, not simply an immense barn with 1,000 or 1,500 rooms, but a hotel modern in every respect, that will make Philadelphia talked about, as is Chicago, St. Louis and San Francisco. We have nothing comparable to a New York hotel, excepting in size. After following out our utilitarian notions we have been beaten by other cities, especially in hotels, and there is no doubt but what we are suffering the consequences. A great many jobbers and manufacturers complain that buyers are more and more going through Philadelphia to New York. This statement is true. It is to be hoped that the right sort of enterprise will be developed and that more commodious hotel accommodations will be furnished within the next year or two.

—The Old Cathedral Cemetery is to be proceeded against for the violation of the law which requires all bodies to be buried eight feet below the level of the street. There are 7,700 bodies buried in 6,500 graves in this cemetery, some of the interments being within two feet of the surface.

Underground Wires.

Our City Councils have wrangled over the underground wire system for a long time. On last Tuesday another meeting was held to consider the ordinance intended to regulate the underground system. A bill was recommended on Thursday which is a consolidation of a previous ordinance on the subject. It is thought the new ordinance will cover the ground sufficiently. Under it the Supervisors shall have the power to change the plans and route, and when these are approved by the Board, the latter shall formulate a bill to be presented for passage by Councils. Branch lines not more than five squares long may be laid, with the approval of the Board of Supervisors and the consent of the Chief of the Electrical Department, without a special ordinance; but this feature of the bill can be revoked at any time by an ordinance or a resolution. It is provided that no company shall consolidate with or merge into another, under penalty of being deprived of all the privileges granted by Councils.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

LONG AGO

We solved the problem of Style and Fit in First-Class

CLOTHING

We, as manufacturers, produce more Clothing than any other firm in the business. We have spent years in trying to see how good we could make our clothing, and there is no material made in this or any other country that is too good for us to handle. Quantities tell. They enable us to make low prices.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

R. T. GOODRICH, Manager.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

D. C. HARRINGTON,

ATTORNEY AT LAW,

No. 209 SOUTH SIXTH STREET,

PHILADELPHIA.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

H. D. VAN ORDEN,

ATTORNEY AT LAW,

187 Greenwich Street,

NEW YORK.

BILLMAN'S

Indestructible Wat rproof Roof Paint.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music, Traymore House, Atlantic City, Metropolitan House, Atlantic City, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

J. T. JACKSON & CO.

REAL ESTATE BROKERS

No. 711 Walnut Street,

PHILADELPHIA.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	
$1,918,432,05.	

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery,	William W. Paul,
John Welsh,	Pemberton S. Hutchinson,
John T. Lewis,	Alexander Biddle,
Israel Morris,	Charles P. Perot,

Joseph E. Gillingham.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

Buell Fire Extinguisher

Consists of a five or ten gallon fount and an exterior triple-acting Force Pump, which throws the chemical fifty feet.

SEND FOR CIRCULAR.

PROTECTIVE MANUFACTURING CO.,

44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,

STAINED GLASS

For Churches and Dwellings.

N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant

POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

A TEASPOONFUL OF

Ged. Brown's Ginger,—

WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

M. THOMAS & SONS,

AUCTIONEERS,

Nos. 137, 139 & 141 S. FOURTH STREET,

PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 20. PHILADELPHIA, MONDAY, MAY 24, 1886. PRICE 15 CENTS

THE LEADING JOURNAL OF THE KEYSTONE STATE,

THE PHILADELPHIA TIMES.

GET ALL

THE THE

BEST. NEWS.

Times Building, Chestnut and Eighth Sts., Philadelphia.

PUBLISHED EVERY DAY IN THE YEAR.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
——OFFICE——
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

GEO. W. MANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

J. T. JACKSON & CO.
REAL ESTATE BROKERS
No. 711 Walnut Street,
PHILADELPHIA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
——SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.——

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
——27th WARD.——
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263,509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

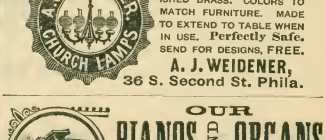
LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. GRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.



THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 20. PHILADELPHIA, MONDAY, MAY 24, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, MAY 24, 1886.

A LEADING architect of Philadelphia rates his loss from the labor strikes at one quarter of a million, and others of his profession speak of the probable loss of from four to five millions in all. The reflex action on real estate will be felt as an evil. It will not sell as well, and the consideration that building must go on later, carries with it poor consolation. It will go on of course, but at our loss. The eight-hour system has many sides, and less work at the same pay means higher rents, higher markets, higher prices everywhere. To make the income the same, that lesser quantity must sell at an advanced rate, as he who purchases at retail will discover to his bitter satisfaction. Once set in motion, the wheel of prices rolls up hill as easily as down.

THE question of an elevated railroad has a different hold on us from that of a few years ago. The slowest moving mind among us has admitted the conviction that, sooner or later, it must come, and our wisest course is to hasten that coming. The routes lie along Front or Second Street and out Market Street. Resolutely bending our plans and intentions for the future in reference to that change will be the sensible determination of every clear head among us. The gain to the city will be incalculable. There are thousands of business men now who spend from one to two hours a day in horse-car travel, and even then are not carried into the full enjoyment of country air and country quiet after business hours. An elevated road would give them at least half of that time for other uses, and would exchange an hours discomfort in a horse-car for fifteen minutes in a comfortable steam carriage. New York's elevated road helps to advertise New York. It is one of the curiosities and wonders of that wonderful city in foreign eyes. We need the advantages such an attraction would give us. We cannot do without what adds to New York's success.

IF Dr. Bray, the proprietor of the Summerdale Mills, Holmesburg, succeeds in his civil suit against the strikers who have been stationed at his gates to prevent his employés from going to work, it will certainly influence other manufacturers to appeal to the civil law for the protection they cannot obtain through criminal proceedings. The suits will not be tried until the September term.

PHILADELPHIA'S street mileage is extending rapidly. An enormous amount of paving is to be done this season. Councils have been liberal, and have recognized the urgency of the demand for more streets and good roadways. Water and gas pipes are going down by the mile. Bridge work is being done where needed, and new streets are being opened up in outlying sections. All this is well. Philadelphia has a grand future before her.

BUILDING material continues low. The brick-yard workers threaten to make an advance necessary. The price of lumber continues low, and the supply abundant, both from the Northwest and the South. Plaster, cement, stone, lath, shingles, etc., are all selling at substantially last year's prices, though here and there higher quotations are made, and sometimes better prices paid. Nails are $2.00@$2.25, even with 2,000 mills idle in the West. The supply of building material is sufficient for all wants. Much work that was put off will be quietly taken in hand again. More houses are a necessity.

THE Gas Trust people will not openly fight the transfer of management June next to the Superintendent, but the public can rest assured that no political chicanery will be unused to prevent this source of power from being lost. The political power of the Trust will of course in time be broken, but it will find some other but perhaps less complete shelter. This question is not easily solved. The appointing power will be placed under some sort of obligation, if it is possible, to the power represented by the Gas Trust. If there is no other remedy, an election of a Manager or Superintendent by the people may be necessary. The city is about to swing from one extreme to the other—from a government of trusts and commissioners to a one man power. The politicians have not given up hope. They still have two, in fact, three chances: first, to select their Mayor; second, to control Councils, and, third, to control the actions of the appointees under the Bullitt bill system.

THE State Sanitary Convention closed on Friday, May 14, with a larger attendance at the closing session than any of the preceding days. Great interest has been shown in its proceedings, and in particular the discussions upon the use of wholesome water. The second paper of the last session was on the "Water Supply of Philadelphia," by Dr. J. Cheston Morris. He advocated the filtering of water through mother earth before becoming fit for human use. Sufficient pure water, he thinks, could be provided by the construction of rain water cisterns, but it is not refreshing to the taste and is wanting in those ingredients which promote tissue metamorphosis and developments. He prefers river water to spring water, but adds that when it is allowed to become the receptacle of filth and the poisonous matters from factories it may even become pestilential. Miasmatic, typhoid and choleratic diseases afflict communities which disregard the purity of their water supply. Sources of contamination may be guarded against and sewage from the largest towns can and should be prevented from entering the rivers on which they are placed. He stated that 80,000,000 gallons daily is our present need for 1,000,000 souls. In the near future we shall need 120,000,000 and the present condition of our supply is not satisfactory. Even the East Park and Cambria reservoirs when completed will not afford sufficient subsidary supply. Supplies coming through long aqueducts the doctor does not look at favorably from a sanitary standpoint, and he advised that the city of Philadelphia control the whole watershed of the Schuylkill, accumulating in suitable storage reservoirs upon its larger tributary a sufficient supply to meet an emergency. The subject was discussed at length and there was a difference of opinion as to the impurity of the Schuylkill water. Dr. Morris's assertion that spring water leaves deposits of polluted matter was also commented. Colonel William Ludlow objects to the scheme of Dr. Morris as impracticable. At present water can be obtained from South Mountain and in the future from the Blue Mountain Ridge between the Schuylkill and Delaware. The subject of the water supply led naturally to the results of a failure to increase and better it and the last part of the session was devoted to ventilating the subject of typhoid fever.

EIGHT hours work for the strikers, but sixteen hours household drudgery for their wives. This is compensation with a vengeance.

REAL ESTATE.

Does It Empty Into the Schuylkill?

The Wingohocking creek is an open sewer, and the residents of Germantown are greatly exercised over its filthy condition. It is the receptacle for garbage, refuse from water-closets, and foul smelling liquids from the mills and factories along its banks. Fifteen thousand dollars has been appropriated to make a sewer of the creek, but the owners of the property have failed to dedicate the land.

Why Philadelphia Looses Her Trade.

A Nashville merchant buys $100,000 worth of dry goods every year in the Eastern market. Calico prints constitute a large proportion of his purchases. The railroad rate from Philadelphia to Nashville on this class of shipments is $1.09 per 100 pounds. The rate for the same goods over the same railroad from New York to Nashville is 73 cents per 100 pounds. Although the Philadelphian can manufacture as cheaply as his New York rival, the Nashville merchant can save money by buying in New York, and he buys there.

Charters Granted.

Charters have been issued to the following companies: J. C. Burns Spice Company; capital, $20,000. Columbia Gas Company; capital, $50,000. The Scranton Illuminating, Heat and Power Company; capital, $100,000. There was a protest against this company on the ground that another company in Scranton had the exclusive right to furnish electric light. It was decided in favor of the applicant. The Easton Steam Heating Company; capital, $50,000. The Sewickley Valley Electric Light Company; capital, $15,000. The Philadelphia Mortgage and Trust Company; capital, $500,000. Feister Printing Company, of Philadelphia, capital $300,000, and the Scranton Suburban Railway Company, capital $20,000.

Baltimore is Ahead of Us.

A Real Estate Exchange has just been opened in Baltimore for the following objects:

1. To secure uniform rates of brokerage in real estate transactions.
2. To protect the business from the encroachments of unlicensed and unauthorized persons who profess to act as real estate brokers.
3. To maintain principles of honesty and fair dealing in the operations of licensed real estate brokers.
4. To stimulate greater activity in real estate by joint effort in effecting sales and transactions rather than by scattering individual work.
5. To discourage and prevent the unfair division of the broker's commissions by persons not in the business who have no real claim upon him for a share of his living.
6. To restore the calling of the real estate broker to its former position of dignity and responsibility in this community, and to initiate measures to place it upon a foundation of influence and permanance in the future.

The Reading Railroad Tracks on Broad Street.

Attorney General Cassiday has been asked to assist in ridding North Broad street of the Reading Railroad tracks, between Callowhill and Willow streets, and lawyers John B. Johnson and Jerome Carthy have prepared twenty-four suggestions for a writ of quo warranto, addressed to the officers of the company, directing them to show their authority for exercising their present privileges. The franchises of other railroads were examined and the conclusions arrived at that the Reading has no right in fee simple in the case of Pennsylvania avenue, Noble street or Willow street. No authority is found for the company occupying more than twenty-five feet of Pennsylvania avenue; and it is claimed that the appropriation of the street for more than two tracks is utterly without the authority of law. The same is charged of their appropriation of Broad street, and the obstruction of the streets is claimed to be dangerous to the public. For these and other reasons, the Attorney General is asked to apply to the Court for a writ of quo warranto, requiring the company to show their authority for thus encroaching on the rights of the public. A hearing on the application will be held in about two weeks.

Protest Against Laying More Tracks.

At the regular meeting of the Board of Surveyors, on Monday afternoon, the citizens residing on or near the proposed line of the Philadelphia Traction Company, in the Twenty-second Ward, and certain streets in the Twenty-eighth, petitioned against the intention of that company to lay a track on Twenty-second street, from Norris to Susquehanna avenue. There being one track already there, they asked the Board to withhold its approval of any plan providing for another. William H. Kemble, the president of the Philadelphia Traction Company, offered, among other reasons for its laying, the fact that the company "did not want to run on another man's track," referring to the People's Passenger Railway, and insisted on the right to lay a track on Twenty-second street. John Overn and other petitioners were heard from, and George W. Ward representing W. M. Huey, protested against the project, contending that the right to lay the new track had been obtained under false pretences, upon the supposition that the company's cars would run up Twenty-first and down Twenty-second street. Consideration of the matter was postponed until May 31, when the officers of the two railway companies interested are requested to be present.

A New Electric Motor Car.

Since May 5th, the Union Electric Company have been successfully experimenting with an electric motor car. Each afternoon a car filled with passengers has been run backward and forward, on Ridge avenue between Thirty-second and Thirty-third streets, at a speed of nine miles per hour. This is the first experiment in running cars with under-ground wires. Surface or overhead wires have been used heretofore. A conduit with a slot extends under ground. It is four and a half inches wide by nine inches deep, laid on concrete, and covered with a layer of Portland cement. Sewer connections are formed at intervals. On each side of the slot in the conduit is a copper conductor one-fourth of an inch deep by one inch wide, fastened at the bottom to a grooved piece of channel iron. What is called a traveler, supported by four wheels, runs in the slot. Two springs running along channel irons on either side receive the electric current, and this traveler is fastened to the car by small chains. Wires extending from its center into the car connect the motor on the car with two electric currents. Of the two conductors in the conduit, one carries the current from the generator to the motor, and the other from the motor to the generator. A regulator in the car controls the electricity, moving the car forward or backward, and a brake acting on the wheels is an additional safeguard. An engine at the depot furnishes the necessary power. The estimated cost of the power per day is $1.84 per car, that of a horse car $4.74, both exclusive of salaries. It is calculated that an electric railway ten miles long, having fifty cars, would cost $175,000.

A Correction.

Last week a statement crept into a reference to Girard College, based on a belief, entertained by not a few in this city, that there is a resident minister in Girard College. The name of the minister was asked, and the falsity and injustice of this belief was at once shown. No minister resides there, and the allegations, so often made, that sectarian instruction is given there, cannot be substantiated by the assertion that Girard College has a resident minister. The article referred to was intended to point out urgent necessities, not to assert popular delusions, and we are glad to correct the error of pen.

Manufacturers Organizing.

An organization of the textile manufacturers of this city has been formed. It has adopted a plan which, it is hoped, will settle strikes and bring the employer and the workingman closer together.

On Monday afternoon the association met in the Continental Hotel and adopted a constitution and by-laws. About 150 firms were represented. The Rhode Island Manufacturers' Association was taken as a model. The laws as adopted provide for the appointment of a committee from each branch of trade represented in the association, to which all questions of wages and trouble between workingmen and employers in that particular branch shall be referred for arbitration. In addition to the committees representing the various trades, there is to be an aid association composed of a limited number of members from each branch, the trade having the largest number of employés and the greatest amount of capital to have the largest representation in that association. This will give the carpet manufacturers the largest representation in the aid association.

Each member of the Textile Association pledges himself by note or bond to pay in 2 per cent. of the gross amount of his wages list, to be used by the aid association for the benefit of the members. This will place at their disposal over $400,000. This amount is not to be paid in immediately, but the members obligate themselves to pay 5, 10 or 15 per cent. of the amount whenever called upon by the aid association.

In case a strike takes places and the trouble cannot be adjusted the manufacturer closes his mill and places it under the directions of the aid association, which pays all the expenses he incurs while the factory is closed, such as insurance, watchman and superintendent's salaries, &c. In the event of a mill being closed by a strike all the manufacturers in that branch of trade are bound to close their mills until the difficulty is settled in order to prevent their employés from furnishing assistance to the striking hands and prolonging the strike.

The members say they have no intention of antagonizing the workingmen, or to interfere with the present rate of wages. The association compels all its members to pay the same scale of wages.

According to the Annual Report of the Fire Insurance Patrol of this city, the number of fires during the year 1885 amounted to 1,170. This is the greatest number that has ever occurred in a single year in Philadelphia. The loss presents an average of nearly $1,500 for each fire. The deductions to be drawn from these facts inasmuch as they represent a large increase over former years in the number of fires and a decided decrease in the average loss, speak well for the efficiency of our fire department, but is not at all creditable to the occupants of dwelling houses, for nearly double the number of fires occurred in dwellings in 1885 over the record of 1884.

Serious Trouble Apprehended.

The brick manufacturers threaten to close their yards. A schedule of wages was recently presented by a committee of the Knights of Labor to the brick manufacturers of this city, but they refused to recognize them on the ground that they were neither in their employ nor brickmakers, at the same time expressing a perfect willingness to treat with representatives of their own men. A meeting of the Master Brickmakers' Protective Union was held in Industrial Hall on Friday evening, at which meeting forty-three manufacturers were present. A communication was received from a committee representing the employés requesting the appointment of a committee of manufacturers to confer with a like representation of the men in regard to an advance in wages. Messrs. McAvoy, Flood, Siner, Lloyd, Webster and Dowler were appointed as the committee. The advance asked for by the men averages about ten per cent. for all classes of laborers. Chairman McAvoy says that "the majority of the manufacturers are adverse to granting any increase, and I think the few who are willing will be overruled by the rest. If our men insist upon an advance and strike we will all close our yards, and will not deliver any bricks. This will not only throw out all our men, but will practically force a halt in building operations and throw out 15,000 or 20,000 more mechanics." The master brickmakers have adopted the following resolution: "That should our men refuse to work for the scale of wages fixed on May 20, and to go into effect June 1, 1886, we, the undersigned, agree to close our yards until the next meeting of this body." The resolution was signed by forty-seven of the fifty-one master brickmakers in the city. The scale of wages fixed is as follows: Burners and firemen to receive discretionary wages. All first-class brickmakers, $3; sorters, $3; setters, $3; pressers, $2.25; second-class molders, $2.50; third-class molders, $2; wheelers and tossers, $1.75 to $2; wheelers, $1.50 to $1 90; off bearers, $1.25, $1.50 and $1.60; carriers off, $1.20. All men around machines and claymen to receive discretionary wages.

City Councils.

The $496,000 which has been appropriated to the Water Department out of the Gas Trust surplus, Chief Engineer Ogden desires expended as follows: For a 20,000,000 gallon pumping engine at the Spring Garden station, with foundation, boilers and connections, $100,000; two steel boilers at the Roxborough station, $7,500; a 48-inch pumping main from the Spring Garden station to Twenty-fourth and Parrish streets, 5,400 feet, $72,000; a 48-inch supply main from Twenty-fourth and Spring Garden streets to Twenty-first and Bainbridge streets, 8,800 feet, $110,000; a 36-inch main on Bainbridge street, from Twenty-first to Broad, 3,300 feet, $28,000; a 30-inch main on Bainbridge street, from Twenty-first to Twenty-second, 448 feet, $3,500; a 20-inch supply main on Broad street, from Snyder avenue to Wolf street, 950 feet, $3,500; a 16-inch pumping main on Allen's lane, from Germantown road south, 1,200 feet, $2,000; a 30-inch pumping main from the southeastern to the northeastern corner of the Roxborough reservoir, 510 feet, $2,500; a 16-inch supply main on North College avenue, from Twenty-second street, 1,200 feet eastward, $3,000; a 36-inch supply main on Lehigh avenue, from American street to Kensington avenue, 3,100 feet, $26,000, and a 30-inch supply main from Kensington avenue to Cedar street, 3,600 feet, $21,500; a 20-inch main on Girard avenue, from Front street to Otis, 3,500 feet, $12,000, and a 12-inch pipe on the same avenue, from Front street to Lawrence, 2,200 feet, $4,500; for replacing pipes less than six inches in diameter with larger pipes in the old city and in the districts of Moyamensing and Southwark, and for setting new fire hydrants in these districts, $60,000; for doing the same work in the Sixteenth, Seventeenth, Eighteenth, Nineteenth, Twenty-fifth and Twenty-first wards, $40,000.

The Chief claims that by this distribution the wants of the Kensington and Richmond districts would be met; that part of the city below South street would be given an abundant supply of water, and considerable would be accomplished in getting rid of the old and unserviceable pipe in the older parts of the city.

Councils' Water Committee have approved the plan and will recommend the above allotments as suggested by Chief Engineer Ogden.

Chief Engineer Ogden has been given power to act upon the question of giving the employés of the Water Department a half holiday on Saturdays, during June, July, August and September.

Councils' Water Committee have agreed to report favorably upon an ordinance for laying water-pipe on Diamond street, from Twenty-second to Thirty-third.

Councils' Committee on Surveys met Tuesday for the reference of various petitions and ordinances for the Board of Surveys. An ordinance to revise the lines and grades of Forty-seventh street from Woodland avenue to Gray's Ferry was approved, with the understanding that all the bridge crossings over the railroads should have an elevation of at least twenty feet above the rails where practicable. The request of the Board of Port Wardens that the piers along the Delaware river front should be numbered was reported favorably by the Special Committee to whom it had been referred, and the resolution was ordered to be sent back to Councils with an affirmative recommendation.

After hearing argument on Tuesday the Police Committee of Select Council agreed to favorably report an ordinance for two frame sheds on the northeast corner of Columbia avenue and Randolph streets.

Gossip of the Week.

The warehouse 114 South Front street sold for $23,800.

A farm of fifty-nine acres on Fisher's lane sold for $12,000.

Cape May, N. J., residents propose to invest $30,000 in a race course.

The dwelling N. E. cor. Columbia avenue and Mervine street, 19x89, sold for $10,000.

Rhein Building Association of this city will be chartered with a capital of $1,000,000.

The store and dwelling, 333 Green street, with six court houses in rear, sold for $8,550.

The property N. W. corner Forty-second street and Baltimore ave., 24x120, sold for $10,500.

The corner-stone of a new Catholic church will be laid on California avenue, Atlantic City, on July 11.

A Priestly & Co. of Philadelphia will soon begin the erection in Camden of a woolen textile mill at Broadway and Jefferson street

The marble-yard and three-story brick dwelling 1721 and 1723 Penn street, subject to a mortgage of $10,000, sold by auction for $7,400.

Mr. Samuel J. Homer, Jr., is building the foundation for his brown-stone mansion on Bread street, below Master, It is to cost $78,000.

At a meeting of the Gloucester City Council last night the Fire Commissioners were instructed to receive estimates for the rebuilding of the fire head-quarters recently burned.

The contract for furnishing the new heating and ventilating apparatus for the new Court House at Woodbury has been awarded to James P. Wood & Co. of this city for $1,962.

A charter will be granted to the St. Anthony Real Estate Association, the charter and object of which is for the purchase of real estate, and for holding leasing and selling real estate, etc. The incorporators are: John J. Ridgway, Jr., Thomas G. Morton, Alexander Wood, Robert Adams, Jr., Hugh Craig, Jr., John R. Fell, Henry R. Hatfield, Henry T. Dechert, Butler Kenner Harding.

Mr. Owen McKenna is now engaged in making the excavations and building the walls for fifty-four houses on Hare and Swain streets, and six cellar walls on Thirteenth street, and six on Park avenue near Berks street, and cellar walls for forty-nine houses on Diamond and Fontain streets, between Seventeenth and Eighteenth streets, all for J. M. Sharp, the builder. He has also just finished thirty-five cellar walls on Poplar and Thirtieth sts., for Mr. John L. Shoemaker.

Labor Doings.

—The twenty-eight bricklayers who went from Philadelphia and Wilmington to take the place of strikers in Washington, D. C., have returned home.

—The strike of the men engaged in the planing mills at Chicago has ended, the men have been taken back at the old terms but are to be paid weekly.

—The members of the Carter's Union south of Market street held a meeting Tuesday night at Sixteenth and Lombard streets in view of the election next week.

—The lockout at E. Darby & Sons' wire works, No. 231 Arch street, was settled on Monday. An advance in wages ranging from $1 to $3 per week was granted.

—The Gray's Ferry Iron Works of Edward S. Buckley was closed on Wednesday, and thirty-five or forty men thrown out of work on account of strikes in the mines.

—The Addison manufacturing works are closed on account of a strike. Strikes in the mines are reported to be over, but the work will not start until the present labor agitations are quieted.

—The furniture manufacturers of Grand Rapids, Mich., have become very tired of the eight-hour system, several factories having already gone back to ten hours and the rest will shortly follow.

—The contractors and builders of Camden have decided to form a permanent organization. A committee has been appointed to report a constitution and rules, and it has been decided to make employing bosses in all the building trades eligible to membership.

—On Friday afternoon the 250 employés in Thomas Kent's Son's mill, at Clifton Heights, struck because the firm had not come to an agreement with the Executive Board of District Assembly No. 1, Knights of Labor, concerning the grievances complained of by the hands.

—A committee of the Plasterer's Mutual Protective Association met with a large number of non-union men at the hall Ninth and Girard avenue on Monday night, and succeeded in inducing forty men, representing eight shops, to join the union. Meetings will be held in other parts of the city.

—A mass meeting of carpenters was held on Wednesday evening at Lincoln Hall, Broad street and Fairmount ave., under the auspices of Local Union No. 8, Brotherhood of Carpenters and Joiners of America, to ratify the nine-hour movement as applied to the workers in the planing-mills of the city who have postponed the urging of their demands until June 1.

Items of News.

—The Boston Board of Trade has become bankrupt.

—A company to insure against cyclones has made its headquarters at Reading.

—The mail subsidy bill was defeated in the House by more than a two-thirds vote.

—The Legislative, Executive and Judicial House appropriation bill appropriates $20,558,119.

—Archbishop Gibbons, of Baltimore, has been made an American Cardinal by Pope Leo XIII.

—The American Institute of Mining Engineers began a five days session at Bethlehem on May 18th.

—A new pier is being erected by the Disstons at Taconey. It extends into the Delaware river 580 feet.

—The annual inspection of the Water Department by Councils' Committee on Water will be made on Friday, the 28th.

—A thorough test of iron ties by the Pennsylvania Railroad Company has resulted in the company refusing to adopt them.

—An effort is being made to obtain sufficient money to build a $10,000 gymnasium for the Young Men's Christian Association of Germantown.

—The President has approved the act granting the Kensington & Tacony Railroad Company's right of way through the Arsenal grounds at Philadelphia.

—The members of the Petroleum and Mining Exchange on Saturday ratified the action of the Governing Committee in deciding to list all stocks dealt in at New York.

—Governor Pattison has appointed Mr. Charles J. Harrah a member of the Board of Public Charities to succeed Mr. Mahlon H. Dickinson, the President of the Board, whose term has expired.

—The President of the Lumbermen's Union at Chicago, acknowledged that the men, for the most part, lived from hand to mouth, and, having no money, were compelled to return to work.

—The Board of Health on Tuesday declared the flooded cellars on Palethorp street, from Berks to Norris, a nuisance prejudicial to public health, and directed that Councils be petitioned for a sewer.

—The Senate in Executive Session on Tuesday confirmed the nominations of General W. E. Rosecrans to be Register of the Treasurer, and W. W. H. Davis to be Pension Agent at Philadelphia.

—One hundred and forty delegates, representing the Passenger Railroad Life Insurance Association of the United States, met in convention at the Washington Hotel on Chestnut street on Tuesday last.

—Milton Treston, the supposed Chicago millionaire, will probably be pardoned by the Pardoning Board, a petition signed by 14,236 citizens from all parts of the State having been presented in his behalf.

—Pittsburg cannot accept Mr. Carnagie's munificent gift of $250,000 for a public library because of the Constitutional restrictions as to the limit of indebtedness which it has already reached on account of the riots.

—The creditors of John E. Putnam, the Clearfield county lumber-dealer, have refused to allow trustees to continue the business, and his vast timber possessions in Elk county, together with all his personal property, will be sold by his assignee, Colonel Corcoran, of Williamsport, Pa., on May 27th inst., at Caledonia, Elk county, Pa.

—On Tuesday of last week the Real Estate Assessors of Philadelphia enjoyed a planked shad dinner at Thompson's Hotel, Gloucester. They had as their guests Justices Clark and Greene of the Supreme Court.

The *Insurance Times* says that gloomy forbodings are indulged in by some as to the effect of strikes and labor troubles on fire insurance. Idleness, discontent and revenge will, it is feared, lead to arson and incendiarism.

—Ex-Judge Elcock has completed his report as auditor of the accounts of the assignee of the Shackamaxon Bank. He finds that the total liability of the bank is $775,239.56, and the assets $346,921.83, leaving a deficiency of $428,448.73.

—The gentlemen who contributed the money to lay the Telford pavement on Twenty-second street are asked by the Citizens' Municipal Association to repair it, as its surface has become so badly worn as to make traveling dangerous.

—The Smith & Wesson revolver for the equipment of the police force has been decided upon by Mayor Smith. Each patrolman will be charged $9.04 for the weapon. This sum will include fifty cartridges and an enameled-leather cover.

—The merger of the Schuylkill River East Side and the Philadelphia, Newton Square and Chester County Railroads has been effected, and the mortgage covering them will be issued at an early day. The subscriptions to the mortgage have been paid in, but only receipts therefor issued.

—Ten thousand dollars more have been tacked on the River and Harbor bill as an amendment, to continue the improvement of St. Jones' creek, Delaware. Senator Saulsbury is the father of the amendment, and has consequently distinguished the creek with the high-sounding title of the St. Jones River.

—It seems that the statement made in one of the daily papers that there were very few savings banks in the Southern States was wrong for the Charleston, S. C., *News and Courier* states that there are 117 of these institutions, with a capital of $10,728,900, a surplus of $3,350,800, and deposits amounting to more than $100,000,000.

—The *New York Sun* says: The first insurance company in America was the "Philadelphia Contributionship," organized in 1752. This grew out of a system of private underwriting through brokers, which began at least as early as 1721. It was not until 1792 that the first marine insurance company, as such, was organized.

—The report of the Apprentice's Library Company states that there was an increase of 8,209 over the previous year and an increase of 277 readers, a decrease of 275 in the number of new applications, an increase of 1232 books, and an increase of 3,102 visitors to the reading-room. Seventy new contributors were received during the year.

—The Collector of Customs at Philadelphia has been informed that allowances may be made in cases of increase in weight of importations of iron ore caused by absorption of moisture of sea water on the voyage of importation, provided the importers make due application for allowance under the regulations within ten days after the landing of the goods.

—It is stated that the heirs of the late John Dubois, the millionaire lumberman of Dubois, none of whom were left anything by will, propose to test the validity of the deed of his entire estate to his nephew, John E. Dubois, for $1. A niece (Mrs Flood) was paid $25,000 through her husband some time since, but it is said she will join in the legal contest.

—Drexel & Co. have commenced issuing engraved receipts for the deposits of the Reading general mortgage bonds under the syndicate's plan of reorganization, and it is understood that the Governing Committee of the Stock Exchange has agreed to list them. The receipts are countersigned by the Guarantee Trust Company, the custodian of the bonds deposited.

—On Monday last Councils' Committee on Highways unanimously ordered the ordinance appropriating $3,468 to reimburse Mr. William M. Singerly for grading streets in Twenty-eighth Ward to be favorably reported. It was stated that these improvements had cost over $11,000, and that taxable property amounting to $3,000,000 had been added to the city assessment.

—Twenty-five casting-dealers employed in R. D. Wood & Co.'s iron works, Camden, quit work on Saturday because the firm had discharged three cleaners without assigning any reason for the act. It is understood that the firm had received reliable information that the men in question were Knights of Labor, and their discharge was in accordance with a notice posted in the works some time ago.

—Court of Common Pleas No. 4 on Saturday made an order confirming the sales, so far as the Pennsylvania property is concerned, of the Postal Telegraph and Cable Company to Edward C. Platt. The company being in the hands of receivers, the sale was made under the decree of the Supreme Court of New York. Eugene M. Howell was the only Pennsylvania creditor. The sale was confirmed subject to his judgment, which has been transferred to Mr. Platt.

—Forty of the leading citizens of Chester, Pa., visited Washington this week to emphasize the request for a new $75,000 public building for that place. They showed the amount of business done in the city, and represented the insufficient accommodation of the public buildings. The Senate Committee made no response, but were evidently favorably impressed. Later, a special meeting of the House Sub-committee on the Public Buildings and Grounds heard their arguments repeated.

—It is probable that the Cambria basin, the much needed reservoir, which will occupy the highest land in the Twenty-eighth Ward, will soon become more than a name. Its cost will be in the neighborhood of $1,000,000. If work is begun at once and pushed vigorously, it can be finished in three years. Its storage capacity is to be 210,000,000 gallons, and from its elevation of 166 feet it will supply the rapidly growing populous ward in which it is situated as well as the Twenty-ninth adjacent.

—The Franklin Institute Re-organization Committee have had the greater part of their plans adopted. Consideration of the eighth clauses relating to the Endowment Fund was postponed, and the eleventh clause, which provides that the institute shall not report upon any art, machine or composition of matter that is the subject of a patent, was rejected. The rest of the report, with trifling exceptions, was adopted. The consideration of proposed amendments to the by-laws was postponed until the next stated meeting.

—To test the humanity of her relatives, it is said that Mrs. Dr. Dickey, a wealthy lady of Atlanta, Ga., wrote to them that she was in destitute circumstances, none of whom, however, gave her any attention, except Dr. Y. Steelwagon, a professor in a dental college. The doctor sent her a contribution, in consequence of which she willed to him her entire estate. Being in bad health she came north, and took up her residence in the doctor's family. Two days after her arrival she died. The discarded relatives now talk of contesting the will.

—According to the House Committee on Public Lands there are 20,000,000 acres of land held in this country by foreigners. The Holland Company own 4,500,000 acres in New Mexico; an English syndicate 3,000,000 acres in Texas; Sir Edward Reid and a syndicate 2,000,000 acres in Florida; an English syndicate 1,800,000 acres in Mississippi; the Marquis of Tweedale 1,750,000 acres; Phillips, Marshall & Co., London, 1,300,000; a German syndicate, 1,000,000 acres; Lord Dunmore, 120,000 acres; Dundee Land Company 247,000 acres and Lord Dunraven, in Colorado, 60,000 acres.

—The Philadelphia Stock Exchange on Thursday finished voting on the three sites proposed for the erection of a new building. Two hundred and thirty members voted. Fifth and Library streets proved to be the favorite location. It received 101 votes. Third and Chestnut streets received 60, and Fourth street 11. Polls will be opened today and continued June 1 to 3 P. M., for voting on the question of removal to Fifth and Library streets. The sentiment of the majority of the brokers is now in favor of remaining at the old quarters on Third street for the present.

—The annual examinations for admission to the Manual Training School are announced to take place, at the school building at Seventeenth and Wood streets, on Friday, Monday, and Tuesday, June 18th, 21st and 22d. Applicants to be examined in geography, drawing, reading, penmanship, arithmetic, spelling, grammar, composition, and United States history. Boys belonging to the grammar, consolidated and combined schools, of fourteen years of age or over, who have finished the course of study in the twelfth, or any higher grade, are entitled to examination to the school.

—In John Spry's lumber-yard, the foreman, a Bohemian, went to Mr. Spry yesterday and said that he wanted to go to work, but was afraid to on account of threats made by the strikers. He said he was entirely out of money, and did not know what he was going to do. Mr. Spry drew a $10 bill out of his pocket and said: "Here, I'll lend you this." "Well, if that's the way you feel toward me I'll go to work anyway," replied the foreman, with tears in his eyes. He pulled off his coat at once and went to work, and fifty of the men followed him into the yard and went to work also.—*Chicago News, May* 14.

—The House Committee on the Laws Regulating the Election of President has reported a joint resolution proposing a Constitutional amendment creating and defining the office of Second Vice-President of the United States. It provides that in case of the removal from office, death, resignation or constitutional disability both of the President and Vice-President shall devolve upon the Second Vice-President of the United States, who shall be voted for on a distinct ballot at the same time and in like manner and for the same term as the President and Vice-President by the Electors appointed by the several States.

—When the doings of Tweed and his gang were under investigation in New York, shortly after their downfall, *Harpers' Weekly* published a cartoon in which the illustrious party were ranged in a circle and the right hand of each man was pointed significantly at his neighbor as the offender. In the same way the twelve Trustees of the City Gas Works are trying to shift the responsibility for the employment of one thousand useless laborers and the annual waste of nearly two million dollars of the people's money. With a Superintendent in charge of these works the responsibility would be placed upon one man.—*Philadelphia Record.*

—Mr. Alfred H. Love, President of the Universal Peace Union, in conjunction with the representatives of the Peace Society of Pennsylvania, appeared before President Perkins, of the Public Buildings Commission, in the Supreme Courtroom, on Wednesday last, and pleaded against the erection of the McClellan and other statues at the entrances to the City Hall, while Major Moses Veale, Rev. Dr. Henry L. McCook, chaplain of the Second Regiment, Chaplain H. Clay Trumbull, Major Lambert and State Senator Osborn made eloquent appeals in behalf of the proposed statues. President Perkins said that the Commission would give the matter proper attention.

—The report of Receiver Varnum of the German Insurance Company of Erie, Pa., has been passed upon by Messrs. S. J. M. McCarroll, Robt. Snodgrass, of Harrisburg, and Senator Walling, of Erie, who were appointed auditors and who have made their report in court at Harrisburg. The auditors found a balance in the hands of Receiver Varnum of $60,816.39, of which $8,082.25 goes for expenses. The balance, $52,733.14, is distributed among the claims allowed at the rate of 29 35-100 per cent. The auditors charge $6,000 for fees and $600 for expenses. Exceptions to their findings were made by George W. Decamp, who objects to the findings generally and the fees and expenses of the auditors particularly. The matter will be argued in June.

—The appropriation of $15,000 to the Board of Health for salaries of the Inspectors to see that new rules for drainage and ventilation are carried out will meet with considerable opposition. Several plumbers have entered a protest, claiming that these rules remove responsibilities from the plumbers without placing it on the Board of Health. It is also claimed that it will prevent progress in plumbing, and cause a great increase in cost to both plumber and citizen. It is said that in New York, from whence the regulations have been adopted, that they are to be abandoned because defective and new rules framed. The regulations are very strict, and allow only one style of plumbing, and complaint is made that the plumbers must give up systems which are practicable for one which is not.

—A special meeting of the Trade Union Representatives of Carpenters and Joiners' Unions of America was called by T. J. Maguire, General Secretary, and opened Tuesday morning at Donaldson's Hotel, Broad and Filbert streets. Its object was to prevent encroachments by the Knights of Labor and prepare a plan to secure harmony between that body and the open labor organizations. Twenty-two delegates, representing twenty-two national and international unions were present. Sympathetic letters promising support from twelve others were read. These thirty trade unions have an aggregate membership of 367,736. After the organization, a list of grievances to be remedied were presented. A committee of five was elected to prepare the text of a treaty with the Knights of Labor, and to present an address to the coming convention of the Knights setting forth the views of the trade unions.

MARKET STREET, west of the Public Buildings, seems to have a blight upon it. A slow-consuming dry mould, as it were, which has made certain buildings look as though they were intended for a museum of antiquities and were only waiting to be carried indoors. What is the cause of this? Have the real estate men looked into it? Unless the properties are held at exorbitant prices, a good thing lies concealed there. The elevated railroad, in a few years, will change all that.

BUILDERS' ITEMS.

Among the Architects and Real Estate Men.

CHAS. E. HENRY is building 18 houses on Eighteenth and Ontario streets.

GEO. LOWELL is building a handsome cottage at Bryn Mawr. J. Hutton architect.

SOME of our leading architects have had the principal portion of their work literally stopped.

THE Bingham property situated northwest corner of Seventh and Cooper streets, was sold last week for $23,000.

E. D. LEWIS is building three houses on Twenty-second street above Chestnut. R. G. Kennedy is the architect.

EXTENSIVE alterations are being made to the St. James Hotel, Asbury Park—putting on new wings and generally improving it.

DEERY & KEERL, Walnut street, are building new entrance, stable and outbuilding for the cemetery at Richmond and Bristol streets.

JANNEY & ANDREWS are building a fine dwelling and stable at Twenty-second and Race streets. Kline Bros. are doing the plumbing.

NATIONAL bank southwest corner of Broad and South streets is being built by J. K. Yarnell & Son, S. Broad street. Kline Bros. are the sanitary engineers.

BAILY, BANKS & BIDDLE, jewelers, are about building a large watch case factory, Twelfth and Sansom streets. Furness & Evans are the architects.

WILLIS G. HALE, Chestnut street, is building a fine country dwelling at Hagerstown, Md., for S. M. Bloom. It will be three-story and of brick and local stone.

CONRAD BACHLE, builder, is putting up a large house, 909 N. Eighth street, with all modern conveniences. Kline Bros. are doing the sanitary engineering.

ADDISON HUTTON, Chestnut street, is erecting a boarding school for the Friends at Westover. It is of brick, and is three stories, with a frontage of 520 feet, and will cost $200,000.

S. M. RAMSEY, late of Fifteenth street and Ridge avenue, real estate agent, who for many years represented many prominent householders, died at West Chester last week while on a visit.

FRANK J. BURR, 430 Federal street, Camden, has on his books over 900 houses, and out of the whole number he has only 15 to rent. The demand with them for houses to rent is for six or seven rooms.

J. H. HUDSON & C. G. HENDERSON, JR., of Columbia avenue, have purchased a lot, Nineteenth and Berks streets, 177x81 feet, fronting Berks street, and are intending erecting 13 ten-room houses, of brick and brown stone.

F. H. MCCANN, 3811 Lancaster avenue, has within the last few days made sale of 3812 Spring Garden street, for $5,000; also two houses on Girard avenue, west of Fifty-first street. Mr. McCann has but few houses left on his book for rent.

WM. A. TURNER, 904 Broadway, Camden, real estate and insurance agent, has been established twelve months, and has been doing an increasing business right along. He has considerable properties for sale throughout New Jersey.

MR. SNOWDEN, real estate agent, Eighteenth street below Girard avenue, says that the demand for small houses in the Twenty-ninth Ward is great at rentals from $16 to $20. Out of 250 houses which he has on his books only one is vacant.

YOUR reporter while interviewing the real estate gentlemen is astonished at the number of inquiries for properties of medium size, both in Camden and West Philadelphia, and much business might be done if the want of this kind of house was filled.

A. PRIESTLY & Co., manufacturer of cassimeres, will, on the 1st of July, commence to build a mill on the south side of Camden, N. J., on the corner of Jefferson and Fillmore streets, which will have a capacity of employing upwards of 400 hands.

YARNELL & COOKE, 4 S. Broad street, are erecting large store and warehouse, 65x130 feet, at 715, 717 and 719 Arch street; also business store between Race and Vine streets, in rear of 518 Vine street. The same firm are very busy with small properties.

JOHN MITCHELL, 309 Kaighn's avenue, Camden, like all of his brother real estate agents, complains of the scarcity of small houses within easy distance of the ferries. The demand for them is rapidly growing. He made a small sale this week of a house on Liberty street for $900.

C. WESLEY THOMAS, 3903 Lancaster avenue, has just opened up a suite of offices, and is intending going into the real estate and insurance business. Mr. Thomas has already received from his many friends in West Philadelphia much encouragement, and so far things look good for him.

B. F. GLENN & SON, conveyancers and real estate brokers, 560 N. Seventeenth street, have within the last week made some considerable sales of fine dwellings at good prices on both Green and Spring Garden streets. They are also building 11 three-story houses on Perkiomen street as an investment.

A. S. WADE, 212 N. Seventeenth street, is erecting 20 frame cottages at Merchantville for F. B. Bleakly; also building 10 three-story houses, Twenty-seventh and Oxford streets, for J. A. Forepaugh. They will be of ornamental peerless brick and mortar, with brown stone trimmings, and will cost about $30,000.

CHAS. F. HALL, 3944 Lancaster avenue, made sale of dwelling for $3,900, 631 N. Thirty-eighth street; also three houses on Girard avenue above Forty-ninth street.

Mr. Hall says that large properties are not selling as briskly in West Philadelphia as might be wished. His house renting of small houses is very satisfactory, and his key board has but few on it.

FARR & SON, 412 Kaighn's avenue, Camden, N. J., have been established only three months, but are having a fair share of the real estate business. Mr. Farr has considerable properties on his sale board in both Camden and Atlantic City, and others. His Camden properties range from $2,000 to $3,500. He has 100 lots of 25x140 at Atlantic City, four squares below Chelsea, which he offers for $2,500 each.

ALBERT F. BROWN, insurance and real estate agent, 125 Market street, Camden, has just opened up some fine offices, and intends to confine his business solely to selling and renting of properties. Mr. Brown was for many years with Mr. Frank J. Burr, of Camden, who is well known to real estate people, having been established upwards of 30 years. Mr. Brown has already had good success with his new undertaking.

HOLLINSHEAD & NEWKIRK, real estate agents, 927 Broadway, Camden, N. J., made sale of frame dwelling on Liberty street below Broad for $650; also brick house, 717 Broadway, for $2,600, and another, 713 Spruce street, for $950; also sold plot at Collingwood, 50x75 feet, for $300, and 19 four-room houses on Berkeley street and 19 on Senate street for $33,000. They have several very desirable houses on their books for sale, ranging from $900 to $3,200.

THAD. P. VARNEY, 284 Kaighn's avenue, Camden, says that the outlook for real estate in South Camden is bright, and that great sanitary improvements are talked of. He further says that during the sixteen years of real estate business he never saw it look brighter than at this present, and that the demand for houses (small) has already commenced. This demand is brought about in consequence of many new mills having been built and others building in that neighborhood.

WILSON BROS. & Co., 435 Chestnut street, are making extensive alterations and additions at the hotel at Chesapeake Bay for the Bay Ridge Company, putting up restaurant pavilion, band pavilion, 300 bath houses and bath pavilion, also an extensive skating rink, grand stand and other outbuildings connected with the mile race course; also building two cottages at Woodbury, N. J., for B. W. Andrews, Esq.; also frame house for Mr. Watkins, at Norristown; also putting up hotel at Lancaster, for James Stuart, of stone and brick.

E. HURST BROWN, 1430 S. Penn Square, has just completed contract to erect a house at Haddonfield, N. J., for M. A. De Haven, corner Cottage street and Washington avenue. The builder is L. J. Stone. Also house and stable near Radnor Station, P. R. R., for Thos. P. Twibill; also making sketches for a block of five stores, corner of Erie and Walnut streets, Cleveland, Ohio. Owner, James Parsons. He is also making drawings for proposed alterations at Thirty-fourth and Wallace streets, West Philadelphia, for Samuel I. Knight.

CHAS. H. FELTON, 203 Federal street, Camden, is putting out considerable sums of money on real estate mortgages—on Saturday last, on one transaction, $7,500—and has considerable calls for more, at 6 per cent.; but he experiences some difficulty in procuring it. Mr. Felton made sale of two dwellings on Penn street, Camden, for $2,800 each, which will pay from 8 to 9 per cent., and has many more which will bring in a similar interest. He says that the demand with him for properties is for four-room houses, from $9 to $13, in the neighborhood of the ferries.

A. A. HARMER, Twenty-first Ward, is building four houses on Woodville avenue, 16x24 feet, eight rooms, and all modern conveniences, and will sell for $2,800 each; also building 12 thirteen-room houses (semi-detached), on Camac street, which will sell for about $5,000 each; also building a saloon for J. F. Betz, at Thirteenth street and Ridge avenue; also making extensive alterations at 1311 Ridge avenue, for J. F. Betz; also will shortly build on the country residence of J. F. Betz, Jr., spacious billiard rooms, ten-pin alley, carriage house, hothouses, etc.

TWINING & SON, 2133 Columbia avenue and 430 Walnut street, are the writing agents for the Girard Fire Insurance Company, also for the Queen Insurance Company, and in both instances do a considerable business.

Within the last few days they made sale of a three-story dwelling, 1930 N. Twenty-second street, for $5,100; also store and dwelling at Berks and Camac streets, for $7,000; also store and dwelling, 1833 Ridge avenue, for $9,500.

They are having a good demand for small dwellings, of four to five rooms, both for purchase and rent. The business of this house, this last year, has grown very extensively.

WM. GETTE, 404 Crown street, has in course of erection a fine boiler house and stables for the Prospect Brewing Company, 120 feet frontage and 73 feet deep, with a height of 38 feet, with centre gables and two corner towers. It contains four boilers, each of 100 horse-power. The chimney in connection with this house is 140 feet high, and 10x6 at the bottom. The stables, which are on the second story, will accommodate 60 horses. The first story is for wagons, and holds 37. The third story is used for harness, hay and straw, etc. The structure of the boiler house is of brick and iron, and the stable flooring is also of iron.

Mr. Gette is now erecting for Mr. J. F. Betz a fine hall, which he will term the "Victoria Hall," between Race and Vine streets, on Ninth street, at the cost of $35,000. It will be built of strong, heavy brick work. The front will have an iron ground floor, and the upper portion will be of fancy brick, It will have large hallway entrance, with a stove on either side. The hall which is in the rear is 2,500 square feet, and will have a spacious gallery round it. The upper portion of the building will be used as lodging rooms (42), and be filled up with bath and wash rooms, and other necessary accommodations. The basement, which will cover 4,600 feet, will be used as an ale cellar. The building throughout will be heated by steam.

Building Permits.

Andrew Gordon, 1732 North Thirteenth st., bathhouse, S. W. cor. Thirteenth and Poplar sts., 11 ft. by 9 ft.

S. W. Evans & Son, 4725 Paul st., Frankford, two-story brick building, 4727 Paul st., 28 ft. by 39 ft.

William F. Read, 2000 Spring Garden st., addition to mill, W. s. of Twelfth st., between Snyder and Jackson sts.

John Klebe, agent, 2228 North Eleventh st., a bathroom, N. E. cor. Bodine and Jefferson sts., 9 ft. by 9 ft.

John L. Thomas, 225 Levant st., extension of back building, 1429 North Eighteenth st.

Albert F. Rau, 1755 North Seventh st., two-story back building, S. s. of Tioga st., between Seventeenth and Eighteenth sts., 16 ft. by 12 ft.

Charles T. Brown, 755 Florida st., addition to back building, S. s. of Spruce st., between 20th and 21st sts., 16 ft. by 9 ft.

John M. Fadden, 1927 Wilcox st., front alterations of store into private dwelling, 1741 Wilcox st.

Frank H. Vogeler, 3828 Warren st., one one-story building, N. s. of Lancaster ave., near Thirty-ninth st., 18 ft. by 22 ft.

S. B. MacDonnel, 2147 Woodstock st., two dwellings, E. s. of Twentieth st., near Montgomery, each 18 ft. by 54 ft.

Charles Kneidler, Second and Tioga sts., two-story store and dwelling, E. s. of Second, N. of Tioga sts., 16 ft. by 44 ft.

Charles Roth, contractor, 5 East Silver st., three two-story houses, N. E. s. of John Hooper st., 15 ft. 10 in. by 30 ft.; also one three-story house and store, 3839 North Fifth st.

J. C. Pharoah, 1701 Beachwood st., one-story back building and alterations, 1719 Ridge ave.

Vogt & Burk Bros., 320 West Thompson st., interior alterations, 1214 and 1216 North Third st.

P. J. Riley, 741 Erie st., alterations to building N. E. cor. Penn and Sixth sts.

One three-story stable, 73 ft. by 70 ft., Mervine above Oxford st., to Hailbach Auchter, Twenty-sixth and Thompson sts.

Front alteration, 326 S. Ninth st., to Geo. T. Payne & Co, 1211 Sansom st.

One two-story stable, 18 ft. by 18 ft., 4408 Lancaster ave., to George Buhl, same place.

One two story building, 18 ft. by 27 ft., 1126 N. Third st., to E. Schmid, 1713 Mascher st.

One three-story house, 18 ft. by 28 ft., 1907 N. Twenty-first st., to G. Heume, 1905 N. Twenty-first st.

Nine three-story houses, 15 ft. by 44 ft., Perot above Twenty-fifth st., to W. L. Atkinson, 2214 Wallace st.

One two-story house, 19 ft. by 42 ft., Freeland above Roxborough ave., to W. R. Davis, 141 Levering st.

One three-story house, 37 ft. by 56 ft., Thirty-fourth above Arch st., to R. G. Gibbon, 1706 Delancy Place.

One two-story back building, 14 ft. by 15 ft., 2116 Perot st., to W. Bartholomew, 143 West Norris st.

One three-story house, 17 ft. by 28 ft., Hope above Diamond st., to same party.

One three-story house, 18 ft. by 30 ft., Hope above Diamond st., to same party.

One two-story stable, 26 ft. by 16 ft., Sansom above Thirty-eight street, to Wendell & Smith, 1430 South Penn Square.

One two-story building, 92 ft. by 201 ft., Meadow, above Mifflin st., to Drake, Stratton & Co., 510 N. Twenty-fourth st.

One kitchen, 10 ft. by 12 ft., Dilmore, above Callowhill st., to A. Benner, 3164 Richmond st.

Two two-story houses, 15 ft. by 44 ft., Second, above Tioga st., to James H. Dariff, 48 Elwood Lane.

One stable, 16 ft. by 32 ft., Rising Sun Lane, above Pike, to same party.

Nine two-story houses, 15 ft. by 40 ft., Wharton, above Thirty-second st., to Jas. Kerns, 519 South st.

One two-story cottage, 28 ft. by 32 ft., Railroad and Township Line, to H. H. Buzby, 5251 Main st.

Addition to barn, 12 ft. by 22 ft., Duval, above Main st., to same party.

Two two-story houses, 17 ft. by 42 ft., Mount Airy Avenue and the railroad, to Martin Hetzel, Germantown.

One two-story stable, 20 ft. by 50 ft., Stone, above Thirteenth st., to Jacob Myers, 1335 Sansom st.

Front alteration, 262 S. Fifteenth st., to Wm. J. Doyle, 768 S. Sixteenth st.

One one-story brick kitchen, 12 ft. by 15 ft., to Joshua Bower, 1205 Otis st.

Front alteration, 18 ft. by 24 ft., 1905 Columbia ave., to Hugh Hazlett, 1935 Columbia ave.

One two-story building, 25 ft. by 100 ft., Main, above Church st., to Jno. Sidebotham, 50 West Sellers st.

One three-story house, 18 ft. by 30 ft., 705 South Seventh st., to Angelo Mardello, 707 South Seventh st.

One two-story house, 17 ft. by 48 ft., Kensington ave. and Hart lane, to Fk. Dietrich, 2735 North Front st.

One three-story house, 16 ft. by 40 ft., Wallace, above Thirty-fourth st., to W. J. Shedrick, 676 North Thirty-fourth st.

Two three-story houses, 16 ft. by 41 ft., Thirty-fourth and Mt. Vernon sts., to same party.

Second-story addition, 12 ft. by 20 ft., 3400 Wallace st., to same party.

One two-story back building, 10 ft. by 12 ft., 2221 Aramingo st., to James McCauley, 628 East Thompson st.

Two two-story houses, 16 ft. by 37 ft., Sixty-first and Thompson sts., to Shaw & Collier, 4118 Brown st.

Five three-story houses, 15 ft. by 52 ft. South, above Ninth st., to Richards & Shourds, 1125 Sheaff st.

One three-story building, 16 ft. by 16 ft., 1737 South Fifth st., to Thomas C. Nesbitt & Son, 425 Locust st.

One-story addition, 20 ft. by 28 ft., Twenty-second, above Walnut st., to Thomas Little & Son, 718 South Seventh st.

Two two-story houses, 16 ft. by 46 ft., Wister, above Miller st., to John D. Caldwell, Wister st.

One two-story house, 18 ft. by 48 ft., Ridge ave., above Jefferson st., to David Marshall, 1945 Garrett st

Front alteration, 35 North Fifteenth st., to Christian Joos, 507 Vine st.

One one-story stable, 14 ft. by 20 ft., 2709 Park st., to Aiken Pitt, 2708 Deshong st.

One one-story stable, 17 ft. by 20 ft., Carver, above Eighteenth st., to Matthew McCauley, 1631 South st.

Two three-story houses, 22 ft. by 69 ft., Chelten ave., above Wayne st., to George Hearst, School Lane.

Three two-story and one three-story house, 14 ft. by 37 ft., Lingo, above Reed st., to William Blair, 2050 Reed st.

One one-story kitchen, 12 ft. by 15 ft., Sixteenth, above Master st., to Robert H. Tout, 3230 Lancaster ave.

Four three-story houses, 15 ft. by 40 ft., Nineteenth, above Fairmount ave., to John Gibson, 1323 Reed st.

WILLIAM PAUL GERHARD, 6 Astor place, New York, the sanitary engineer and author, has prepared a little work, entitled "A Plan for Sanitation in Factories and Workshops." The author dwells with more than his usual strength upon the necessity for more care, both in the construction and ventilation of factories, the maintenance through sanitary observances of health and cleanliness, the driving off of noxious effluvia, and last, though not by any means the least, he touches upon the structure itself and the material the factory should be made of.

—The statement of the United States Treasurer shows gold, silver, United States notes and other funds in the United States Treasury, on Friday, as follows: Gold coin and bullion, $238,119,086; silver dollars and bullion, $179,659,659; fractional silver coin, $28,897,513; United States notes, $36,724,805; National Bank notes, $456,400; National Bank notes in process of redemption, $4,095,417; deposits with National Bank depositories, $13,642,427; total, $501,595,307. Certificates outstanding—Gold, $81,735,485; silver, $89,725,395; currency, $14,250,000.

JUDGMENTS.

PHILADELPHIA.

Entered May 13, 1886.

*Barry Michael—Andrew Clarke M 86 549 123
City of Phila—John H Dye 1 S 85 867 200
Corson A B—Mark Devlin (Indemnity Bond) 3 M 86 558 1,000
Clements Amanda M, Benade Emily D—M Elkins & Co 1 S 84 297 ..... ver
Cattell Saml W dec, Kirkpatrick Jas A exer—K Morgan 4 J 85 537 ..... ver 580
*Douahue Sarah, Hannah, Mary and Francis—John B Townsend (Bond and Warrant) 3 M 86 555 400
Finley Patrick—John C Channon 1 M 81 609 100
Federal Market Co—Ida Croasdale 2 D 84 103 ..... ver
*Fischer J Philip—Saml T Fox 3 M 86 548 100
First Ger Baptist Church, Keyser C H W—Wm Brous 3 S 83 130 ..... (M L D) ver 210
Forthuber Peter—John Diehl 4 J 85 717 ..... ver 85
*Greenbeck Geo C—F L Michaelson 3 M 86 551 197
Gyger Jesse—City Pass Rwy 2 D 83 332 ..... Costs
*Gimbel John J—Fredk Hohmann 3 M 86 543 300
Harper Danl R dec, Harper Thos R and Danl R exers—John T Riley 3 M 86 107 ..... ver 9,583
Irvin Sophia et al, Skinner Wm S et al, Irvin Mary dec—Theo C Patterson 1 S 85 482 ..... ver 800
Johnson Jos, Mahoney Dennis—City (Bond) 3 M 86 546 ....
Johnston Robt K—E R Gatchell 1 M 86 675 ....
*Kelly Cath—D J Loughlin 3 M 86 556 150
*Kleinsmith Wm F—M L Montgomery 3 M 86 553 2,000
*Longo Filippo—M Marcovecchio 3 M 86 550 78
*La Petit Mary—Eugene Wiley 3 M 86 552 50
*Marsch Jacob, Groeling Wm—Warren Newmann 3 M 86 541 308
Mack James M and John M, Power Patrick—City (Bond) 3 M 86 544 ... .
*Reilly Hugh—Thos Gilmore (Execution issued) 3 M 86 547 300
Spielberger Chas J et al, Born Cath dec—Joseph Fretton 1 D 8 803 ver .....
Wharton Ellen and Ellen G—E M Davis (Attachment Execution issued) 3 M 86 542 601
*Webb Jas B—B F Teller 3 M 86 557 115
*Wright Clayton L—Geo A Twibill 3 M 86 559 49
West Chester and Phila R R Co—D Marshall 3 M 86 204 ..... ver 3,000

Entered May 14, 1886,

*Aarons Isaac—Nathl Aarons 3 M 86 561 540
Baxter Thos E Jr—Dewitt C France 4 J 85 669 ..... ver 53
*Bruner Augustus G—Chas T Parry (Execution issued) 3 M 86 563 16,869
*Crosson Wm—Lehigh Ave B and L 3 M 86 562 200
Castor Geo A, Morley John B—H W Sharpless et al 1 S 85 434 ..... ver 185
*Davis Amelia—E H Steinmeyer 3 M 86 571 400
*Devine Bernard—Standard B and L (Bond and Warrant) 3 M 86 574 400
Day Samuel M—W C Goeton 3 M 86 341 2,138
Forsyth John—Owen Smith 2 D 85 548 ..... ver 856
Gill John P—Jas L Tolan 2 D 85 197 ..... ver 180
Goldbeck John H, Ryan John L—City to use 2 D 77 94 ... (M L D) ver 26
Gerhard Abraham S—C Studenmund D C S 70 906 1,150
Hillman S B—H C McLean et al 2 J 85 814 ..... ver 37
*Jacoby F R—Jacob L Ebert 3 M 86 573 1,000
Jamison J D—Jas Foley (Execution issued) 3 M 86 560 40
Metropolitan Life Ins Co, Crankshaw J H agt—Michael Driscoll 4 S 85 156 ..... ver 93
McGowen Francis—E F Parrott & Co 2 S 85 519 ....
McCarty Benj, O'Connell Patrick—City (Bond) 3 M 86 566 ....
McNichol Danl and Patrick—City (Bond) 3 M 86 567 ....
*Pratt Thos J—John Baird 3 M 86 572 300
Reflex Refining Co—Saml W Hall 3 J 84 369 ..... Costs
Scherf Chas C—Josiah C Cooper 4 D 84 205 ..... ver 72
*Titgen John M—L Bergdoll Brew Co 3 M 86 563 262
*Titgen John M—L Bergdoll Brew Co 3 M 86 564 30
*Wallace Jas—John Bowers 3 M 86 569 900

Entered May 15, 1886.

Bowers H W—Jos Bottom 4 M 8690. S F
*Brucker Jacob, Boehringer Gottlob—Susquehanna ave B and L (Bond and Warrant) 3 M 86 587 800
*Baumann Jos—Henrietta Braun 3 M 86 600 1,000
Barton Roberts—W H Brantigam (Execution issued) 3 M 86 601.. E Judgment

Consterdine Jas A—R P Kennedy 1 M 86 202 154
City of Phila—Joshua F Laning 3 M 86 579 108
City of Phila—David Sullivan 3 M 86 580 108
City of Phila—Thos Graham Sr 3 M 86 581 108
City of Phila—John Deveraux 3 M 86 582 108
City of Phila—Jas S Chambers 3 M 86 583 108
City of Phila—H B Hackett 3 M 86 584 108
Fresney Louis—Gottlieb Hoersch 4 M 86 711 ....
*Helverson Samuel—Tacony B and L (Bond and Warrant) 3 M 86 590.. 200
Hunsworth John L—A Bernhard 4 J 80 747 356
Independence Nat Bank garnishee—W E Harris 3 S 85 406 74
Landell Chas W & E A Jr, Eppelsheimer Danl—City (Bond) 3 M 86 586 ....
Miller Mary—John Slifer 1 M 86 466. .....
*McGarrigle Ptk—Jno W Stewart 3 M 86 591 2,300
*McCaffrey Cath, Annie and Sallie—Elizth Carroll 3 M 86 592 200
*McCabe Bernard—Edw McTague 3 M 86 598 500
Phila Trust & Safe Deposit Co garnishee—W J McHenry 4 S 85 507..... 29
Pancoast Chas E—Waverly B and L (Treasures Bond) 3 M 86 593..... 3,000
Peoples Lillie Ann—A McElwee 4 D 85 768..... 1,203
*Rickle John J, Sees Jacob, Hoersch Gottlieb, Suessenguth Gustav—Hancock Bldg Asso (Bond and Warrant) 3 M 86 602..... 3,600
*Taylor Wm N—Hendricks & Kern 3 M 86 597..... 163
Universal Fire Ins Co—D Parkhurst et al 3 M 86 594..... 412

Entered May 17, 1886.

Appelbaum Sandor, Kraus Herman—Hungarian Cong (Treasurer's Bond) 3 M 86 605..... 300
Ashbridge Samuel H, Hancock Jos B—Joseph D Thornton 3 M 84 496..... ver 3,521
Allison John J—H B Pancoast et al 4 M 85 335..... ver 365
*Daley Jas—Lewis Snyder (Marked to use Frank Snyder) 3 M 86 603... 2,000
*Debrunner Arnold & August—Jacob Fehr 3 M 86 610..... 100
*Deckert Otto J—W H Schafer & Co (Execution issued) 3 M 86 611..... 185
Fleck Chas J—Albert James Jr 3 M 86 609..... 57
Gallagher Wm, Gilmore Wm J, Gardner Oliver and Frank L—Strobridge Lith Co 4 M 85 455...ver 878
Hammond Harriet dec, Hammond Jos P or T exer—W R Lewis et al 4 M 85 391..... ver 284
*Lynch Jas C—B B Lynch 3 M 86 614..... 1,590
*Lynch Jas C—Aug T Lynch 3 M 86 615..... 1,590
Lynch Jas C—Francis A Lynch 3 M 86 616..... 1,590
*Lynch Jas C—Stella F Lynch 3 M 86 617..... 1,590
Loyd Sarah—W W Baxter et al 4 S 85 402..... ver 800
*Moorehead Robert—Stanton B and L (Bond and Warrant) 3 M 86 607 3,600
*Maher John—O Y Landis 3 M 86 604..... 89
*Ritchie Jacob—Stanton B and L (Bond and Warrant) 3 M 86 608.... 3,600
*Roach A—H B Bunting 3 M 86 613 1,472
Stone C W, Frosch Frank—S P Wharton 4 M 85 532..... ver 411
Sheridan Cath—John Kelly 2 M 86 350..... .....
*Taylor Wm—Eliza Whitty 3 M 86 606..... 350
Vanuxem Henry, Wharton W M, Haddock S B and Daniel Jr—Homer Bostwick 4 M 85 146....ver 1,007

Entered May 19, 1886

*Allen John H—Samuel Hartranft 3 M 86 642..... 842
Birtwell Henry B—Benj Kenworthy 4 S 85 136..... ver 337
*Bernhardt John C—Thos Callahan (Execution issued) 3 M 86 646. 54
Cheyney Edwd L—Frank P Weaver 4 J 81 704..... 3,880
Clark Patrick—Cornelius Clark 2 M 86 127..... .....
*Daly Michael—Michael Maloney 3 M 86 639..... 568
Dougherty Jeffrey—St. James Socy (Treasurer's Bond) 3 M 86 640..... 500
*Galloway Wm H—Wm Marshall 3 M 86 649..... 175
*Galloway Wm H—Wm Marshall 3 M 86 650..... 330
*Holton John, Christ Ch—A James Jr 3 M 86 647..... 100
*Kramer Eliza—Aaron Fretz 3 M 86 653..... 200
Knight Jos J—Wm Dounton et al (Treasurer's Bond) 3 M 86 643..... 500
Lynch Jas C—J K Blyler & Co 4 J 85 837..... ver 1667
Lukens Reuben—Michael Mulcrone 4 S 85 74..... ver 800
*McCullough Sarah and Mary—Jas Hagan 3 M 86 654..... 300
*Netzner Saul or Samuel—Isaac Levy (Execution issued) 3 M 86 638..... 56
Steinmetz Henry K—Henry C Titus 3 M 86 645..... 52
*Schreiner Louis—Henry Gauler 3 M 86 648..... 200
Sullivan Henry and John—Phœnix B and L 1 M 86 261..... .....
*Thomson John A Jr—John A Thomson 3 M 86 651..... 3,000
*Thomson John A Jr—John A Thomson 3 M 86 652..... 2,517
Thomas Wm B Guarantee T and S D Co asse—Phillipsburg Sav Bank 2 J 76 350 (2..... .....
*Waith Samuel P—M Powdermaker 3 M 86 644..... 500
Wickersham Jos A and Elizabeth L—R L Knight & Son 1 S 84 199..ver 266

Mechanics' Liens.

John A Ebert owner and cont—Binswanger & Pollock claimants, S E s Edward st 62 ft S W of Hancock st 175
Lafayette Horter owner, Harry Pettit cont—J Gibson McIlvaine claimant, 8 bldgs E s 38th st 105 ft to 213 ft N of Aspen st 764
F W Jordan owner and cont—Wm Krause & Son claimants, Music Hall Tacony cor Longshore and Edmund sts..... 300
John Stafford owner, John S Miller cont—Howard R Deacon claimant, S W cor Columbia ave and Amboy st..... 32
Fredk Woerner owner and cont—Henry L Lovett claimant, 49 ft W of Mascher st 96 ft N of Norris st.... 1,721
Michael Cooney owner and cont—Jos N Patterson claimant, 2 bldgs N s Nicholas st 168 ft to 182 ft W of 25th st..... 3,341
Michael M Farley owner and cont—P M Barber claimant, S E s Passyunk rd 17 ft S of Moore st. Also S E cor Passyunk rd and Moore st... 876
John Maxwell owner and cont—Penn Artificial Stone and Fire Proof Co claimant, 6 bldgs W s Broad st 121 ft to 206 ft. N of Susquehanna ave. 297
Jas P McGonigle owner and cont—R Nuttall & Son claimants, 23 bldgs S s Snyder ave E of 7th st and N s Cantrell E of 7th st..... 688
Wm H Forsyth owner, John C Lynch cont—Lewis Simpson, claimant, 4 bldgs S s Wharton st W of Bateman st..... 86
Bernard Byrne owner and cont—Abraham J Benner claimant, N E cor 2 th and Humboldt sts..... 89
Hayes Mechanics Home owner, Chas D Supplee cont—Fredk Kirst & Bro claimants, W side Belmont ave and N s Lancaster ave..... 650

Satisfied Judgments.

Robt D Pinkerton—Jos S Goodbread [ent June 20 85..... 400
Wm G and Justus Fox—Ark B & L [ent Dec 14 83..... 5,000
Jas Berry—Martinsburg Bank [ent Sept 1 84..... 103
John Dougherty, Matthew Faherty—Gallagher & Burton [ent Sept 19 85..... 245
Edward Stewart, Jacob Hunt—John L Hill [ent March 21 85.. 240
Ellen Bracken—J W Goodfellow [ent March 29 83 300
C F Douglas—Jas P Park [ent Feb 15 86..... 26
Cath B Fielden—John Doyle [ent Jan 28 86..... 469
Clarkley S Zorns—Israel S Zorns [ent Jan 5 86..... 2,600
Henry Flach—Lessing B and L (Bond) [ent April 21 85..... .....

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

M. Thomas & Sons Fourth st., above Walnut on Tuesday sold the following real estate at auction:

Lot N.E. cor. Sixty-fifth and Callowhill sts..... $1,850
Three-and-a-half-story brick store, 1223 Market st..... 47,700
Residence on Carne's lane, Springfield Township, Montgomery Co... 7,425
Two three-story brick dwellings, 16.0 and 1652 Sansom st..... 9,200
Two-and-a-half-story brick tavern and dwelling, 1104 South st..... 6,600

Two-and-a-half-story brick store and dwelling, 1106 South st.................. 4,600
Four-story brick store, 114 South Front st.................................... 23,800
Well secured ground rent, $94.50 a year.. 1,635
Marble yard and three-story brick dwelling, 1721 and 1723 Penn st., subject to a mortgage of $10,000..... 7,400
Four modern three-story brown-stone front residences, 1710, 1712, 1714 and 1722 N. Fifteenth st...$5,900, $6,500 & $6,000
Coal yard, two brick dwellings......... 7,700
Double three-story mastic residence, with side yards, Forty-fifth st. and Fairmount ave.; subject to a mortgage 925
Neat two-and-a-half-story brick dwelling, 942 North Seventh st............. 4,025
Coal yard, 717 Willow st.; subject to a ground rent of $210, a mortgage of $3,000 and a mortgage of $1,500—total, $8,000; also, to a five years' lease from 1884 925
Irredeemable ground rent, $66.67 a year.. 1,650
Twelve lots fronting Third and Fourth sts., Indiana ave., Leithgow, Fairhill, Orriana, Fifth, Sixth, Orkney, Lawrence and Clearfield sts., in the Twenty-fifth Ward, were sold at prices ranging from $400 to $5,200, according to size and location.

—

James A. Freeman & Co., auctioneers, sold on Wednesday at the Exchange the following:

Store and dwelling, 333 Green st., with 6 court-houses in rear; lot 20 ft. by 145 ft. 2 in.......................... 8,550
Three-story brick store and dwelling, 2123 Locust st., subject to a ground rent of $60; lot 15 ft. 8 in. by 49 ft. 9 in.. 3,900
Saloon and stores, S. W. corner Sixteenth and Lombard sts.; lot 40 ft. by 95 ft..................................... 12,225
Three-story brick store and dwelling, N. W. cor. Fifteenth and Carpenter sts , subj. to a ground rent of $133.-66; lot 18 ft. by 66 ft 1,225
Building lot, Westmoreland, W. Nineteenth st., 150 ft. by 250 ft...... 4,275
Three-story brick dwelling, 1417 Parrish st.; lot 50 ft. by 40 ft 2,350
Three-story brick saloon and dwelling, 2059 Amber st.; lot 18 ft. by 75 ft.. 2,275
Three-story brick dwelling, 2048 Holman st.; lot 18 ft. by 65 ft............... 2,300
Three-story brick dwelling, cor. Holman and Abigail sts.; lot 20 ft. by 54 ft.. 2,525
Three-story brick store and dwelling, S. W. cor. Third and Lombard sts ; lot 20 ft. by 36 ft............................ 4,400
Three-story brick dwelling, 314 Union st.; lot 19 ft. by 80 ft...... 3,700
Brick and frame houses, 713 Enen st. and 708 Jamison st., subject to a ground rent of $26.25; lot 15 ft. by 90 ft... 2,800
Two-story brick house, 1234 Dean st , subject to a ground rent of $36.50; lot 14 ft. by 44 ft............................ 540
Three-story brick house, 911 Ogden st.; lot 18 ft. by 77 ft......................... 1,650
Two-story brick house, 611 Brooklyn st.; lot 14 ft by 80 ft.......................... 1,575
Building lot, Fifty-first st., below Willows ave.; 40 ft. by 116 ft......... 425
Building lot, Richmond st., S. Tioga, and house, Torpin st., subject to a ground rent of $45; lot 18 ft by 510 ft 510
Three-story brick dwelling, 4155 Paul st., Fkd.; lot 38 ft. by 194 ft........... 3,100
Lot Thirtieth, above Jefferson st , subject to a ground rent of $420; lot 87 ft. by 180 ft................................ 1,000
Beer vaults, dwelling and stable, Thirty-first, N. Jefferson st., subj. to a ground rent of $393.75; lot 87 ft. by 180 ft....................................... 3,500

Also since last report:

Three-story brick dwelling, 1939 Vine st.; lot 18 ft. by 117 ft.................... 7,325
Two-story stone dwelling, Wissahickon ave., near Wissahickon Stn., P. R. R.; lot 99 ft. by 196 ft 2,000
12 acres, Main st. and Wissahickon ave., at $975.................................. 11,700

CONVEYANCES.

PHILADELPHIA.

MONDAY, May 17, 1886.

Alder st., 1557, Adolph Breuninger to Marie Marcus, May 11, 1886, 12 ft. by 45 ft.. $2,000
Baltimore ave., N. W. cor. Forty-second, Wm. S. Kimball to Julia C. Russell, May 10, 1886, 24 ft. by 120 ft.. 10,500
Cambria st., S. s., 129 ft. W. Twelfth, H. A. Miller to Sophia Heinle, May 5, 1886, 15 ft. by 80 ft.................... 1,200
Carlisle st., E. s., 191 ft. and 77 ft. N. Susquehanna ave., Edw. M. Cohn to Dora Friest, May 5, 1886, each 14 ft. by 75 ft. 10 in 375
Collins st., N. W s., 136 ft. 2½ in. N. E. Cumberland, Thomas Baker to Sarah Beaver, May 6, 1886, 12 ft. 11 in. by 40 ft 1,200
Crown st., 231, 233, 152 N. Fifth, 430 Race and 1429 N. Thirteenth, B. F. Mechling to George Dodd, Jr., et al., April 10, 1886........... 2,000
Dudley st., S. s., 274 ft. 7½ in. W. Fifth, E. Tillson Ward to Wm. H. Dutton, April 27, 1886, irreg........... 350
Eleventh st., S. s., 20 ft. N. Berks, Rudolph Hering to Sarah A. Duffy, May 6, 1886, 16 ft. by 70 ft 3,500
Eighteenth st., N. W. cor. Carlton, H. Wireman to Jas. McAnirland, April 21, 1886, 15 ft. by 67 ft. 7 in... 5,300
Eleventh st., W. s., 32 ft. and 48 ft. N. Tasker, Chas. J, Snyder to Isaac Shaw, May 17, 1886; also 4 lots, etc., on N. s. Tasker, W. of Fourth, and 4 lots, etc., in court in rear...... 11,000
Forty-second st., E. s., 30 ft. ⅜ in. N. Brown, John H. Goldbeck to Peter Weber, May 8, 1886, 15 ft. 3-16 in. by 83 ft. 11½ in.; mtge. $1,500......... 1,300
Frankford rd., N. W. s., 174 ft. N. E. Pine, Richard Caress to John Sidebotham, May 13, 1886, irreg..... 3,500
Green st., 2104, Gabriel Hirsch to Lizzie J. Armstrong, May 14, 1886, 16 ft. by 82 ft. 5 in...... 6,000
Lawrence st., W. s., 113 ft. 10 in. S. Pike, the Coöperative Loan Assotion to Anton Weiss, May 12, 1886, 30 ft. by 85 ft.............. 400
Leiper st., S. E. s., and S. W. s. Sellers, John Sidebotham to James Whitaker, May 12, 1886 50 ft. by 126 ft. 3 in.. 5,000
Manton st., S. s., 183 ft. E. Twenty-second, Hy. R. Coulomb to Daniel Hieferty, May 6, 1886, 15 ft. by 55 ft.; g. r. $48.. 1,000
Mascher st., 2030, James Marshall to Frederick Hasenfus, Jr., April 1, 1886, 17 ft. 6 in. by 105 ft.; mtges. $2150 600
Montrose st., S. s., 230 ft. W. Nineteenth, Wm. McMullin to H. S. Prentis Nichols, May 5, 1886, to Wm. McMullin, May 6, 1886, 16 ft. by 60 ft.; g. r. $78............................ nom.
Mt. Pleatant ave., E. cor. Emlen, Jas. Glasspool, Jr., to Andrew Rankin, May 12, 1886, 80 ft. by 177 ft. 7 in.. 500
Page st., 1630, Israel H. Johnson to Wm. H. Renshaw, May 11, 1886, 16 ft. by 51 ft.. 2,000
Second st., S. W. cor. Erie ave., Margaret Heenan to Thos. Barns, May 3, 1886, 40 ft. by 121 ft. 9 in............ nom.
Second st., W. s., 18 ft. N. Susquehanna, Jos. Stuckey to Lawrence R. Dougherty, May 17, 1886, 52 ft. by 73 ft., subj. to g. rs. of $210, $210 and $228.. 3,000
N. s. Susquehanna, 73 ft. W. Second, 33 ft. 1 in. by 51 ft. 2 in., 2 g. rs. of $156 each.............................. 2,000
N. W. cor. Second and Susquehanna, 18 ft. by 73 ft., g. r. $270...... 2,000
Sixth st., 1937 N., H. L. Roat to Thos. H. Spence, May 8, 1886, 14 ft. by 85 ft.. 4,700
Seventh st., N. E. cor. Venango, John Stortz to Jno. W. Danzeisen, May 13, 1886, 10 ft., 11¼ in. by 98 ft.; also, E. s. Seventh, 98 ft. N. Venango, 21 ft. 9 in. by 92 ft. 2¼ in. 2,100
Seventh st., 2552 N., F. A. Brantigam to Herman Nurnberger, May 3, 1886, irreg ; mtge. $3,250............ 250
Seybert st., N. s., 55 ft. 4 in. W. Twenty-fourth, Jeffery Hart to Benjamin P. Elliott, May 8, 1886, 13 ft. 10 in. by 43 ft. 2⅞ in.............. 1,775
Somerset st., N. W. cor. Almond, Peter McAlarnen et al. to Thos. J. Harvey, March 13, 1886, 20 ft. by 106 ft.. 1,825
Reed st., S. s., 155 ft. 5 in. E. Fifth, Jno. J. Wilson Jr., to Hy. Lenpold, May 11, 1886, 15 ft. by 65 ft. 4¾ in... 2,700
Smedley st., E. s., N. Venango, M. A. B. Smith to Hugh Walsh, May 8, 1886, 20 ft. by 70 ft. 4 in.............. 2,000
Snyder ave., N. W. cor. Eleventh, H. R. Deacon to Margaret Brennan, April 6, 1886, 16 ft. by 63 ft.; g. r. $90...... 1,300
Twenty-second st., S.E. cor. Sansom, P. S. Hutchinson to Robert M. Lewis, May 13, 1886, 25 ft. by 110 ft 16,000
Twenty-fourth st., W. s., 125 ft. S. Berks, Chas. Kirn to Catharine E. Webb, May 11, 1886, 15 ft. by 72 ft.. 3,500
Wilson st., S. E. s., 61 ft. 9 in. N.W. Centre, Ellen S. Aiken to Dennis Sullivan, April 20, 1886, 15 ft. by 119 ft. 3 in.................. 500
Fifth st., 2836–2838, Wm. H. Greenfield to Chas. E. Kellner, May 10, 1886, 14 ft. 5 in. by 69 ft. 6 in......... 5,000

TUESDAY, May 18, 1886.

Allen's Lane, N. W. s., 418 ft. 7½ in. S. W. Germantown ave., F. B. Gowen, exr., &c., to Lawrence Turnbull, May 10 1886, 176 ft. by 194 ft.................... .... $7,750
Arch st., N. s., 16 ft. 8 in. W. Sixteenth, Henry M. Wetherill et al. to Christian W. Kunkel, April 2, 1886, 33 ft. 4 in. by 68 ft.; g. r. $154.. 10,430
Bancroft st., E s., 320 ft. S. Reed, Margaret H. McCandless to John Calvert, April 24, 1886, 16 ft. by 43 ft.. 1,350
Chatham st., S. s., 18 ft. 6 in. S. W. Westmoreland, Samuel T. Freeman to T. Horace Alleman, May 10, 1886, 58 ft. by 75 ft.................... 20,000
Cheltenham and Willow Grove Pike, Albert J. Rorer to Charles S. Mingin, May 10, 1886, 3 acres 12.83 perches.. 15,850
Columbia ave., N. E. cor. Mervine, Daniel J. McCloskey to Samuel B. Bunting, in trust, May 15, 1886, 19 ft. by 89 ft......... 10,000
Cumberland st., S. E. cor Mutter, Sophia Dockenwald to Jas. Lane, April 30, 1886, 16 ft. by 48 ft.; g. r. $81.. 350

Cumberland st., N. s., 36 ft. W. Fifteenth, Sallie F. Hughes to Sarah F. Stuckey, May 17, 1886, 19 ft. 6 in. by 80 ft.; g. r. $144; N. s Cumberland, 55 ft. W. Fifteenth, 16 ft. 6 in. by 80 ft.; g. r. $144.................. 1,000

Broad st., 1933 N., M. Carey Lea to Christiana C. Sansom, May 12, 1886, 18 ft. by 150 ft...................... 11,000

Darien st., E. s., 250 ft. N. Huntingdon, Wm. Brocklehurst et al. to George Hoppel, May 15, 1886, 12 ft. 4 in. by 40 ft. 1⅛ in...... 1,450

Edgemont st., N. W. s., 205 ft. S.W. Lehigh ave., John Rose to Wm. O'Donnell, April 1, 1867, 15 ft. by 48 ft.. nom.

Eighth st., W. s., 65 ft. N. McKean, S. Mallet-Prevost to James C. Moore, March 10, 1886, 15 ft. 5⅝ in. by 66 ft. ¾ in............ 525

Eighth st., N. E. cor. Daly, John W. Applegate to Wm. M. Brisben, May 12, 1886, 15 ft. by 65 ft. 2¼ in.; g. r. $60...................................... 1,500

Elmwood ave., S. E. s., 75 ft. N. E. Sixty-fourth, John Dick to Mich'l Buckley, May 3, 1886, 50 ft. by 225 ft.. 800

Erie ave., S. s., 82 ft. 8⅛ in., T. Slater Smith to Sylvester M. Peters, May 5, 1886, 20 ft. 8⅛ in. by 100 ft.......... 500

Fourth st., E. s, 194 ft. N. Susquehanna ave., Jacob Sees to John J. Rickle, May 13, 1886, 18 ft. by 102 ft. 6 in............................... 3,600

Fifth st., W.s., 150 ft. S. Lehigh ave., Edward Ramberg to Elizabeth Finch, May 12, 1886, 16 ft. by 78 ft. 3,900

Fifth st, E. s., 36 ft. N. Indiana, Edwin DeForrest Hirst to Howard Banes, March 15, 1886, 18 ft. by 100 ft.; g. r. $48.................................. 250

Fletcher st., S. s., 200 ft. W. Twenty-sixth, Sarah A. Furter to Jacob R. Fox, May 11, 1886, 36 ft. by 120 ft... 1,400

Forty-ninth st, E. s., 14 ft. 4 in. S. Ludlow, D. S. Lindsay to John Walker, May 1, 1886, 14 ft. by 73 ft. 6 in.. 1,900

Fifty-third st., cor. Suplee, A. L. Suplee et al. to John D. Roy, May 8, 1886, irreg. shape...... 3,000

Gratz st., E. s., 82 ft. N. Berks, J. E. Taylor to J. Louis Kates, May 13, 1886, 99 ft. by 80 ft. 4 in.; W. s. Gratz, 81 ft. 8 in. N. Berks, 336 ft. 8 in. by 85 ft. 4 in.; 27 mtges., $2,000 each.. nom.

Huntingdon st., S. s., 14 ft. 1⅞ in. W. Knorr, Elizabeth Hanson to Hy. J. Weber, May 14, 1886, irreg shape........ 2,400

Kerr st., E. s., 95 ft. S. Pine, Owen McGurk et al. to Annie Campbell, May 23, 1885, 14 ft. by 50 ft............ 1,650

Lawrence st., 2118, John J. Torpey to John W. Shelmerdine, May 7, 1886, 15 ft. by 45 ft.......................... 1,950

Lawrence st., 2120, John J. Torpey to Wm. Roebuck, May 7, 1886, 15 ft. by 45 ft.................................. 1,950

Lawrence st., E. s., 243 ft. 8½ in. N. Brown, John B. Prizer to Richd. Kearney, trustee, May 14, 1886, 17 ft. by 44 ft.; also moiety E. s. Lawrence and S. s. Rawle, 19 ft. 7 in. by 89 ft. 8 in...... ....

Lawrence st., E. s., 131 ft. 10½ in. S. Cambria, John Mitchell to Johann S. Schneider, May 14, 1886, 13 ft. 11¼ in. by 51 ft. 3 in...................... 2,000

Manton st., N. s., 149 ft. 1 in. W. Twenty-first, John McConaghy to Jane L. Richie, April 30, 1886, 14 ft. by 48 ft.; g. r. $48..................... 1,000

N. s., Manton, 177 ft. 1 in. 191 ft. 1 in., 205 ft. 1 in. W. Twenty-first, each 14 ft. by 48 ft.; and subj. to g. r. $48..................... 3,000

Lawrence st., 865, William Pegley to Mary E. Turner, May 12, 1886, 18 ft. by 90 ft.; mtge. $2,000........... 2,000

Montrose st., N. s., 171 ft. E. Nineteenth, Wm. J. Holbrook to Patk. O'Donnell et ux., April 27, 1886, 16 ft. by 57 ft.; g. r. $32...................... 1,141

Nicetown Lane, 2 tracts, Anna C. Huber to Peerless Brick Co., May 3, 1886, 37.969 acres and 2.967 acres respectively, together with 5.093 acres on Roxborough ave. W. of Thirteenth.......................... 92,058

Orthodox st., S. W. s., 40 ft. N. W. Tackawanna, Naomi Lewis to Terrence McIlvain, May 14, 1886, 20 ft. by 80 ft............................ 750

Poplar st., 2636, D. R. Patterson, exr, to Christian Vogel, May 13, 1886, 18 ft. by 80 ft................................ 550

Reed st., 1832, Sallie F. Hughes to Sarah F. Stuckey, July 8, 1885, 16 ft. by 58 ft.; mtge. $1,400............... 1,000

Reed st., S. s., 52 ft. E. Eighteenth, Edwin King to Wm. Davis, May 14, 1886, 17 ft. by 57 ft.................... 2,150

Reese st., E. s., 232 ft. S. Lehigh ave., Barbara Lehr to Aug. C. A. Rangnow, May 17, 1886, 14 ft. by 61 ft.. 2,000

Richmond st., N. s., 96 ft. W. Palmer, Charles H. Engles to Eliza M. Conrad, Sept. 17, 1885, 20 ft. by 84 ft.; Seventh st., E. s., 162 ft. S. Cambria, 36 ft. by 92 ft. 4⅝ in................ 500

Royal st., S. W. s., 147 ft. 1¼ in. N. W. Seymour, Susan M. Melcher to Henry M. Wetherill, May 13, 1886, 14 ft. by 103 ft................................. 1,600

Sellers st., N. E. s., 125 ft. S. E. Leiper, Daniel W. Bennett et al. to Emma Woodhead, April 13, 1886, 37 ft. 6 in. by 146 ft. 7 in........ ......

Sixth st., E. s., 375 ft. 4¾ in. N. Brown, David Garrison to Mich'l Bash, May 13, 1886, 20 ft. by 135 ft. 7,500

Sixth st., 1931 N., H. L. Roat to Alice L. Glassmire, May 8, 1886, irreg...... 4,800

Spring Garden st., S. s., 50 ft. W. Thirty-eighth, Annie Fitzpatrick to Joseph H. Hookey, April 26, 1886, 16 ft. by 109 ft.; g. r. $210; mtge. $1,500................................. 300

Spring Garden st., S. W. cor. Marshall, one-third interest, Rachel T. Allen to James T. Blair, May 6, 1886, irreg. shape.......................... nom.

Thirteenth st., W. s., 146 S. McKean, Thomas W. West to Henry and George Louderback, May 17, 1886, 18 ft. by 100 ft........ ....

Tulip st., E. s., 260 ft. S. Venango, John G. Sting to John A. Zimmerman, May 17, 1886, 18 ft. by 100 ft.. 200

Twenty-second st., E. s., 30 ft. N. Oakford, Henry R. Coulomb to Margaret Byrnes, May 12, 1886, 15 ft. by 74 ft.; g. r. $54..................... 1,200

Twenty-second st., E. s., 15 ft. N. Oakford, H. R. Coulomb to Thos. Hird, May 13, 1885, 15 ft. by 74 ft.; g. r. $64.. 1,250

Twenty-fourth st., 852 N., John M. Sharp to Amanda W. Kite, May 14, 1886, 15 ft. by 67 ft.................... 4,000

Twenty-fourth st., W. s., 155 ft. S. Berks, Charles Kirn to Clara R. Hamilton, May 11, 1886, 15 ft. by 72.. 3,500

Twenty-fifth st., W. s., 219 ft. 6 in. N. Columbia, Frederick V. Smith to John Jacob Henry Buch, May 11, 1886, 15 ft. by 67 ft. 4,250

Twenty-fifth st., E. s., 323 ft. S. Berks, H. R Shoch to William C. Gilmore, May 14, 1886, 14 ft. by 65 ft.. 2,800

Twenty-fifth st., 1865 N., Henry R. Shoch to Rebecca W. Price, May 12, 1886, 14 ft. by 65 ft.................. 1,600

Twenty-seventh st., 2223 N., Wm. Wein et al. to John Wein, May 4, 1886, 16 ft. by 64 ft. 2 in................. 2,000

Thirty-sixth st., W. s., 120 ft. N. Aspen, Henry Weak to Robert Osborne, May 7, 1886, 20 ft. by 90 ft.; W. s. Thirty-sixth, 80 ft. N. Aspen, 40 ft. by 165 ft.; W. s., 140 ft. N. Aspen, 20 ft. by 90 ft.; also two 20-ft. wide lots and a narrow strip in rear on Thirty-sixth-and-one-half st................................ 8,800

Thirty-sixth-and-one-half st., E. s., 77 ft. 3 in. N. Aspen, Robert Osborne to Isabella Howard, May 7, 1886, irreg. shape; also W.s. Thirty-sixth, 80 ft. N. Aspen, 34 ft. ⅝ in. by 91 ft. 4 in... 3,520

Vine st., N. s, 110 ft. W. Thirteenth, Samuel B. Drake to Eliza Weadley, April 24, 1886, 15 ft. by 80 ft 4,500

Wallace st., S. s., 44 ft. 1½ in. E. Union, James Madden to James Wallace, May 13, 1886, 14 ft. 8½ in. by 80 ft........................... 950

Weikel st., E. s., 140 ft. N. Venango, John A. Zimmerman to John G. Sting, May 17, 1886, 20 ft. by 77 ft. 6 in.. 200

Westmoreland st., E. cor. Arcadia, Wm. G. Fox, trustee, to Rose Ann Carver, trustee, May 13, 1886, 16 ft. by 70 ft 300

Westmoreland st., S. E. cor. Tenth, Hy. A. Geise to Dennis Mahoney, May 10, 1886, irreg. shape............. 1,700

WEDNESDAY, May 19, 1886.

Alburger's lane, B. C. Owens to Lawrence Shuster Boreaf, May 12, 1886, 12.286 acres. $2,150

Baring st., N. s. and N.E. s. Lancaster ave., P. W. Ziegler to George S. Ferguson, May 17, 1886, irreg. shape; mtges. $15,800.................. 5,536

Belgrade st., N. W. s., 13 ft. N. E. Emerick, Catharine Burns to Julia A. Rink, May 15, 1886, 2 lots each 13 ft. 2¼ in. by 54 ft...................... 3,600

Belgrade st., N. W. s. and N. E. s. Emerick, Cath. Burns to Cath. W. Hoffman, May 15, 1886, 13 ft. by 54 ft.. 1,800

Bread st., 132–134, A. J. Reilly to John Jamison, Sr., May 13. 1886, irreg. shape; mtges. $5,600............ 700

Bristol rd., Twenty-third Ward, Edwin Martin to Joseph D. Marshall, May 15, 1886; mtge. $2,000............ 4,000

Cambria st., 1218, H. A. Miller to Wilhelmina M. Kelly, May 6, 1886, 15 ft. by 80 ft.; g. r. $60................. 800

Carlton st., 1725, Henry Donnelly to Thos. Hagerty, May 10, 1886, 14 ft. by 52 ft.. 1,900

Crawford st., S. E. s., Twenty-eighth Ward, George Blight to Emilie Blaize Gardette, May 7, 1886, 1.518 acres.. 2,100

Crawford st., 4.970 acres, E. B. Gardette to J. Livingston Erringer, May 15, 1886.......... 15,957

Eighth st., 803 S., Pasquale Pascucci to Jos. Vita et ux. et al., May 18, 1886, 15 ft. by 46 ft............. 2,050

Eighteenth st., S. E. cor. Berks, Jno. H. Haulenbeck et ux. to Luther G. Billings, May 12, 1886, 17 ft. by 100 ft.. 11,000

Eighteenth st., W. s., 68 ft. 6 in. N. Berks, J. Louis Kates to Lily E. Fenno, May 14, 1886, 17 ft. by 100 ft.. 8,500

Fairmount ave., N. E. cor. Seventeenth, Ph. S. Justice to Benjamin Ketcham, April 17, 1886, irreg. shape; g. r. $720............. 6,000

Federal st., S. E. cor. Twenty-sixth, G. A. Cox to Michael Whelan et al., May 3, 1886, irreg. shape......... 300

Federal st., S. s., 10.01 ft. E. Twenty-sixth, J. W. Erwin to Michael Whelan et al., May 15, 1886, irreg. shape 1,950

Fisher's lane, S. s., Bernard Sharkey, master, to Jules Wellens, May 15, 1886, 5 acres 15 perches 12,000

Fourth st., E. s., 189 ft. S. Huntingdon, A. Eldridge et al. to Geo. S. McGonigle, May 11, 1886, 16 ft. 6 in. by 62 ft 2,825

Funk st., S. W. s., 100 ft. S. E. Walker, Wissinoming M. L. and Imp. Co. to Susanna B. Howell May 7, 1886, 100 ft. by 100 ft 250

Gerritt st., N. s., 225 ft. W. Eighteenth, Wm. McLean to Aquila Nebeker, May 5, 1886, 14 ft. by 45 ft 350

Girard ave., N. s., 204 ft. W. Twenty-ninth, Wm. L. Elkins et al. to Elizabeth C. Doran, May 7, 1886, 16 ft. by 64 ft 4,400

Girard ave., N. s., 83 ft. 5 in. E. Fiftieth, Howard W. Lewis to Wm. Granlees, May 15, 1886, 16 ft. by 81 ft 1,500

Hoffman st., S.s., 169 ft. W. Seventh, Amos Dotterer to Hironymus Markert, April 27, 1886. 28 ft. by 46 ft. 7½ in 2,000

Mornen ave., N. W. s., 100 ft. N. E. Eighty-eight, Elmwood Mut. L. & I. Co. to Timothy J. McAuliffe, May 14, 1886, 100 ft. by 100 ft ..... nom.

Ninth st., W. s., 32 ft., S. McClellan, Thos. J. Carroll to Bridget Igo, April 12, 1886, 16 ft. by 67 ft 1,625

Norris st., N. E. cor. Mascher, John G. Heinzelman to Gregor Woerner, May 6, 1886, 19 ft. by 56 ft., 7½ in.; g. r. $24 5,050

Osceola st., 200 ft. N. W. Herman, Geo. House to Geo. Barnett, May 15, 1886, 112 ft. by 120 ft.; g. r. $32.-50; mtge. $1,700 400

Philip st., 1433, Jenny F. Bellis to Peter Burr, May 14, 1886, 18 ft. 8 in. by 47 ft. 6 in 3,500

Richfield st., 1224, H. A. Miller to Francis T. Davis, May 6, 1886, 14 ft. by 67 ft.; g. r. $50 ....

Richmond st., S.E. s., 191 ft. 4 in. N. E. Clearfield, Peter Uber et al. to Mary Reardon, May 6, 1886, 15 ft. by 81 ft 2,000

Ridge ave., N. E. s., 42 ft. 1¾ in. S.E. angle, S. E. Fairthorne ave., A. E. Jones to Sarah Carson, May 17, 1886, irreg. shape 2,800

Second st., 214 S., Joseph Snyder to Margaret Deacon, May 8, 1886, 366 ft. by 100 ft.; mtge. $5,000 2,000

Spring Garden st., S. s., 59 ft. W. Eleventh, Thos. W. Bailey to Fk. H. Magee, May 15, 1886, 41 ft. by 103 ft 14,500

Sumac st., S. E. s., 200 ft. N. E. Wetherill, Benjamin Kenworthy et al. to Chas. R. Sinnister, May 11, 1886, 40 ft. by 140 ft 700

Third st., 426 N., C. C. Pierson to B. Frank Pierson et al., May 1, 1886, 22 ft. 4½ in. by 100 ft., and lot in rear of 426 N. Third on E. s. Dillwyn, 16 ft. by 78 ft 2,500

Thirteenth st., 719, Geo. W. Kreuzberger to Elizabeth Kreuzberger et al., May 15, 1886, 16 ft. by 53 ft. 3¾ in ..... nom.

Thirty-ninth st., S.E. cor. Aspen, A. F. Lang to John McAnuity, May 12, 1886, 16 ft. by 82 ft 4,600

Twenty-first st., W. s., 66 ft. N. Fitzwater, Wm. H. Eakins to Margaret Davis, May 15, 1886, 18 ft. by 60 ft. 7 in.; g. r. $114 1,500

Woodstock st., W. s., 156 ft. S. Norris, P. A. B. Weidner to David V. Allen, May 8, 1886, 14 ft. by 58 ft... 2,400

Torresdale ave., S. E. s., 100 ft. S. W. Funk, Walter W. Hood to Calvin S. Castor, May 1, 1886, 50 ft. by 144 ft. 2⅜ in.; g. r. $18 ..... nom.

Worth st., 503, John W. Wilson, Jr., to Bernardina Uphoff, May 11, 1886, 16 ft. by 48 ft 1,850

Wayne st., N.E. s., 86 ft. S. E. Trenton ave., Jacob Pfluger to Morris Harris, May 17, 1886, 14 ft. by 47 ft. 8½ in 1,000

Wayne st., N. W. s., 58 ft. S. E. Trenton ave., Jacob Pfluger to Zlick Harris, May 17, 1886, 14 ft. by 47 ft. 8½ in 1,000

Wayne st., N.E. s., 128 ft. S.E. Trenton ave., Jacob Pfluger to Mary Levy, May 19, 1886, 14 ft. by 47 ft.. 1,000

Jno. H. Scott to Wm. J. R. Rappold et ux., May 18, 1886, lot No. 1989 in sec. 57, Clearview 135

THURSDAY, May 20, 1886.

Ash st., 1210, George W. Jacoby to Chas. Idler, May 8, 1886, 18 ft. by 107 ft 1,400

Bank st., 25 and 27, E. M. Corlies, trustee, to Peter C. Hollis, trustee et. al., May 14, 1886; 227-229 N. Thirteenth, 819 N. Third, 1202 Race, 727-729 Market ..... nom.

Buttonwood st., N. s., 193 ft. 4 in, E. Broad, C. D. Ritchie, ex'r, et al., exr's, to Barton Hoopes et al., May 17, 1886, 32 ft. 8 in. by 90 ft. 4½ in... 10,000

Chester ave., N. W. s., 85 ft. N. E., Sixty-eighth, Wm. Osterheldt to Robt. Clarke, May 3, 1886, two adjoining lots, irreg. shape 2,200

Eleventh st., W. s., 80 ft. 9 in. S. Oxford, Eliza W. Housel to Sam'l M. Beck, April 21, 1886, 16 ft. by 94 ft.. 4,500

Elmwood ave., 50 ft. N. E. Sixty-fifth, John Dick to James Barrett Craighead, Sr., March 29, 1886, 100 ft. by 100 ft.; g. r. $60 400

Franklin Cemetery ave., S. W. s., 60 ft. N. W. Emerald, Alfred H. Williams to H. J. Woefel, April 12, 1886, 15 ft. 5½ in. by 125 ft 2,200

Greeves ave., S. W. s., 171 ft. 9 in. E. Locust ave., Patrick J. Byrne to Florence T. Steward, May 15, 1886, 15 ft. 8½ in. by 60 ft.; mtge. $750 450

Hedding st., n. s., 130 ft. N. North, Christian Brown to Theresa F. Smith, May 12, 1886, 15 ft. by 47 ft. 7 in.: mtge. $1,780 1,020

Hoffman st., W. s., 316 ft. 7½ in. W. Fifth, John E. Scandel to Emma Alexander, May 13, 1886, 14 ft. by 50 ft 1,350

Huntingdon st., N.s., 65 ft. E. Tulip, Sepviva Estate to Jno. Brosnahan, Feb. 16, 1886, 15 ft. by 100 ft ..... nom.

Huntingdon st., S.W. cor. Waterloo, Jno. Meighan to Geo. Gruber, May 3, 1886, 16 ft. 6 in. by 57 ft 3,600

Lambert st., 1729, Chas. R. Sheeler to Wm. C. Knight, May 12, 1886, 14 ft. by 60 ft 2,600

Lawrence st., 2849, John Mitchell to Elizabeth Peters, May 10, 1886, 13 ft. 11½ in. by 51 ft. 3 in 2,000

Marshall st., E. s., 97 ft. ¾ in. N. Montgomery ave., Chs. Betz to Jno. C. Haldeman, May 6, 1886, 14 ft. by 84 ft. 6 in 4,000

Martha st., W. s., 173 ft. 6½ in N. Huntingdon, Wm. Coates et al. to Peter O'Neill et al., May 17, 1886, 34 ft. by 110 ft.; g. r. $85 2,500

Master st. 2515, John J. Ziegler to Annette L. Baker, May 10, 1886, 16 ft. 4 in. by 52 ft. 2½ in 3,100

Nineteenth st., N. W. cor. Fernon, Annie McCarrick to Thomas J. Milnamon, May 17, 1886, irreg. shape; g. r. $120 ..... nom.

Passyunk rd., W.s., and E.s. Eighth, John F. Cassedy to Fk. C. Ricter et al., May 14, 1886, irreg.; mtge. $3,000 1,500

Richmond st, 2804, Eugene Zeigler, admr., to Julius Blankansee, May 17, 1886, 16 ft. by 80 ft 3,650

Second st., E. s., 34 ft. S. Lombard, Geo. Wm Johannis et al. to Saml. H. Weller, May 5, 1886, 17 ft. by 64 ft 5,475

Sixth st., E.s., 211 ft. 11 in. S. Norris, Harry L. Roat to Regina Zeitmacher, April 29, 1886, 14 ft. by 87 ft. 6 in 4,700

Sixth st., E. s., 139 ft. 2½ in. S. Norris, Harry L. Roat to David Martin, May 19, 1886, irreg. shape; mtge. $2,500 4,800

Sixth st., E. s., 319 ft. N. Susquehana ave., Saml. L. Gabel to Elizth. L. Gabel, May 17, 1886, 16 ft. by 70 ft 3,900

Sixteenth st., W. s., 68 ft. N. York, Thos. P. Twibill to Geo. A. Wolfe et ux., May 17, 1886, 17 ft. by 65 ft. 10 in 2,800

Twenty-fourth st., E. s., 66 ft. N. Brown, Jno. M. Sharp to Anna E. Street, May 15, 1886, 17 ft. by 75 ft. 5,600

E. s. Twenty-fourth st., 49 ft. N. Brown, 17 ft. by 73 ft 5,600

W. s. Twenty-fourth, 38 ft. S. Parrish, 20 ft. by 67 ft 5,800

Wakeling st., N. W. Willow, Mary Ann Allen et al. to John Shuttleworth, May 13, 1886, irreg. shape... nom.

Walnut st., N.s. 48 ft. E. Fifty-fifth, James A. L. McCurdy, March 30, 1886, 69 ft. by 270 ft ....

Walnut st., N. s., 174 ft. 6 in. W. Eighth, John J. Kelly to Jacob Cormany, May 18, 1886, 16 ft. 2 in. by 127 ft. 6 in.; mtge. $7,500 8,000

Walnut st., same, J. Cormany, May 18, 1886; mtges. $15,000 ..... nom.

Wayne st., N. E. s., 128 ft. S. E. Trenton ave., Abraham Levy to Stephen Weidlee, May 18, 1886, 14 ft. by 47 ft. 8½ in.; mtge. $800 ..... nom.

Willington st., E. s., 213 ft. 9 in. N. Columbia ave., John K. Cuming to Annette L. Baker, May 11, 1886, 15 ft. 9 in. by 70 ft. 11 in.; mtge. $2,000 1,500

Willow st., S. E. s., 418 ft. 6 in. N.E. Harrison, John H. Hopwood to John J. Plocher, May 17, 1886, 32 ft. by 103 ft. 7½ in 430

York st., N. s., 14 ft. W. Mascher, moiety of Edward Becker to Mary Becker, April 23, 1886, 13 ft. by 60 ft 775

Venango st., 1632, Mary McHaine to John Walker Clark, May 14, 1886, 15 ft. by 94 ft.; g. r. $120 1,800

FRIDAY, May 21, 1886.

Bustleton and Somerton Pike, N.W. s., J. D. Marshall to Alfred B. Evans, May 4, 1886 ..... $525

Canal st., S. s., 64 ft. 8 in. W. Moyamensing, Chas. H. Clark to Levis Ferrill, April 30, 1886, irreg. shape 1,100

Carpenter st., N. s., 60 ft. 5 in. W. Fifth, Jno. Shanahan to Thos. H. Furey, April 28, 1886, 34 ft. 4 in. by 73 ft. 6 in 2,700

Clarence st., 2610 and 2616, John B. White to Letitia McCracken, May 19, 1886, each 36 ft. front 800

Dauphin st., N. s., 35 ft. 10 in. W. Howard, Charles H. Camp to Arthur J. Garren, May 18, 1886, 11 ft. 11 in. by 48 ft.; g. r. $39 800

Eighth st., 1835 S., George Lodge to Wilhelmina Kohler, May 15, 1886, 16 ft. by 70 ft. 5 in.; g. r. $89 450

Eleventh st., W. s., 85 ft. 3 in. N. Moore, congregation of Church of St. Mary to Henry C. Thompson, April 29, 1886, irreg. shape ..... nom.

Elmwood ave., S. E. s. and N. E. s., Sixty-fourth, Jno. Dick to William McKnight, May 18, 1886, 75 ft. by 225 ft..... 1,300

Estaugh st., N. s., 93 ft. 7½ in. E. Twenty-first, Frederick Klemm to Kate Burkhardt, May 18, 1886, 24 ft. 6 in. by 75 ft..... 500

Fifth st., E. s., 36 ft. N. Indiana, Howard Banes to James C. Ward, March 15, 1886, 18 ft. by 100 ft..... .....

Francis st., 1228, C. McGuigan to Michael Hoelburger, May 18, 1886, 14 ft. by 44 ft. 6 in..... 1,100

Laycock ave., N. W. s., 250 ft. N. E. Eighty-seventh, Elmwood M. L. and I. Co. to John Norbeck, April 21, 1886, 50 ft. by 100 ft..... nom.

Leithgow st., 2320, Catharine Ehrhardt to Leopold Henly, May 14, 1886, 13 ft. 8 in. by 43 ft..... 1,500

Ninth st., E. s., 127 ft. 10 in. S. Huntingdon, John Loughran to Anna M. Kennard et al., May 14, 13 ft. 10 in. by 62 ft. 4 in..... 2,700

Ontario st., N. s., 97 ft. 10 in. E. Nineteenth, Virgilia B. Brooke to Charles E. Henry, March 15, 1886, 150 ft. by 250 ft., mtge. $4,500..... 15,500

Sixth st., E. s., 167 ft. 2½ in. S. Norris, H. L. Roat to Jno. E. Lounabaugh, May 8, 1886, irreg. shape; mtge. $2,500..... 2,300

Sixth st., 1933 N., H. L. Roat to Charles W. Schaefer, May 8, 1886, irreg. shape; mtge. $2,500..... 2,200

Sixth st., 1039 S., E. Lathbury et al. to John Werthy, May 18, 1886, irreg. shape..... 3,000

Seventh st., 2522 N., Anna M. Morris to Michael Bradley et ux, May 20, 1886, 16 ft. 1 in. by 67 ft. 6 in..... 2,850

Stiles st., N. s., 83 ft. E. Thirteenth, John D. Beaver to Joseph H. Subers, May 18, 1886, 15 ft. by 56 ft.... 2,800

Third st., E. s., 80 ft. 6 in. S. Queen, Louisa T. Simpson to Charlotte W. Kern, May 10, 1886, 15 ft. 2 in. by 61 ft. 3 in..... 3,200

Tenth st., 806 N., Isaac K. Grubb to Cornelia Bispham, May 19, 1886, irreg. shape..... 875

Twentieth st., 1535 S., William Marshall to William H. Galloway, May 17, 1886, 16 ft. by 64 ft.; g. r. $42; mtge. $900..... 700

Twenty-fourth st., E. s., 95 ft. N. Berks, H. L. Roat to Bridget E. McCadden, May 13, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,900

Twenty-fourth st., W. s., 80 ft. S. Berks, Charles Kirn to Mary T. Fitzpatrick, April 28, 1886, 15 ft. by 72 ft..... 3,500

Twenty-fourth st., W. s., 64 ft. 6 in. S. Berks, Charles Kirn to Levi R. Franklin, May 11, 1886, 15 ft. 6 in. by 72 ft.; g. r. $2,100..... 1,450

Thirty-ninth st., S. E. cor. Sansom, W. M. McAllister to Eliza Turner, April 30, 1886, 25 ft. by 94 ft..... 2,500

Mascher st., 2417, Guarantee B Asso. to Adolph and Maria Brenninger, April 10, 1886, 18 ft. by 95 ft. 6 in.; g. r. $72..... 1,800

Verango st., S. W. cor. Weikel, Jno. Donnelly to Bernard McStrevog, May 17, 1886, 20 ft. by 80 ft..... 290

Uber st., 2124, E. H. Flood to Elizth. W. Scott, April 26, 1886, 20 ft. by 86 ft. 5 in..... 4,250

Vine st., N. s., 36 ft. E. Twentieth, J. C. Oat to Wm. E. Wood, May 19, 1886, 18 ft. by 117 ft..... 7,350

Sixth st., E s., 253 ft. 1½ in. S. Berks, John C. Haldeman to Chs. Betz, May 8, 1886, irreg. shape; mtge. $5,000..... 7,000

SATURDAY, May 22, 1886.

Alder st., 1215, John E. Roberts to Robert Boston, May 14, 1886, 17 ft. by 3[illegible] ft.; 1333 Atmore, 16 ft. by 45 ft..... $1,390

Almond st., E. s., 186 ft. 8½ in. N. Lefevre, Wm. R. Claridge, Jr., to Mary E. Geissel, April 23, 1886, 20 ft. by 70 ft.; E. s. Thompson, 41 ft. 9½ in. N. Lefevre, 20 ft. by 94 ft. 9½ in..... 60

Amber st., N. W. s., 315 ft. N. Westmoreland, Robert Finn to Holstein De Haven, May 21, 1886, 17 ft. by 80 ft.; W. s. Fifth, 256 ft. and 274 ft. N. Dauphin, 54 ft. by 139 ft..... 6,000

Arch st., S. E. cor. Twelfth, George Vaux, ex'r, to Foulke & Long, Institute for Orphan Girls in Trust, May 20, 1886, 24 ft. by 141 ft.; N. s. Hallowell, 119 ft. 7 in. W. Sixth, 48 ft. by 58 ft..... nom.

Callowhill st., S. W. cor. Fifteenth, Jas. J. Collins et al. to Lawrence Monroe, May 12, 1886, interest, 17 ft. by 100 ft..... 2,000

Cantrell st. S. s., 289 ft. and 317 ft. W. Sixth, Frederick Kochler to Chas. S. Menige, May 16, 1886, each 14 ft. by 48 ft., and subj. to g. r. $48..... 800

Chelten ave., S. E. s. and N. E. s. Sullivan, Provident L. and T., exr's of Chas. A. Jackson to Hy. Bronson, May 11, 1886, 620 ft. by 325 ft.; N. W. s. Chelten, 28 ft. 2¾ in.; N. E. Sprague, 282 ft. by 115 ft..... 5,800

Chelten ave., N. W. s., 311 ft. 1½ in. N. E. Sprague, Provident L. and T. Co., ex'rs, to Abraham Engard, May 11, 1886, 100 ft. by 110 ft..... 640

Chelten ave., N. E. cor. Anderson, ex'rs C. C. Jackson to Geo. T. Meacham, May 11, 1886, irreg..... 1,600

Chelten ave., N. W. s., 411 ft. 1½ in. N. E. Sprague, ex'rs of C. C. Jackson to Chas. Shaw, Jr., May 11, 1886, 50 ft. by 110 ft..... 350

Dickinson st, 1817, D. R. Patterson to Jane Logan, May 12, 1886, 16 ft. by 65 ft.; g. r. $63..... 800

Dickinson st., 1819, D. R. Patterson to Jeremiah Logan, May 12, 1886, 16 ft. by 65 ft.; g. r. $63..... 800

Eleventh st., S. E. cor. Huntingdon, Wm. A. Yeakle to Jno. J. Woods, May 10, 1886, 18 ft. by 66 ft..... 4,500

Elmwood ave., S. E. s., 150 ft. N. E. Sixty-fifth, John Dick to Mary F. Wagner, March 29, 1886, 50 ft. by 225 ft.; g. r. $32.50..... 150

Elmwood ave., S. E. s., 200 ft. N. E. Sixty-fifth, John Dick to George Wagner, March 29, 1886, 50 ft. by 225 ft.; g. r. $32.50..... 150

Fortieth st., W. s., 60 ft. S. Spring Garden, est. of Thomas P. Hoopes, dec'd, to Sarah Austin, May 21, 1886, irreg. shape..... 11,941

Forty-first., E. s., 45 ft. N. Spring Garden, Fire Association to Mary C. Sheridan, May 17, 1886, 20 ft. by 127 ft..... $3,500

Franklin st, 1407, Jos. M. Roberts to Daniel La Rue, May 19, 1886, 17 ft. by 76 ft. 3 in.; g. r. $79.25..... 2,830

Girard ave., S. s., 74 ft. E. Third moiety, Wm. Rowen, Jr., to David Muir, April 30, 1886, 18 ft. by 75 ft. 1,000

Hancock st., W. s., 325 ft. 6 in. N. Berks, Wm. Johnson to John J. Woods, May 11, 1886, 18 ft. by 62 ft. 3 in..... 2,550

Kater st., 1915, Jere Logan to Catharine Vance, May 20, 1886, 13 ft. by 50 ft.; g. r. $36..... 1,000

Lancaster ave., 3814, Charles D. E. Bowman to Herman C. Horn, May 19, 1886..... 7,000

Jackson st., 10 lots N.E.cor. Seventh, John M. Cone to Wingate M. Messick, May 22, 1886, 16 and 15 ft. front..... nom.

Marshall st., 1304, Emily H. King to Elizabeth Anck, May 21, 1886, 15 ft. 8 in. by 60 ft..... 2,300

Master st., N. s., 167 ft. 4 in. W. Twenty-fifth, John J. Ziegler to Priscilla Pettyman, May 10, 1886, 16 ft. 4 in. by 52 ft..... 3,100

Master st., N. s., 183 ft. 8 in. W. Twenty-fifth, John J. Ziegler to Edw. Purdy, May 10, 1886, 16 ft. 4 in. by 52 ft. 2½ in..... 3,100

Master st., S. s., 87 ft. 4 in. W. Twenty-eighth, Francis S. Steinbacher to Elkins & Widener, May 15, 1886, irreg..... nom.

Nice st., W. s., 160 ft. N. Barr, Mary Jane Britton to Wm. H. Smith, May 13, 1886, 40 ft. by 100 ft..... 1,000

Fourth st., W. s., 150 ft. S. Dauphin, Ph. R. Theobald, exr., to Ludwig Edinger, May 7, 1886, 32 ft. by 90 ft..... 2,750

Pierce st., N. s., 191 ft. E. Tenth, C. J. Shattuck to Charles S. Menige, May 14, 1886, 14 ft. by 54 ft.; g. r. $46.50..... 500

Rockland st., N. s., 193 ft. E. Thirty-eighth, George W. Hancock to Julia C. Kelly et al., May 18, 1886, 12 ft. by 52 ft..... 1,600

Sansom st., N. s., 151 ft. E. Seventeenth, Elizabeth Letherbury et al. to Lena M. Bradley et al., May 17, 1886, 15 ft. by 65 ft..... 3,500

Seventh st., N. E. cor. Snyder ave., Joseph H. Chubb et al., executors, to Robt. Alexander, May 18, 1886, 86 ft. by 112 ft..... 5,000

Seventeenth st., 3521 N., Mary McIlvaine to Jos. Auld, May 14, 1886, 14 ft. by 82 ft. 2 in.; g. r. $96..... 1,000

Seventeenth st., W. s., 160 ft. S. Wharton, David Harshaw to John Kirkpatrick, May 19, 1886, 16 ft. by 64 ft.; g. r. $50..... 1,500

Seventy-second st., N. E. s., 200 ft. S. E. Gray's ave., Wm. B. Chambers to J. Greenleaf Hahn, May 15, 1886, 50 ft. by 207 ft. and 180 ft.; g. r. $54 nom.

Seventy-second st., N. E. s., 150 ft. S. E. Gray's ave., Wm. B. Chambers to Thomas B. Dyer, May 15, 1886, irreg. shape; g. r. $48..... nom.

Seybert st., N. s., 113 ft. 10 in. W. Seventeenth, Mary Ann Van Allen to Jeremiah C. Ragen, April 13, 1886, 14 ft. by 47 ft..... 1,600

Somerset st., S. W. s., and N. W. s. Emerald, Margaret Dittie, ex., to James McCartney, July 10, 1886, six lots, 16 ft. and 14 ft front..... 1,500

And five lots, S. W. s. Somerset, and S. E. s. Emerald..... 1,250

South st., 1902 and 1906, Bridget McElwee to Michal Keegan, May 4, 1886..... 4,850

Sprague st. N. E. s., 193 ft. 8½ in. N. W. Stenton ave., ex'r of Chas. C. Jackson to Wm. Cummings, May 11, 1886, 24 ft. by 100 ft..... 150

Spring st., S. W. s., 128 ft. 9 in. N. W. Daniel, Wm. G. Foulke et al., trustees, to P. Murphy, May 29, 1886, 30 ft. by 134 ft. 4½ in..... 118

Spruce st., 621, E. J. Snyder et al. ex'rs, to Catharine C Snyder, May 19, 1886, 15 ft. 6½ in. by 114 ft. 6 in..... 6,900

Twelfth st., S. W. cor. Sansom, F. C. Yarnall, ex'r, to Jos. T. Bailey et al., May 19, 1886, 40 ft. by 98 ft..... 44,000

Thirty-eighth street, N. W. cor. Atlanta, N. Shoemaker to D. Walker, May 19, 1886, 17 ft. by 72 ft.; g. r. $150..... 3,800

Thirteenth street, 1853 N., Amelia Lewis to Edw. L. Miller, May 19, 1886, 16 ft. 2 in. by 78 ft..... 4,200

Thirty-ninth st., S. E. cor. Linwood, Wm. Howell to John C. Fodell, May 22, 1886, 80 ft. by 80 ft. Also N. W. cor. Thirty-ninth and Linwood, 64 ft. by 80 ft..... nom.

Tyson st., E. s., 82 ft. N. Huntingdon, John Loughran to Catharine Brannewitz, April 26, 1886, irreg. shape..... 1,500

Waterloo st., W. s., 152 ft. N. Dauphin, Caroline J. Royahn to Frank H. Royahn, May 20, 1886, 18 ft. by 43 ft..... nom.

Wilson st., N. s., 265 ft. W. Twenty-first, Fidelity Insurance, Trust and Safe Deposit Company, trustees, to Valentine Levi, May 20, 1886, 16 ft. by 40 ft..... 1,100

Among the Plumbers.

J. E. EYUNSON, 207 South Tenth street, has the plumbing of a large factory and stores at Seventh and Arch, for H. C. Lea. Also, large dwelling at Merion, for Mrs. Matthew Baird.

CLARK BROS., 218 South Twelfth street, are working on a fine building on Chestnut street, near Front. Also, putting up water mill and doing the general plumbing work of a fine country residence a few miles out of town on the North Penn Road. He is very busy with his jobbing trade.

HAINES, JONES & CADBURY, 1136 Ridge Road, are doing an extensive business, but in consequence of being so busy were compelled to ask us to call in again when they will have much to say to us. Mr. Fowlks, of this well-known firm will shortly leave for Europe, when he will combine business with pleasure

KLINE & BRO., 430 and 432 North Twelfth street, are having large operations; amongst them we give a few: Fine dwelling house on Broad street below Master, adjoining the Forrest Mansion. It is built for Samuel Horner, Jr. It will have three English porcelain tubs, set with tiles; the drainage is to be of the most complete with concrete covering, and the plumbing generally will be of the most approved character with thorough ventilation. A stable will be built in the rear and will be thoroughly ventilated. The entire cost of the building, when completed, will be about $150,000. Five houses at Eighteenth and South streets; P. J. Essick & Son are the builders. Also, large warehouse for G. S. Harris, between Eighth and Ninth, on Cherry street. Also, making extensive alterations at Marks Bros., at Eighth and Arch. Thirty houses for Wm. Charlton, Twenty-eighth and Brown streets, of two and three stories. Putting Williams' Patent Exhaust Steam Machinery in the glue works of Talberts and Tunnell, at Gaul street and Wheat Sheaf Lane, Richmond. The business of this house has never looked so satisfactory. They have estimates out by the dozen and their anticipations are great. Also, are doing the plumbing and general sanitary work at the New Jewish Synagogue at Seventh and Columbia ave. They are also making extensive sanitary alterations at the St. James' Hotel, Asbury Park, putting in new water supply, water closets, washstands and other modern improvements.

This firm have lately been fortunate enough to gain the services, as foreman, of Mr. J. Packwood, who, for some considerable time, practiced in Wilmington as a sanitary engineer. The services of this thoroughly practical man will greatly add to their already extensive business.

A Cheap Concrete.

A kind of concrete made without cement is said to be coming into favor with Parisian architects. It is composed of eight parts of sand, gravel and pebbles, one part of burnt and powdered common earth, one part pulverized clinkers and cinders, and one and one-half parts of unslacked hydraulic lime. These materials are thoroughly incorporated while dry into a homogeneous mixture, which is then wetted up and well beaten. The result of this is a hard and solid mass, which sets almost immediately, becoming exceedingly strong after a few days. It may be made still stronger by the addition of a small proportion—say one part—of cement. Among other constructions to which this material has been applied is named as an example a house 65 feet by 45 feet, three stories high, standing on a terrace which has a retaining wall 200 feet long and 20 feet high. Every part of this structure is made of hard, economical concrete, including foundations, cellar vaulting, retaining wall, and all exterior and internal walls, together with their cornices, mouldings, string courses, balustrades and parapets. No bond iron was used in the walls; and no wood lintels, beams or posts were required. It is claimed for this material that it is not liable to crack or scale, and is extremely cheap, as it can be made almost wholly from materials to be found everywhere.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safekeeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

LONG AGO

We solved the problem of Style and Fit in First-Class

CLOTHING

We, as manufacturers, produce more Clothing than any other firm in the business. We have spent years in trying to see how good we could make our clothing, and there is no material made in this or any other country that is too good for us to handle. Quantities tell. They enable us to make low prices.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

R. T. GOODRICH, Manager.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

BILLMAN'S
Indestructible Wat rproof Roof Paint.
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music, Traymore House, Atlantic City, Metropolitan House, Atlantic City, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

A TEASPOONFUL OF
Red Brown's
Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

"GILBERTSON'S OLD METHOD."

Takes the Contract for the WHITE HOUSE roof at WASHINGTON,

at 70 cents per box over the so-called "Genuine 'Old Style'" for the IC 14x20 size (equal to $1 40 per box for the 20x28 size).

The award not made with reference to price alone, but also from tests made as to the BEST QUALITY.

The guaranteed weight of the "Gilbertson's Old Method" offered was 120 pounds net per box of 112 sheets; while the so-called "Genuine 'Old Style'" was offered at 112 pounds.

In order that consumers may more thoroughly understand WHY the "Gilbertson's Old Method" was accepted AT SUCH AN ADVANCED PRICE OVER THE SO-CALLED "GENUINE 'OLD STYLE,'" we quote the following from the specifications made by the Government for the Roofing Plates to cover the roof of the Executive Mansion:

"The Government desires to secure the BEST QUALITY OF DIPPED ROOFING PLATES, and samples showing surface imperfections or irregularities in size or weight will be rejected.

"Comparative tests will be made for weight, ductility, uniformity of plates and thickness and quality of coating, ALL of which, as well as the prices, will be considered in making the award.

"The United States desire ONLY THE BEST CLASS OF MATERIALS, and parties who imagine that any other class will be received are respectfully requested not to bid."

MERCHANT & CO.,

PHILADELPHIA. NEW YORK. CHICAGO.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY

MANUFACTURER,

308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.

MANUFACTURERS OF

PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.

No. 6 S. MERRICK ST., Philad'a,

OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432,05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD M. MEIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

Buell Fire Extinguisher

Consists of a five or ten gallon fount and an exterior triple-acting Force Pump, which throws the chemical fifty feet.

SEND FOR CIRCULAR.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,

STAINED GLASS

For Churches and Dwellings.

N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

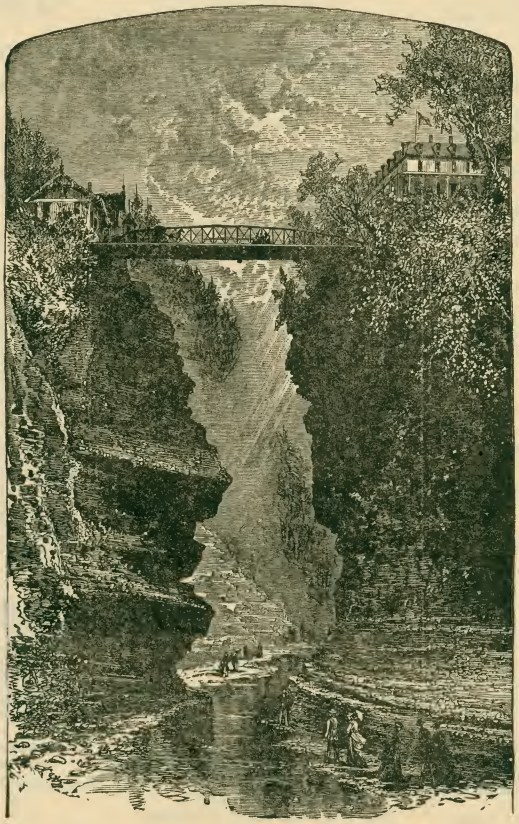
BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 21. PHILADELPHIA, MONDAY, MAY 31, 1886. PRICE 15 CENTS

WATKIN'S GLEN, N. Y.



ACCESSIBLE BY THE PHILADELPHIA & READING AND LEHIGH VALLEY R. R.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
——OFFICE——
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

FINE ARTS,
PICTURES,
FRAMES,
SALTER'S MIRRORS
Manufactory, 911 Market St.
Bronzes, Stationery,
BISQUE ORNAMENTS,
Decoration Wall Mouldings.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

H. D. VAN ORDEN,
ATTORNEY AT LAW,
187 Greenwich Street,
NEW YORK.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

JAMES A. FREEMAN & CO.,
AUCTIONEERS,
No. 422 WALNUT STREET,
PHILADELPHIA.
——SPECIAL ATTENTION GIVEN TO SALES OF REAL ESTATE.——

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,331,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

HALE & KILBURN'S FAMOUS SPRING SEAT BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS. No Pump. No Sewer Gas. No Toilet Sct.
ODORLESS COMMODES. Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING.
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 21. PHILADELPHIA, MONDAY, MAY 31, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, MAY 31, 1886.

THE labor agitations still continue to be a very exciting thing to builders and investors. So far as local matters are concerned we are nearly out of the woods. A few strikes will obstruct harmonious movements in the building trades, but it is thought that in a week or so everything will be adjusted. The cabinet makers and furniture workers are still holding out and the employers are not a unit to any concessions. The brick yard employés who have been threatening to strike for some time, ratified the recent conference had with their employers and postponed the strike for the present. The painters, bricklayers, masons, plasterers and others are all working quietly upon the terms agreed to, and to all appearances will continue to do so throughout the season. *Bradstreet* reports $5,000,000 worth of suspended operations in this city and a loss of $60,000 in wages, with a loss of $50,000 profit in current business. The total loss in wages throughout a dozen of the leading cities is put at $3,000,000 in round numbers. The loss in business during the past 30 days is estimated by this same authority to be not less than $25,000,000. Most of this effects building operations. The agitation for shorter hours has been practically a failure. It is impossible to present the result in figures. Figures and approximations are deceiving. A great many working men have secured nine hours, comparatively few eight. Some of the few who have secured eight have voluntarily returned to the ten-hour day and others are likely to follow. One reason for this failure is that the movement did not receive the endorsement of the Trades Unions or the Knights of Labor, but was carried on in an independent fashion. The greatest harm has been done in Chicago, the least in Eastern cities. The Master Builders' Association of Boston, thinks the losses in that neighborhood will foot up not less than $5,000,000 and at Providence, $1,000,000. The losses at Pittsburg are put at $300,000; at Louisville, $500,000; at Chicago, $300,000; throughout New England, $6,000,000. Fortunately a great deal of this work will be done as soon as investors and builders feel safe. The factors of safety are not simply that no more strikes will take place, but that a reaction is not probable; that there will still be a demand for houses; that people will be able to rent them and pay rent, and that the general industrial condition will be as it has been. Of course as to this there are different notions. Some are predicting that we are on the eve of another depression, that capital must take warning; that organized labor must be taught a lesson, and that capital cannot exist upon its present margins, or that at least it will not leave its present hiding places and seek investment. A fair and reasonable view of the situation is that the industrial agitations are about over; that a large amount of suspended work will be undertaken; that capital will be anxious for employment and that the business of the country will go on smoothly from this out.

THE opinion is gaining ground that some water system must be adopted which will be comprehensive enough to anticipate the wants of this city for the next fifty years at least.

The Sanitary Convention recently held here has resulted in presenting to our citizens our true status from a sanitary standpoint; impending and threatened danger have been pointed out, and we now see our true situation, and are consequently better able to appreciate our necessities.

Party issues and factional contentions must give way to the imperative and incontrovertible certainties and consequences which are sure to follow unless something is done.

Of course we must wait until a scheme can be decided upon which will positively fill the bill in every particular; experiments will not do, and we must make up our minds to listen to no proposition that involves a mere tinkering with what we have got, for the sake of expediency, or on the score of economy.

Such works as are necessary to give us the water supply and the quantity of water we need will take—with plenty of money—five years to complete; hence it is necessary that the initiatory proceedings, having in view the conception and consummation of whatever plan we may adopt, should be begun now.

It would be a good idea for our leading business men to meet, and quietly and carefully discuss the subject. Great practical good would come out of such a gathering. As it stands now we are no nearer a settlement of the question than we were months or even years ago.

IT makes every man who had anticipated grand things for the spring of 1886 feel mad clean through, that so little has been done, when the opportunities were so great, and so many capable men were ready to act, capital hungry for investment, operations contemplated, commenced and, if not altogether abandoned, allowed to rest, owing to the uncertainty of the situation and the fear of loss; and what have the strikers gained? Not much, certainly, unless idleness, debt, suffering and loss of employment, for a time at least, can be counted on as gains.

A PLETHORIC treasury seems to increase imaginary wants. Blessed be they that have nothing, although not a pleasant aphorism when the larder is empty; yet in the case of the national treasury lots of money would have been saved if there was none in it. There's a good chance now to kick up a war with England about the Canadian fisheries. Such a war would have one commenable feature at least—it would save the tired brains of the people's representatives from worrying over the money in the United States treasury, and concocting schemes to get it out.

ISN'T it about time that some of our enterprising capitalists should form a company with the view of applying for a charter for a steamboat company on the Schuylkill?

The Fairmount Steamboat Company, imagining that their monopoly will last forever, have but one view, and that is to glean from the public the greatest amount of shekels, without regard to the accommodations necessary to make a trip on the Schuylkill anything but a trial of patience and an infliction of suffering. On Sunday, when the weather is fine, the boats are crowded, many beyond their seating capacity, and a trip up the Schuylkill on a fine day is anything but pleasant.

The boats of the Fairmount Steamboat Company are little better than tubs, and are neither roomy enough for comfort, or at all suitable for the business.

The time between boats is entirely too long, and the arrangements of the company are about as poor all around as they well could be.

The traffic in summer is exceedingly profitable, and the day has gone by for the present imposition to be tolerated any longer.

A little competition is needed, and the sooner it comes the better.

It is a great inconvenience to the business men to not be able to drive through unfrequented portions of the Park to deliver goods in Germantown, Chestnut Hill, Roxborough, Manayunk and other suburban towns. Considerable trade is carried on between these points and if unable to take that route, the business men will be obliged to drive several miles.

The Saturday afternoon early closing movement is gradually working its way into favor among the dealers and manufacturers of building material. Many have already agreed to close their stores on Saturdays at 1 P. M. during the summer months. The following firms closed as per agreement on Saturday last: A. W. Allen, T. B. Bickerton & Co., C. A. Blessing, Brown, Owen & Taylor, Cox & Sons, Ford & Kendig, Froelich Bros., William H. Green, Getze & Reeves, Haines, Jones & Cadbury, A. S. Hills, Hunter & Dickson, Jenkins Bros., McCambridge & Co., John Maneely, Reading Iron Works, Stambach & Love, A. D. Troxell & Co., Williamson & Cassedy and Whetstone & Co.

Building material keeps cheap. The labor situation keeps muddled. Investors and builders are still on the anxious bench. The situation to-day is not materially improved. Architects promise considerable news in a week or two. The iron workers are apprehensive of trouble with their workmen over a demand for an advance of 7 per cent. Even the pork butchers are striking for higher wages. The malady must run its full course. Employers everywhere are organizing. The hosiery and knit good manufacturers to the number of fifty, employing 10,000 men, have agreed to stand together. The cabinet manufacturers are still firm and quite a number of strikers have returned to work. The saw and planing mill men are having trouble with their workmen; a strike is threatened June 1st. One half of the planing mill work used in this city is made in the interior of the State, because of cheaper labor, material and lower freights; to advance wages is to still further decrease the business done. The nail makers report a declining tendency in nails; quotations are now $2 and in some cases sales are made at less. Lumber holds up pretty well, but now and then bargains are heard of in it. The arrivals continue quite large; yellow pine has been selling very freely; the hard woods are rather scarce, especially for the better qualities. The Brick Manufacturers' Association held a meeting on Thursday evening in Industrial Hall to arrive at some understanding on the wages question The Master Metal and Slate Roofers and Metal Cornice Workers' Association met on the same evening and appointed a committee to meet their employés. The Building Trades' Council met and talked over the sash and door mill workers case. As to summer prospects it is impossible to arrive at any harmonious conclusion, because of the contrariety of opinions expressed. The elements exist for a general revival of business and the probabilities point in that direction.

REAL ESTATE.

New Publication.

George P. Rowell & Co., the advertising agents, at 10 Spruce Street, New York, have now ready their annual Newspaper Directory. The book is the most elaborate work of its kind ever published in this country. It possesses a wonderful source of information pertaining to newspaper statistics in both the United States and the Canadas, besides which it gives a description of each place in which newspapers are published, stating name of county, population of place, etc. The price is $5 and can be obtained by addressing the firm.

A Valuable Quarry.

At Port Kennedy, Betzwood Station, on the Pennsylvania Railroad, there is a splendid quarry of granite, owned by Mr. Owen McKenna, the contractor. Large quantities of this stone are shipped to this city for building and other purposes, such as footing stone and curbing of every description.

Mr. McKenna is prepared to fill orders for large or small quantities, to be delivered on any siding on the line of the Pennsylvania Railroad. Builders and contractors can obtain the necessary information by addressing Owen McKenna, 1718 N. Twenty-seventh street, Philadelphia.

Gunner's Run Reeking with Filth.

One of our reporters says that if the editor of the Real Estate Record would only stray to the vicinity of Gunner's Run, in the Eighteenth, Twenty-fifth and Thirty-first Wards of this city, he would readily understand why that locality is so unhealthy. Our representative stood upon one of the bridges that crosses it to-day, and counted six dead animals, lots of filth of all kinds, dying vegetation, the water the color of ink, with a scum like oil upon its top, and a vapor arising therefrom that almost took away his breath, and all this filth emptying into the Delaware just a short distance from the pumping station of the Kensington Water Works. Is it not about time this canal of filth was filled up? The people in that locality say it is.

Our New Bridge.

There is a prospect of a new bridge across the Schuylkill at Market street. Councils have given their assent to the ordinance authorizing the expenditure of $300,000 for a steel bridge of the latest and best pattern, and there is no reason why the work should not be set in motion early in the coming summer. Certainly, it cannot be finished before it is needed. Not only at Market street, but at many another point, bridges are, if not absolutely required, at least they would be of great value. Philadelphia is worthy, from her rank among cities as to beauty and size and wealth, of the best in architectural adornment; but it would be far better, for the interests of citizens and city, to build three bridges, at $300,000 each, than one costing $1,000,000. It is the greatest mistake in economy to so long delay their building, and it would be far more sensible, and a saving in the end, to build one at every available point, than to study for months how to avoid building any. The truest economy in this instance is extravagance, and it would be well to consider, with the intention of effecting it, the building of the mighty bridge across the Delaware. Abundant communication with the suburbs is a necessity. It will increase the value of real estate from the start, and will bring Philadelphia up in the scale of business centres at an astonishing speed.

The Traction Company and Five-cent Fares.

The Traction Company boldly denies the city's right to require five cent fares. It has secured the very best legal talent, and will fight the case to the bitter end. Comments at this time are not in place. At the same time, it is no use to rest quietly under the programme marked out by the managers of the Traction Company. They seem to have the technicalities of the law on their side. It looks as though they had laid their foundations deep, as they have quietly; that the laws were made to suit them, and that while the people of Philadelphia were sleeping they were quietly at work at Harrisburg, with the ablest legal talent, so managing their affairs that while promising five-cent fares they could secure six. Of course there is an *alter ego* in the case.

The city's bill of complaint was grounded upon an act of Assembly of May 8, 1876, and an ordinance of Councils of May 31, 1883. The former provided that passenger railways might use other than animal power whenever authorized so to do by the Councils of such city, and that the limitations in their charters restricting them to the use of horse power should then be repealed; provided that Councils should not give such authorization except upon condition of a reduction in fare to five cents. Under authority of this act the ordinance authorized the West Philadelphia Company to substitute a cable motor on its line, upon condition that the fare should be reduced to five cents. The substitution was made, but the reduction did not follow.

The ground taken is that the assent of the city is not necessary to the substitution of a cable motor. This may be a fact, but it is strange if it is a fact, and yet not strange, because with the turn of the wrist, so to speak, the Traction managers could secure legislation at Harrisburg which would kick the city out of their way and let them do as they please. They indirectly assert that they have done this, and that the city can whistle while they laugh.

The railway company further avers that, "so far as its franchise of constructing railways and of collecting toll for the carriage of passengers is concerned, the same is held by it, and has been in no wise dedicated to the said Traction Company; that said company has not by its authority, nor does it so claim, been vested with any power to construct on any street any railway, or to establish any rate of fare for the carriage of passengers thereon; that, for the purposes of the economical and safe drawing of cars on and along Market street, the agreement between these corporations provides that the fare established by your respondent shall be collected by employés in the cars drawn by it, which income is made the subject of accountability satisfactory to each of the corporations to said agreement, and of no relevancy to anything as to which the complainant has the right to inquire."

The Court will now be called upon to decide whether the act incorporating the Traction Company and giving it authority to "construct, maintain and operate such motors, cables and necessary or convenient apparatus and mechanical fixtures as will provide for the traction of the cars of passenger railway companies," subject to "reasonable regulation for the protection and convenience of public travel," gives to either it or the railway company authority to use a motive power which the railway company did not originally have the right to use, and which Councils only authorized it to adopt upon condition that the fare should be reduced.

The Public School Board of Camden has begun the building of a new school-house at Broadway and Clinton street. They claim it will be second to none in appointment.

Tioga.

What is known as Tioga was originally a farm, mostly owned by Kenderton Smith. Some 35 years ago, ten gentlemen formed themselves into a land company and bought portions of his land, and named it Kenderton. The Germantown and Norristown, now the Reading Railroad, put a station on Tioga street, naming it Tioga Station after the street, to distinguish it from Nicetown Station, previously established at Nicetown lane.

Although such a short distance from the city, the place was of a very slow growth, owing to the short-sighted policy which kept only few trains running. The high fares of the old Germantown and Norristown Railroad helped to discourage its growth. When this road was leased to the Reading, a different policy was inaugurated at once—better cars were put on, more of them to the train, and more trains run. The fare was put to a price to compete with horse cars. This gave an immediate impetus to building operations.

Theo. Reger & Roberts, the builders, purchased land on the north side of Venango street, between Twenty-second street and Township Line road, and put up the row of houses since known as Paradise Row, on account of its beautiful appearance in the spring, summer and autumn. These houses set 40 feet back from the street, with green lawns, trees and flower gardens on the front. These were quickly followed by Theo. Megargee's row on the opposite side of the street, same square; of more expensive houses, and by two more rows by Reger & Roberts on the west side of Twenty-second street above Venango and the south side of Nicetown lane above Twenty-second street. Other rows followed rapidly, of the same character of houses, on Twenty-second street above and below Tioga, and on Venango below Twenty-second street.

Mr. George W. Blabon's very expensive house was built about this time on Venango street, followed by another handsome house for his son, and two more pointed stone, large houses, built by the same gentleman, alongside the others.

John Duncan built two handsome houses right opposite, adding to the variety of the place.

Some idea of the jump that has been made in real estate in Tioga can be formed when it is stated that a tract of 14 acres, running from Nicetown lane to Tioga street above Twenty-third, unimproved, without streets, curbing or grading or sewers, sold at auction for $5,000 an acre.

Last season, Theo. Megargee built four beautiful Queen Anne houses, with English walls in front; followed, this year, with a pair in the same style, but larger, by Miss Alice Smith, on Tioga street, and a row of twelve, something in the same style, on Nicetown lane, by G. W. Blabon.

Mr. S. T. Fox, real estate agent, of this city, has also a very fine house at Tioga, standing on an acre of ground, with beautiful lawn, flower garden and vinery, and everything necessary to complete a gentleman's country retreat.

Great interest is taken in the cultivation of flowers, and on a fine day, throughout the season, it is a treat to pass through delightful Tioga.

Mr. Fox is interested in the development of Tioga, and has done much to attract buyers of lots and builders to that attractive suburb. Under his energetic management it is destined to become ere long one of the most delightful suburban resorts about Philadelphia.

—The Chicago wood-workers have considered the decision of the sash, door and blind manufacturers to return to the ten-hour day, and have decided not to return to that system.

Items of News.

—The sewer bricklayers have generally succeeded in obtaining more pay and fewer hours.

—The new Catholic church at South Bethlehem cost $60,000.

—An effort is being made to consolidate the different trade exchanges in this city.

—A slight fire occurred in the Public Buildings on Tuesday. No serious damage was done.

—The first service was held in the new Christ Reformed Episcopal Church on Sunday evening.

—The people of Bainbridge street are dissatisfied with the manner in which some contract work is being done.

—The French Cabinet, by a vote of 6 to 5, on Tuesday, adopted the principle of the expulsion of the Orleans princes.

—Charles S. Lowry, recently elected a member of the Board of Port Wardens, has been sworn in by Judge Allison.

—The majority of the Committee on Ways and Means has reported adversely the bill to carry into effect the Mexican treaty.

—The personal estates of the late Charles Wilt and Henry F. Murphy have been inventoried at $42,449.48 and $32,874 repectively.

—City Solicitor Warwick says that the act authorizing drainage inspectors is mandatory, and Councils must provide for their pay.

—A company has been formed at Berks, Huntingdon county, to bore oil in that section. Stock to the amount of $2,000 has been subscribed.

—Eli Garrett, Secretary and Treasurer of the Edgemoore Iron Company, died suddenly, on Tuesday, at Wilmington, Del., aged 56 years.

—A number of plumbers have protested against an appropriation to pay the new Drainage Inspectors to be appointed by the Board of Health.

—The cart owners of the city have united and applied for a charter under the title of "The Carters' Protective Association of the City of Philadelphia."

—It is said that the Senate Committee on Commerce, in its preliminary study of the River and Harbor bill, finds little in the measure as it came from the House to suit its views.

—Charles Simpson, colored, aged eighty-six years, recently died under suspicious circumstances. The deceased was Stephen Girard's body-servant, and as such accumulated some money.

—During the past three years 1,825 new buildings have been erected in Camden; additions, 344; alterations, 175. The number of houses entirely wrecked by the tornado of last August was 320.

—The Health Board has empowered Dr. J. G. Richardson to act as its representative to the several health authorities of Europe to inquire into the systems of plumbing and drainage in use abroad.

—It is stated that eleven English companies with an aggregate capital of $20,000,000, and owning 672,000 head of cattle, are engaged in cattle raising in this country. They own and lease 8,319,072 acres of land.

—The Philadelphia, Wilmington and Baltimore Railroad Company and the Lehigh Coal and Navigation Company have declared semi-annual dividends, the former of 4 per cent. and the latter of 2½ per cent.

—Betz & Sons, brewers, are to be dispossessed of some property leased from the city. The lower floor of the building leased has been turned into a beer saloon. The matter is in the hands of the City Solicitor.

—A lot has been purchased at Forty-third and Chestnut streets, 175 by 220 ft., for $60,000, on which to erect Christ Reformed Episcopal Church. Services are at present being held in West Philadelphia Institute Hall.

—The annual excursion of the State Editorial Association will go this year to Atlantic City, the time fixed being the week beginning on Monday, July 5. The rendezvous will be at the Girard House, in this city.

—The Grand Lodge of the Brotherhood of Railroad Brakemen have expelled twenty-six of its members for originating the strike on the Union Pacific Railroad, and have suspended thirty more for participating in the strike.

—The Alexander Stewart Lumber Company lost by the big fire at Warsaw, Wis., on Tuesday last, $150,000 in buildings, machinery and lumber. B. G. Plumer lost $50,000 in lumber. The lumber is said to be fully insured.

—Auditors' reports filed on Tuesday awarded dividends of 6½ per cent. to the creditors of Henry D. Moore, Jr., brush manufacturer, and 22½ per cent. to the creditors of Glading & Feitig, butchers and hotel proprietors.

—The Water Committee of City Councils of Camden met on Monday night and decided that an appropriation of $30,000 would be needed this year for that department. This is an increase of $5,000 over last year's appropriation.

—Mr. John E. Dubois, who has succeeded to the great estate of his uncle, is about to marry the daughter of Hon. Geo. A. Jenks, who has just resigned his position at Washington to become the legal manager of Mr. Dubois' business.

—The House Committee on Territories have voted to report adversely all bills relating to the admission of Dakota as a State except that introduced by Mr. Springer, providing an enabling act for the admission of the whole Territory.

—Most of the police lieutenants reported to the Mayor on Monday that the streets in their districts were in a fair condition; Third and Nineteenth, clean; Sixth, Eighth, Eleventh, Twelfth, Twenty-third and Twenty-fourth, good; Second and Tenth, dirty.

—Specifications regarding food and clothing and other necessary articles for the Soldiers' Orphans Schools of the State, were issued on Saturday, May 22d, by the new Inspector, General Louis Wagner. Monthly reports are to be made by the managers.

—The Reading officials are agitating an advance in the price of coal to the line and city trade and an increase in the freight rates after June 1. The other anthracite companies, however, are opposed to an advance, and it is not likely that one will be made.

—A number of stockholders of the Germantown Passenger Railway Company, who have become dissatisfied with the management of that corporation by the People's Company, propose to contest for the control of the road at the annual meeting next month.

—The telegraph system of the British Islands, under control of the Post Office, now amounts to 156,000 miles, and employs 17,000 instruments. The standard rate is twelve words for a sixpence, address included. Press messages alone now average a million words a day.

—During the storm of Saturday night lightning struck the saw and planing mill of R. W. Hulings & Son, at Fork Landing, two miles from Moorestown, totally destroying it, together with a large stock of lumber. The loss will reach $11,000, on which there is $6,000 insurance.

—The President of the Board of Poor Guardians has been authorized to advertise for proposals for rebuilding the burned portion of the Blockley Insane Department. It is intended to leave the end of the female department unfinished, until more money is appropriated by Councils.

—The Receivers of the Philadelphia and Reading Railroad Company have concluded not to issue new car-trust certificates except as the equipment which they are to cover is needed. The cars are to be built in the shops of the company, and the locomotives, twenty-five in number, at the Baldwin Works.

—Arrangements have been completed by Chief Walker, of the City Electrical Department, for laying an underground cable on Broad street, between Columbia and Lehigh avenues, for supplying electric light. Work was begun on Wednesday, and it is expected that it will be completed within ten days.

—The will of Mary H. Newbold contains bequests of $1,000 to the Woman's Suffrage Association of Philadelphia; $500 to the Home for Aged and Infirm Colored Persons; $500 to the Friends' Boarding-House Association, and $500 to the Home for Destitute Colored Children. The estate is worth $50,000.

—T. DeLemos and A. W. Cordes, New York, N. Y., claim they have made improvement in form of construction. The court wall of the building is made with step-shaped offsets for different stories. The walls of the offsets are supported on beams above the floors, and are covered on top by inclined skylights.

—Joseph Goodman, a wealthy machinist of Pittsburg, has decided not to build a large foundry which he had contemplated erecting at the foot of Fifteenth street, South Side. He states that he found it impossible, owing to the present strike of the building trades, to induce a contractor to undertake the erection of the building.

—On Friday afternoon a train was run over the new iron bridge and long trestle-work at Hamburg, on the line of the Pennsylvania Schuylkill Valley Railroad. The bridge is of wrought iron, 600 feet long and 20 feet above the river. The trestle-work west of the bridge is 1,200 feet long and 22 feet high. The bridge cost about $250,000.

—The net earnings of the Northern Central Railway Company for the month of April were $140,641.37, a decrease of $50,127 as compared with the same month of last year. The net earnings for the first four months of this year were $656,427.08, a decrease of $67,297.44 as compared with the corresponding period of last year.

—1,635,000 copies of speeches delivered this session in the House of Representatives have been sent out from the House folding-room. This is about 1,000,000 more than for the corresponding period in the long session of last Congress, and the tariff debate has not begun yet. The speeches sent out so far are chiefly on silver, labor and pension questions.

—The work of laying the new cable through the conduits of the Philadelphia Traction Company on Market street was completed on Monday, and the cable cars were started in the afternoon. A new auxiliary cable has been stretched around the depot and one of the large wheels at Twentieth and Market streets has been taken out and replaced by one of an improved pattern.

—A uniform rate of wages is now advocated by a number of employers belonging to the newly formed Textile Manufacturers' Association. In some instances this proposition, if adopted, will cause a material decrease in the amount of wages paid, while in other cases wages will be considerably increased. No decision is anticipated for several weeks. About 15,000 narrow looms will be involved.

—The citizens who are seeking to prevent the Traction Company from laying a second track on Twenty-second street from Norris street to Susquehanna avenue, have appointed a committee consisting of Messrs. Wm. A. Huey, Henry C. Stevenson and Dr. John T. Thomas to see that necessary action, even to taking the matter into the Courts, is taken to protect their rights. The Traction Company has repaved the street where it was torn up.

—The Plasterers' Union met on Tuesday night at Ninth and Spring Garden streets, Samuel Whitman presiding, and received a report from the Secretary of the National Union, stating that business in the line of the trade is generally in a very prosperous condition, with wages ranging from $3 to $4.50 per day. H. J. Donnelly and William Caldwell were elected delegates to the convention of the National Union, which will be held in Chicago on June 8.

—The works of the immense clock which has been put up in the Board of Trade building in Chicago, are pronounced a most perfect reproduction of those of the great Westminster Palace clock in London, but with some additions and improvements adapted to its commercial purpose. It is constructed of iron, bronze and steel, and weighs ten tons without the bell, the latter adding some 4,500 pounds more. The pendulum alone weighs 750 pounds.

—The work of removing old retorts at the Ninth Ward Gas Works has begun in order to introduce the regenerative system of gas making there. Some weeks ago the Gas Trust appropriated $136,000 for this purpose at the Ninth Ward Works. It is said that the new system will probably be put in operation before the middle of autumn. Several Gas Trustees express the opinion that the saving in the cost of production will pay the cost of the change within two years.

—Judge Tuley has rendered a decision at Chicago which sets aside the will of James Ward. The deceased left an estate worth about $322,000. After the will was made, but before Ward's death, a ninth heir was born to him. This heir brought suit as a post-testamentary legatee under Section 10 of the statute of descent. The Judge decided that the claim was a just one, and that, after deducting the share of the widow under the will, the minor be given one-ninth of the estate.

—On Tuesday Mr. T. B. M. Addis, of the Citizens' Municipal Association, personally investigated the cause of the overflow of water into the cellars of the properties on Filbert between Eighth and Ninth streets. It seems that the main sewer on Filbert street was broken at the St. Cloud Hotel fire, and was afterwards repaired with common drain pipe. The recent rains had choked up the pipe, and caused the water to back. The sewer had been broken and the cellars overflowed.

—John Bromley & Sons will probably have the largest carpet factory in this city when their new building is completed. It will occupy the square bounded by Lehigh avenue, Somerset, Leamy and Fillmore streets. The plant will consist of twelve buildings, all devoted to the manufacture of rugs and carpets. The greatest possible care is exercised in the construction of these buildings to obtain the best possible sanitation and ventilation. It will take several months to complete the buildings.

—Robert H. Sayre, Samuel Thomas and other Philadelphia capitalists have formed a company for the purpose of developing iron ore land in the neighborhood of Birmingham, Alabama. A plant is to be erected to produce the best grades of pig iron, and it is anticipated that the furnace will be in operation by the first of next year. The company will invest about $150,000. A number of New York and Philadelphia capitalists will visit Alabama in June for the purpose of thoroughly investigating the subject.

—Two old buildings, on Fifteenth street below Vine, that had to come down to clear the ground for the erection of the Hahnemann Hospital have caused considerable comment. Stephen Girard left a fund which was to be used to encourage people who owned frame structures in the city to tear them down, thereby adding to the beauty of the city and removing a source of danger from fire. The trustees of the Hahnemann Hospital, knowing of this fund, applied to the Board of City Trusts for an appropriation to tear down these old buildings and obtained $250.

—In the Superior Court of Massachusetts, in an action for rent against the tenant of rooms in an apartment house, it appeared that the steam heat which the landlord agreed to supply was inadequate; that additional heat became essential to a proper enjoyment of the premises; that the flues and chimneys were defective or improperly constructed; that her apartments were often filled with dense smoke; and that the elevator service was inefficient. The court held that these grievances were an obstruction to the beneficial enjoyment of the premises, constituting a constructive eviction, and justified the tenant's abandonment.

—The loss from the Harrison fire on the building, machinery, alum, etc., was roughly estimated at from $50,000 to $60,000. A portion of this insurance, it is said, is placed in the Mutual Fire Insurance Company of New York. The exact cause of the fire could not be definitely explained, although there were several theories advanced upon the subject. The building was considered thoroughly fire-proof and it is reported that no fire was allowed within it. It is said that Section 18 is only one out of twenty-nine departments of Messrs. Harrison Brothers & Co.'s Works, and that the fire will not prevent the firm from carrying on their business as usual.

—The requisition made upon Councils by the Board of Health for an appropriation of $6,158 to put into operation the act of Assembly regulating house drainage, the registration of master plumbers and the construction of cesspools was considered by the Finance Committee of Councils on Monday evening. A protracted discussion took place between Messrs. Vanderslice and Richardson, of the Board of Health, and Thos. F. Brock, representing protesting plumbers, as to the merits of the rules adopted by the Board. Without reaching any conclusion the Committee adjourned to meet at the call of the chair for the purpose of further considering the question.

—At a special meeting of the Tin and Slate Roofers and Sheet-iron Workers' Association, held May 13th, 1886, it was resolved that on and after May 31st the rate of wages shall be for slaters, $3.25 per day; for tin-roofers and cornice workers, $2 50 per day, and that nine hours shall constitute a day's work; that no member shall be allowed to work overtime except in a case of extreme necessity, and for such extra work time and half time shall be charged, and for Sunday work double time. No member must be compelled to catch a train in the morning earlier than 6.45 A. M., and in returning not later than 5.15 P. M., or the nearest train to this time within the nine working hours.

BUILDERS' ITEMS.

Among the Architects.

MR. D. FENNO CARLTON, draftsman, has been admitted to the staff of Furness, Evans & Co.

MR. JOSEPH M. HUSTON, architect, of the firm of Furness, Evans & Co., will build at Hart lane and Frankford road four dwelling houses of brick.

WILLIAM MASTERS CAMAC, of the firm of Furness, Evans & Co., has just finished a fine house at Bar Harbor, Mt. Desert, Maine, for Hon. James G. Blaine.

MR. WILSON EYRE, JR., 506 Walnut street, architect, is erecting a boiler and laundry house for the Cooper Hospital at Camden, N. J., it will be of stone and English tiles. Mr. J. C. Rogers is the builder.

MR. EDWARD HURST BROWN, 1430 S. Penn Square, is erecting eight stores and dwellings on Germantown avenue near Somerset street, 16x54 feet, for Frank A. Collamer, of brick with brown stone trimmings; two stories.

W. L. NICHOLS, architect, 1630 South street, is building two Queen Anne cottages for Mrs. J. M. Henderson, at Ridley Park, Delaware Co., on the P. W. & B. railroad, at the cost of $4,000. W. Hazzard is the builder.

ONE of the most quaint buildings in the country has just been completed by William D. Huston builder, the architect being L. C. Baker, Jr.; it is situated on Catharine, above Seventh street and is known as the Basilica of the Evangelists.

MESSRS. CULVER & ROGERS, 601 Walnut street, are erecting a drug store and dwelling at Hatboro, Montgomery Co., 50x62 feet, three stories, for the postmaster, Dr. Maukley; the second story will have a large room, 60x25 feet, which will be used as a Town Hall.

MESSRS. DEERY & KEERL, architects, Walnut street, report that they have on hand 16 different buildings, about one-half of them are under contract and will aggregate at least $300,000. Work has been resumed on St. Michael's Church and the interior of the Mother of Sorrow's school house is under way.

MR. ARTHUR TRUSCOTT, architect, 226 Walnut street, will erect a new public school on the Southeast corner of Broadway and Clinton street, Camden, N. J., it will be three stories and be of brick with stone trimmings and slate roof, and will be 106x67 feet. It will be heated and ventilated by the Ruttan system. J. C. Rogers is the builder.

MR. DOUGLAS, box manufacturer, is making extensive alterations to his warehouse, which fronts on Fifth, above Willow street, extending in the rear to York avenue 76 feet; three stories high with a frontage of 34 feet, the cost of which will be about $7,000. The builder and contractor is Mr. S. M. Emery, 14 South Sixteenth street. W. L. Nichols, 1630 South street, is the architect.

P. A. WELSH, architect, Walnut street, reports several buildings under study, but will not be ready before July, among which is a 12-room school building, outside walls entirely of stone. A stone building on Arch street of six stories. A dwelling on the P. W. & B. Railroad, exterior walls stone with slate and terra cotta roof covering. A frame dwelling at Cape May Point, eight rooms. And a stable at Ridley Park.

MOSES & KING, architects, 226 Walnut street, are putting up two stores of three stories, on Germantown avenue, above Broad, for E. B. Peale, Esq. They will be of brick and stone. Also, building and oil-cloth factory for W. M. Brasher & Co., Brooklyn, N. Y., it will be of brick and two stories, 92x146 feet and cost about $25,000. Also, building house at Morristown, N. J., for Mrs. E. F. Thompson, it will be of frame and shingles with slate roof, and will cost $4,000. Also, building offices for Messrs. Carr & Smith of Camden, N. J., it will be of brick with galvanized trimming and roof. Also, making extensive alterations on a row of dwelling houses on Mickel street, Camden, N. J., for Messrs. Roberts and Cohn. Also, putting up a dwelling house of frame for W. H. Rogers, Esq., at Merchantville, N. J., to cost $3,000. Also, making alterations to store at 307 Market street, for Mr. Asa Partridge; George F. Payne & Co. are the builders. Also, putting up four houses for workmen, for Miss. Helen Wingate, corner of Seventh and Jackson streets, cost $3,600. Also four houses of brick for workmen, at Sixth and Mount Vernon streets, Camden, N. J., for Mr. J. C. Toone, cost $4,200

Among the Real Estate Men.

JOHN H. HUDSON, 1428 Columbia avenue, has been doing an unusually large business in conveyancing, keeping his time fully occupied. He has also several large real estate sales nearly completed.

DANIEL BORING, 1407 Fairmount avenue, has sold within the last few days a house on Ringgold street for $1,700; also, 2409 Seybert street for $1,775. The demand with him for small houses exceeds any previous year.

WILLIAM L. CRAVEN & SONS, 1546 North Seventh street and 2019 Columbia avenue, have sale of a fine dwelling, 1703 Franklin street, for $10,000. They are being kept very busy indeed, conveyancing, and working late and early.

GEO. W. CARSON, 1916 Columbia avenue, sold two houses on Broad street above Berks for $12,000. He has also several properties for sale west of Broad street, on Columbia avenue, which he will turn into stores, if required. He has had many inquiries for purchase of small properties, but says they are scarce.

CHARLES F. KOLB, 928 Spring Garden street, real estate broker and conveyancer, is very busy in the latter and making a fair amount of sales. He is the secretary of several Building Societies, and has been not only secretary but organizer. Amongst them are The Relief, Randolph, True Plan, Protective Nos. 1, 2 and 3. All meetings are held at his office monthly.

DIXON & HALLOWELL, Ridge ave. and Fairmount ave., have made sale this week of a dwelling at 1209 Field street, for $1,050; also, store and dwelling on Southwest corner of Fourth and Norris, for $4,600. For some time back they have been selling large quantities of small properties as fast as they could get them, at good prices, and inquiries are still being made for them.

SCOTT & ROBERTS, 811 N. Sixteenth street, has made sale of properties, 1423 Susquehanna avenue, for $2,200; also 1613 Valeria street, for $3,200; also two dwellings in the rear of 483 and 485 York avenue, for $1,600. This firm have several small properties for sale, which will pay a large percentage, and the demand for houses to rent keeps up, and but few keys may be seen on the board.

CHAS. G. HENDERSON, JR., 1428 Columbia avenue, has just completed his arrangements to purchase a lot on the southeast corner of Nineteenth and Berks streets, and intends building 10 three-story dwelling-houses on it, of brick, with brown stone trimmings, and will complete them in a first-class style.

Mr. Henderson made sale of a house, 1718 N. Sixteenth street, for $7,000. With him, lately, houses of a medium size have been renting freely.

CHARLES F. EHRENPFORT, S. W. corner Fourth and Green streets, conveyancer and real estate agent, made sale of a large farm at Chelford on the P. R. R. Mr. Ehrenpfort represents the following associations: The Guarantee, Hancock, Harmony, Building and Loan, Cannstader and the Kensington Working Men's Building Associations, and others; have large business transactions amongst them all.

J. R. MASSEY, Thirteenth and Green streets, says that houses have been renting very freely and that out of hundreds of houses under his care only seventeen are at liberty. He has plenty of properties on his books for sale of all grades. Amongst them is a large factory at Fifteenth and Chestnut streets; another Fifteenth and Pine, running through to Lombard; and one at 1110 to 1116 Sansom street, of six stories with power.

MESSRS. CLARK BROS., 5 West City Hall Square (South Merrick street), commenced business as real estate brokers on the first of the month, and have on their hands a number of desirable properties for sale, some in immediate neighborhood of Twenty-second and Spruce streets and North Thirty-sixth, above Spring Garden street. Also, 10 building lots at Villanova, on the P. & R. railroad. Also, a farm of 29 acres, near Riverside, N. J. This firm has opened up with good prospects before them.

A. MINNICK, real estate broker, 1945 Ridge avenue, has sold a dwelling-house, 1836 Thompson street, for $3,666, which is subject to $54 per annum ground rent; also 1752 Thompson (store and dwelling), $1,900; also 1638 N. Eleventh street, for $5,600, subject to $72 ground rent. Mr. Minnick is the secretary and organizer of six building associations—the Mechanics and Workingmen's, Hope, Sun, Dawn, Deehaw, and the Olive—and has been connected with building societies for upwards of twenty years.

THE market house which stands on the Southeast corner of Sixth street and Columbia avenue and lately used as a skating rink, has been sold for $50,000 to a lithographic printer. The original cost of this building, say good authority, was $140,000. There was a mortgage on it for $35,000, so that our lithographic friend may be said to have gained a bargain. It seems quite a puzzle to the folks around that neighborhood to know what a printer can want with such a gigantic establishment, and others are feeling that they have lost a cheap lot.

C. HARRY SHOWAKER, Twenty-first street and Columbia avenue, has amongst his many real estate bargains a country seat containing 21 acres, located at Mount Laurel township, 12 miles from Philadelphia, on the Moorestown Pike, which he is commissioned to exchange for good city properties or property. The house is modern and has 16 rooms handsomely finished in walnut and oak, gas fixtures, water closets, bathroom, slate mantels, brick heaters, patent gas machine, patent pump and mineral spring, with lawn, orchard, and is beautifully situated.

B. F. BILYEU, real estate agent and conveyancer, 809 Columbia ave., made within the last ten days the following sales: A dwelling house, 1805 N. Ninth street, for $2,500; 1806 N. Sixth street for $3,200; 727 Montgomery ave. for $3,500; 1911 Franklin street for $5,500; also, property on the Northwest corner of Hancock street and Susquehanna ave. for $6,706. He is also building six houses on Seventh street, North of Montgomery ave. on the West side. They will contain eleven rooms, and be of brick with brown stone trimming, with all the latest improvements, 60 ft. front by 80 ft. rear. Mr. W. H. Belyeu is the architect and builder. They will sell at $6,500 each.

RICE & GILBERT, 2150 Ridge avenue, real estate agents and conveyancers, have just sold a property at 2237 Oxford street for $3,800, and are having a large number of inquiries. They say that a few days ago they were offered a price for five different dwellings, which they themselves considered a fair price, and further, that it was the exact amount the owners had offered them at, but on their notifying the owners of the fact they were told that the price must be raised according to the increased price of labor. Consequently they still stand unsold, as the prices asked is far in excess of a new modern house. They are finding the demand for renting houses far in excess of last year, and are keeping well up with their conveyancing business.

CHARLES MATHEWS, JR., 1701 North Fifteenth street, has within the last eight days made sale of the following properties: 1927 N. Eighteenth street, $6,000; 1929 N. Thirteenth street, $5,600; 2037 Madison avenue, $3,500; 1718, 2224 and 2226 Arlington street, $2,100 each; 1633 N. Fifteenth street, $8,000; 2106 N. Eleventh street, $5,000; 3430 Market street, store, $6,500. Also, sold 25 lots at Ocean City, Cape May, for good prices. He anticipates large sales of real estate within the next ten days, and the only difficulty he is meeting with at present is the scarcity of houses to meet the demand for the style sought after, what might be termed a workingman's house. He is also very busy in the conveyancing department. He has on his sale books $500,000 worth of property.

WE are pleased to find from our reporter that our real estate friends are becoming more and more pleased with our paper and are proposing to assist it all they can.

Building Permits.

A free bathhouse, 50 ft. by 125 ft., Twenty-seventh and Master sts., to James Bradley, 434 North Thirty-eighth st.

One-story addition, 9 ft. by 4 ft., 751 South Twenty-second st., to B. Harvey & Son, 2119 Fitzwater st.

Two two-story houses, 14 ft. by 32 ft., fronting on railroad, between Sixty-third and Sixty-fourth sts., to William M. Mills, Fifty-fifth st. and Woodland ave.

Four two-story houses, 12 ft. by 38 ft., Fifth, above Pike st., to B. Taylor Glading & Bro., 415 North Second st.

Two two-story houses, 13 ft. by 44 ft., Lisser ave., between Eighty-eighth and Eighty-ninth sts., to Francis Kelly, 2913 Norwood ave.

One two-story back building, 7 ft. by 14 ft., Broad and Race sts., D. W. Blagler, 1328 Olive st.

Eight two-story houses, 16 ft. by 54 ft., Germantown ave., above Somerset st., to F. A. Collamer, 2613 North Ninth st.

One frame shed, 32 ft. by 22 ft., Arch, abv. Sixty-fourth st., to Wm. & Jno. Sellers, Jr., 1600 Hamilton st.

Front alterations, 2446 N. Front st., to L. Lindsay, 115 East Cumberland st.

Two three-story houses, 14 ft. by 32 ft., Andress, above Wallace st., to Jacob J. Hazel, 2742 N. Front st.

One four-story factory, 72 ft. by 80 ft., Berks, above Hancock st., to E. Thompson, 1609 N. Eighth st.

Two two-story houses, 15 ft. by 40 ft., Deal st., below Kensington ave., to Joseph P. Yerkes, 4329 Frankford ave.

Two two-story houses, 15 ft. by 35 ft., Josephine, above Oxford st., to same party.

One back building, 16 ft. by 10 ft., Frankford ave. and Tacony Road, to same party.

Three three-story houses, 22 ft. by 81 ft., Twenty-second, above Chestnut st., to Jacob Myers, 1315 Sansom st.

Addition to building, 12 ft. by 8 ft., Twenty-second, above Chestnut st., to same party.

One two-story house, 18 ft. by 50 ft., Frankford ave. and Westmoreland st., to Edward Herbert, 236 Manderson st.

One back building and front addition, 14 ft. by 15 ft., 2411 Thompson st., to C. Joos, 504 Vine st.

Three-story addition, 18 ft. by 24 ft., Poplar above Sixteenth street, to R. D. Murray & Sons, 401 S. Juniper st.

Bay window and bath-room, 10 ft. by 9 ft., 1717 Seybert st., to James H. Young, 1904 South College ave.

One three-story house, 18 ft. by 48 ft., Richmond, above Lafevre st., to Wm. Kear, 4849 Penn st.

Two three-story stores, 16 ft. by 24 ft., 239 Girard ave, to Thomas McCarty, 1935 North Seventh st.

One one-story wash room, 8 ft. by 10 ft., 1145 Germantown ave., to Christian Kurtz, 966 Lawrence st.

Alteration and addition to factory, 30 ft. by 60 ft., Nineteenth and Westmoreland sts., to Hiram A. Miller, 1210 Ridge ave.

Three two-story houses, 14 ft. by 27 ft., Sellers, above Elmutz st., to Raynor & Brother, 4549 Frankford ave.

A one-story building, 20 ft. by 35 ft., Tasker, above Twentieth st., to Robt. W. Shode, 2131 Vine st.

One two-story brick building, 14 ft. by 36 ft., Broad st. and Susquehanna ave., to John West, 1508 Susquehanna ave.

One three-story house, 20 ft. by 60 ft., Arch, above Twenty-first street, to J. H. Carter, Lombard, above Eleventh st.

One two-story back building, 6 ft. by 15 ft., 319 North Twenty-fourth st., to William T. Stevens, 2323 Wallace st.

Front alteration, 1816 North Seventh st., to W. D. Blynn, 1725 Franklin st.

Front alteration, 1436 North Tenth sts., to W. H. Young, 1532 Parrish st.

Two two-story houses, 15 ft. by 42 ft., Moyamensing ave., below Christian st., to Steinmetz & Boorse, 2120 North Third st.

Three two-story houses, 12 ft. by 28 ft., Palethorp, above Morris st., to Christian Buehler, 2033 North Second st.

Twenty-three three-story houses, 17 ft. by 58 ft, Diamond, above Seventeenth st., to John M. Sharp, 1936 South College ave.

Sixteen two-story houses, 15 ft. by 52 ft., Fountain, above Seventeenth st., to same party.

Five three-story houses, 15 ft. by 52 ft., Eighteenth, above Diamond st., to same party.

Five three-story houses, 15 ft. by 52 ft., Seventeenth, above Diamond street, to same party.

One three-story factory, 34 ft. by 76 ft., 446 York ave., to E. D. Douglass, 437 North Fifth st.

Alteration, 4 ft. by 46 ft., 23 South Eleventh st., to Lewis Havens, 113 South Fifth st.

Two two-story houses, 15 ft. by 42 ft., Vine, above Fifty-fifth st., to L. W. Goodman, 3602 Sansom st.

One two-story back building, 12 ft. by 7 ft., 1853 North Thirteenth st., to James Hood, 212 New st.

One three-story store and dwelling, 15 ft. by 45 ft., Indiana and Marshall sts., to Chas. E. Meyers, 2436 North Sixth st.

Three three-story houses, 16 ft. by 56 ft., Spring Garden, above Thirty-eighth st., to Thomas C. Sloan, 37 North Fortieth st.

One three-story brick boiler house, 80 ft. by 90 ft., Waterloo, above Westmoreland st., to C. H. Masland, 2027 East Allegheny ave.

Six two-story houses, 13 ft. by 40 ft., Reese st., above Susquehanna ave., to William Tecklenburg, 1614 Cadwalader st.

One two-story back building, 13 ft. by 14 ft., Spring Garden, above Tenth st., to Jacob Lang, 2208 Columbia ave.

One two-story store and dwelling, 16 ft. by 48 ft., Long lane and Carp st., to H. C. Webster, 1811 Wharton st.

One three-story house, 16 ft. by 44 ft., Long lane and Reed st., to Sebastian Keveny, same place.

One three-story store and dwelling, 16 ft. by 44 ft., Long lane and Reed street, to Nicholas Keveny, 2036 Reed st.

One three-story brick building, 25 ft. by 60 ft., Moore st. and Passyunk ave., to Samuel P. Wright, 1800 Passyunk ave.

One two-story house, 14 ft. by 42 ft., Somerset, above Twenty-first st., to J. L. Tomlinson, Sixteenth and Tioga sts.

Four two-story houses, 16 ft. by 50 ft., Forty-fifth st., above Haverford road, to Robert G. Black, Sixty-third and Race sts.

Two four-story houses, 22 ft. by 81 ft., Broad st., above Girard ave., to W. T. B. Roberts, 1842 North Twenty-second st.

Five two-story houses, 16 ft. by 28 ft., Jackson, above Sixth st., to Wm. T. Carlin, 818 South Twentieth st.

One two-story house, 16 ft. by 28 ft., Carlton, above Fifteenth st., to J. B. Elliott, 3515 Wallace st.

Third-story addition, 18 ft. by 24 ft., 253 Carpenter st., to L. J. Carroll, 834 Ellsworth st.

Seven two-story houses, 12 ft. by 30 ft., Almond, above Cumberland st., to Charles Flood, 2240 Sepviva st.

Ten two-story houses, 13 ft. by 28 ft., Orleans st. and Kensington ave., to Jacob M. Peters, Frankford.

Three two-story houses, 14 ft. by 28 ft., Ruth, below Orleans st., to same party.

One two-story back building, 12 ft. by 20 ft., 1233 South Seventeenth st., to John McConaughy, 1710 Christian st.

A contract has been awarded by the West Chester Public School Board for the erection of a new building. It will be of brick and have serpentine base and cost $41,500.

—Chairman Wm. G. Huey, of the committee on the new site for the Philadelphia Stock Exchange, announce, in reference to the site at Fifth and Library streets, that the present voting has nothing to do with the financial details to be presented to the Board hereafter for approval. No contributions will be asked from the Exchange, there will be no individual liability and no increase in the annual assessments. The cost of the lot will approximate $125,000 and the building $175,000, and it is estimated that the rent of offices will yield a revenue of $33,500, out of which, after the payment of 4 per cent. interest on the value of the ground, and the taxes and water rent, there will be a net revenue of $15,500. This is clear of rent for telegraph and telephone offices, and without cost for rent of Board-room, which is now $6,000.

—At a meeting of the down-town section of the Carters' Protective Union, held on Tuesday evening at Sixteenth and Lombard streets, it was reported that carters employed by D. & P. McNichol at an excavation on South street above Ninth, were on a strike. A member present made the following statement: "We went to work on Monday of last week on condition that we would receive a fair day's pay for a fair day's work, which meant $3.50. The best any carter can do is to haul seven loads from the excavation to the dump at Twenty-fifth and Federal streets, and that would bring the price to 50 cents a load. On Saturday Mr. McNichol offered to pay us at the rate of 40 cents a load. We refused to accept this price, and went on a strike. Subsequently the firm offered 45 cents a load, but we still refuse and have not yet accepted his price. About 100 carters were employed on the excavation."

Chicago Building Notes.

The blockade in the building department which came with the eight hour movement and was stimulated by the strikes and riots which followed, has not yet been raised. In the opinion of many of the architects and contractors and builders, it will strongly operate against the building interests of the city during the remainder of the season. The opinions of several of the leading architects were secured last week upon the situation. They fairly reflect the condition of the architects generally, and are as follows:"

Architect C. O. Hansen, said:—" In my office four buildings were stopped which represented an aggregate value of $200,000, and four others that would have cost $50,000, besides a number of smaller structures. In my opinion at least sixty per cent. of the building that would have been done this year was stopped by the labor troubles."

Burnham & Root:—" The labor troubles have stopped a number of large buildings in our hands. In our opinion the trade promised to be better than that of last year, when the census of buildings was $20,000,000. On a prospective business of $25,000,000 worth of building for this season, I am satisfied that the labor troubles have stopped the erection of buildings equal in value to one-third of that amount."

Architect W. W. Clay:—" Fully $200,000 worth of expensive dwellings have been stopped in my office on account of the labor movement. We looked for a building season this year which would show at least $25,000,000 at its close, but the prospect is now that it will not exceed $18,000,000."

Architect W. W. Boyington:—" In round numbers the strikes and riots have stopped in my office $300,000 worth of buildings. Many of the largest building enterprises which have been stopped in consequence of these strikes and riots will never be heard of again."

Architect L. G. Hallberg:—"Buildings representing a valuation of fully $200,000 have been stopped in my hands, the owners having directed that the plans should be put away or not completed until further orders."

Architect W. L. B. Jenny:—" When the labor troubles came the building business was bit off short. No man can tell how much of the lost business will come back to us and no one can really tell how much went away."

There was a fair prospect for a building census this season of $25,000,000, and the opinions of the architects vary but slightly as to the amount of stoppage, and, from the general drift, it is fair to assume that the aggregate representative value of buildings erected this year will fall short of the estimate above $10,000,000. Of this amount forty per cent. represents labor, which would equal $4,000,000. If the season had not been interrupted this sum would have been divided among the nearly 15,000 persons who are employed in the construction of buildings, giving to them an average of about $206 each. Allowing the working days to be twenty-eight each month, it would have employed this army of workmen about three months, based on an average of $3 per day to each man, or $45,000 per day to the entire number.

JUDGMENTS.

PHILADELPHIA.

Entered May 21, 1886.

Burkhardt Gottlieb—John E Thomas 4 M 86 198 153
*Buckhalter Henry—Jackson Heiss (Execution issued) 3 M 86 680 1,239
*Bohnenberger John, Gengenbach Wm—Hancock Bldg Asso (Bond & Warrant) 3 M 86 684 600
*Bracken Ellen—John W Steward 3 M 86 692 400
Becker Henry J, Stover Lewis—City (Bond) 3 M 86 693 ....
Bernhardt Frederick—James Hocter (Execution issued) 3 M 86 697 72
Burk Henry and Wm & Wm C, Foerderer Robt H—Second Girard ave B & L (Treasurers Bond) 3 M 86 699 5,000
Boyer Zaccur P—Fred Schoneman 1 S 85 865 ....
Colton Hugh—L M Lukens 1 S 85 707 ..... ver 616
*Capper John—Jas Gill (Execution issued) 3 M 86 698 52
Cresson Charlotte T & J Clarence dec, Guarantee T and S D Co—M J Cresson 1 S 81 598 ..... S F
*Daverin Wm A and Jeremiah F—A V Meigs 3 M 86 700 125
*Fearon Hugh, Burns Michael—Jas McCaffrey (Execution issued) 3 M 86 691 1,217
*Herbert Mary P—Frankford Baptist Church 3 M 86 681 100
Herter Ernest—Jas Meehan 4 M 85 350 ..... ver 375
*Koller John—John N Hernig 3 M 86 696 125
*Lawrence Edwd S—Louis Steeble 3 M 86 689 45
*Lawrence Edwd S—Louis Steeble 3 M 86 690 45
*Moore Thos—A J Johnson (Execution issued) 3 M 86 688 20
*Marshall Wm—John Murphy (Bond and Warrant) 3 M 86 701 400
*McCaffrey Jas—John Dunn (Execution issued) 3 M 86 685 1,285
*Owens Harriet & Eliza—Robert Wilson 3 M 86 682 100
O'Rourke Michael—Penna Co &c 2 M 86 659 4,499
*Pleasonton Alfred—J B Colahan Jr 3 M 86 686 2,500
Raake Henry—Chas Perkes 2 M 86 742 220
*Rangnow August C & Heinrich, Gruber Geo—Chas Knittel 3 M 86 687 500
Schoppel Frank—H W Greiner 1 S 85 736 ..... ver 409
*Schuellermann C V—Thos White 3 M 86 702 100
Thiery Adolph—L Stratton 4 M 81 608 ..... S F
Wilkinson Jas H—L Stratton 4 M 81 609 ..... S F.
White Andrew, Benton Chas—City (Bond) 3 M 86 694 ....
*Young Lewis T—Henry C Patterson & Co (Execution issued) 3 M 86 695 3,487

Entered May 22, 1886.

Bruder Oswald—V P McCully 2 M 86 534 163
Bancroft Addison—John Lear et al 2 M 86 567 2,648
Bumm Geo W and W H—Edgar N Black 2 M 86 585 163
Boyle Jonh—A F Miller et al 2 M 86 615 3,008
Bradshaw Jas T—Alex H Peacock 2 M 86 680 473
*Bassett Nathan—H E Spayd 2 M 86 709 208
Boston Jas G—Chas F Hall 2 M 86 716 30
Brehm Franz L, Bernhard Peter, Klein Henry—Rheinpfaelzer 2 M 86 717 300
Boal Jas, Donnell Wm—Peter McGarrity 4 M 78 153 321
Bowen Chas C—Geo C Child 2 J 78 1,146 234
Barnard John R—Geo Boyd & Co 3 D 82 260 283
Bishop Stillwell S, Simons Henry—W F Snyder 1 M 86 491, 492 and 493 each 5,915
Baumgardner John A, Larzelere Jas H—E K Jeanes 1 M 86 901 484
Bache Chas M—Mary L Chaplain 3 D 85 212 ..... ver 250
Bayley Jas H Torrence 4 J 85 143 ..... ver 550
City of Phila—Jos Mercer 2 M 86 633 ....
" —Thos M Locke 2 J 86 143 130
Cosgrove Jas J—Andes B and L 1 M 86 912 4,452
Clark Wm—Lewis Schiele 3 S 83 178 1,194
Carpenter Edwd P—Jno Wanamaker 1 M 86 234 355
Conroy Patrick—A Johnson 2 M 79 228 191
Conklin W B M, Fox John F—City (Bond) 3 M 86 722 ....
Corbin J Ross—W A Ulmer 2 M 86 842 ....
Cursham Jas—C P Ring et al 2 M 86 757 165
Cummings J Edwin, Kleinsmith W F—L Weddingen 2 M 86 761 532
Same—E Hardt et al 2 M 86 762 490
Callahan Mary—Andes B and L 2 M 86 714 1,939
Craven John B—Sp Garden Nat Bk 2 M 86 750 256
Charter Wm R—M T Endicott 2 M 86 509 289
Campbell Esquire J—Bellevue B & L 2 M 86 540 1,616
Corbin E A—J W Lippincott & Co 2 M 86 341 638
Clark John H—H Van Beil & Co 2 M 86 299 264
Devine Wm—Hood, Bonbright & Co 2 M 86 337 348
Delaney Edward—St Charles B & L (Treasurers Bond) 2 M 86 711 4,000
Dito Chas F & Jane G, Smith H Oscar—Fidelity Ins &c 1 M 86 393 ....
Dawson John—A M Frechie 2 M 86 528 105
Emery Titus S—C H Raymond 2 M 76 202 950
Elsasser Henry—G Boehringer 2 M 66 695 171
Elder P—H L Bromley et al 2 M 86 140 258
Fresney Louis—Chas Conrad 2 M 86 180 153
Fareira F A—H J Yates & Co 2 M 86 355 366
Fareira F A—Marcus Selig 2 M 86 763 119
Fay Chas—Consolidation Bank 2 M 86 581 1,436
Fassie John B—Jas C Prichett 3 M 78 1,525 147
Fox Chas H—Tradesmans Nat Bank 1 D 78 151 1,862
Fox Chas H—Tradesmans Nat Bank 3 S 78 616 2,205
Fox Chas H—Tradesmans Nat Bank 3 D 78 920 1,234
Fider J D—Cty 3 J 80 10 ....(M L D) 46
Freyer Chas D, Renninger Wm S—Jos Esherick Jr 3 M 81 245 312
Fox Samuel M, Downing Samuel—Jas Dellett 1 S 85 564 362
Garsed John—E Widdal et al 1 M 86 908 783
Glennen Thos—H J McCloskey et al (Treasurers Bond 3 M 86 729 500
*Gobert Conrad—Henry Hugo 3 M 86 705 1,000
Green Geo, Daly Ambrose—City (Bond) 3 M 86 720 ....
Gordon Wm—Jos G Boyd 2 M 86 747 107
Given Wm—C Willing et al 2 M 86 495 121
Garsed Ellen—F L Cooper 2 M 86 526 121
Gilliland Geo D—Jno J Byrnes 2 M 86 245 58
Hurley Margt—Louis Lang 2 M 76 408 155
Holstein W S—C Willing et al 2 M 86 496 151

Harlan David—Jno Crouse et al 2 M 86 593..... 132
Holloway J Frank and J Ner—A K Francis 2 M 86 656..... 262
Holloway J Frank and J Ner—Isaac Erb 2 M 86 657..... 213
Holloway J Frank and J Ner—W E Burke 1 M 86 816..... 1,835
Holloway J Frank and J Ner—E A Hancock 1 M 86 813..... 3,960
Holloway J Frank and J Ner—W W Steel 1 M 86 833..... 238
Harder Bonifacius—Chas W Bacon Jr 2 M 86 698..... 122
Heald J Wilson, Jones Norman M—Benj Atha et al 2 M 86 759..... 300
Hoffman George, Calverley Benj F—Jos I Keefe 2 M 86 806..... 157
Hoffman Geo—J A Lautz & Co 2 M 86 816..... 159
*Hock Johann—Chas Schadt 3 M 86 715..... 600
Horter Hiram and Jr—City (Bond) 3 M 86 727..... .....
Hagey John—Geo W Hill D C D 70 374..... 13,716
Hanbest John D and Hannah A—H Bernheim 2 M 77 855..... 2,657
Hillary John F—Spring Garden Bk 2 D 78 708..... 1,122
Hancock Jos B—G C Hannings 1 J 79 108..... .....
Harper Henry C, Ternan Michl F—Cumberland Nat Bank 1 M 86 478.. 1,018
Huckel Wm F—Sarah S Nathans 1 M 86 812..... 113
Huddell Geo H Jr—Lehigh Valley Coal Co 2 M 86 610..... .....
Johnston R K, Stewart Edward D—Expert Mfg Co 2 M 86 760..... 167
Janney Alexr—Joel Rudderow 2 S 76 1,209..... 2,282
Jakemeit Albert L—S Muhr's Sons 1 J 77 547..... 483
Kutz S J—G B Smith & Co 2 M 86 238..... 321
Kellog Edward—Spr Garden Bank 2 M 86 751..... 256
Kelley John S—R B Wigton 3 M 86 380..... 112
Lawson James — Presbyterian Ins Co 4 M 86 699..... .....
Long W H—City 4 M 81 879..... .....
Larkin Jas—Bridesburg Bdg Asso 2 M 86 782..... 1,234
Lavenson Isaac—Blast Feather Co 2 M 86 701..... 257
Lawis Jas—J and J Dobson 2 M 86 557..... 85
Leubeke R—C Stuckler et al 2 M 86 492..... 358
Martin Jas S—W W Wister Jr 2 M 86 208..... 7,938
Moran John—Edmund Bailey 2 M 86 317..... 311
Mintzer E L Jr—M Wagner & Co 2 M 86 396..... 482
McGrath James—H F Bruner & Co 2 M 86 405..... 606
Mulford Stiles E—Penn Mut Life 2 M 86 482..... 236
Maag Geo W—O A Hendricks & Co 2 M 86 554..... 177
Muldoon John—Nat Security Bank 2 M 86 676..... 1,507
Martin M—John & Jas Dobson 2 M 86 697..... 126
Miller Wm H, Miller Packing Wks—Machinist Pubg Co 2 M 86 703..... 48
McCandless Thos G—Alexr McCook et al 2 M 86 716..... 1,029
Muldoon John—Jas Merrihew 2 M 86 773..... 5,455
Maxwell Jno—Jno M Evans 2 M 86 806..... 284
McMahon David, Ladley Jos—City (Bond) 2 M 86 721..... .....
McCullough F, Mundell John—City (Bond) 3 M 86 723 and 4. ....
Moore Robert M—Horace P Green 4 M 81 256..... .....
Moore Robert M—V G Robinson 4 M 81 257..... .....
Moore Robert M—V G Robinson 4 M 81 275..... .....
Moorhouse Wm H—Michael Smith 2 D 85 819..... 184
McCrystal Jno and Michael—E McCalla 2 M 86 116 and 117 each..... 324
Metzger Morritz—A Pinover & Co 1 M 86 851..... 479
McColley John P -W M Wilson 4 M 86 593..... 104
McCowen Wm A—J D Sergeant 4 M 86 742..... .....
Mitton Philip exer, Bogle Jas and Margt, Powers Margt—S Schofield 2 D 79 517..... .....
Nevin W Channing—Thos B Cochran 2 S 76 925..... 1,487
Neilson Wm G—Phila Trust Co 2 M 86 737..... 2,824
Nathans Sarah S or T—Phila Contributionship 2 M 86 754..... .....
O'Reilly Jno W—E T Reigel et al 2 M 86 290..... 303
O'Rourke Michael—Mechanics Ins Co 2 M 86 543..... 3,159
Ott H B—J J Baily & Co 2 M 86 552 757
Oliver H P—Wm Campbell 2 M 86 635..... 5,033
O'Callaghan Michael J—John J Serrill 2 M 86 671..... 2,684
*O'Donnell Hugh—Boyle & McGlinn 3 M 86 704..... 531
*Ottey Jno S & Thos H—J T Taylor 2 M 86 710..... 210
Provident L & T Co—N F Evans 1 D 85 386..... 306
Peirce Frank A—J S Ireland & Bro 1 M 86 455..... 209
Patterson R and J G, Vollum C N—Fidelity Ins &c 1 M 86 520..... .....
*Prizer Harriett, Maharg John L—W C Barrett 3 M 86 730..... 30
Page Wm W—W G Reed et al 2 M 86 800..... 3,929
Peirce Frank H—W Taylor & Co 2 M 86 483..... .....
Pigott Arthur I or J—Michl Nisbet 2 M 86 485..... 146
Raber Jos H—Hood, Bonbright & Co 2 M 86 336..... 325
Ridge Turopike Co—E C Potts et al 2 M 86 639..... 126
Rosenswig Elias—Wm Carroll 2 M 86 669..... 530
Radcliffe E R—F W Ayer & Son 2 M 86 770..... 342
Reifsnyder Andw—C J Gallagher et al 2 M 86 814..... 137
*Rheinschmitt Albert, Borchardt Adolph—E Weitzel 3 M 86 725..... 100
Sabin Edward—Merchant & Co 2 M 86 647..... 508
Stark Robt—Brainard & Armstrong Co 2 J 83 149..... .....
Scott Freeman—City 2 D 83 357..... 188
Snyder Chas H—O Zimmeron 1 M 86 819..... 258
Seitzinger Jacob J S - Tradesmans Nat Bank 1 S 80 489..... 1,564
Shoener Chas F—Phila and Reading Coal Co 4 M 81 566..... 2,682
Snyder Danl W, Walton Mary L—Benj French 4 J 82 738..... 163
Skele or Steele Emma F—Jno R Cobb 3 M 86 707..... Part
Steinmetz Margt—Harry Dewer 2 M 86 771..... 102
Sharp J M—John Slack 2 M 86 792... 1,139
Swartz P A—J H F Sexton & Co 2 M 86 796..... .....
Stoop Theo B—John M Burrows & Co 2 M 86 799..... 126
Schmitt Frank J—C A Miller et al 2 M 86 727..... 19
Steel Ferdnd—John F Davis 2 M 86 733..... .....
Scherf Chas C, Hellner Walter S—Nat Security Bank 2 M 86 675..... 1,507
Sutton Geo W—J F Newbold & Co 2 M 86 535..... 223
Scott John R & E J—John W Boyle 2 M 86 143..... 369
Spackman Morris—Samuel Croft & Co 2 M 86 168..... 155
Smyth Jas—Henry Maule 2 M 16 292 136
Tracy Eliashib, Weaver Mailing Box Co—R S Menamin 2 M 86 406..... 97
Tibben Jos—Benj Tibben 2 M 86 619.. .....
Treude Geo—R S Leithead 2 M 86 696..... 1,041
Tobler Geo—John McMenemy 2 M 86 767..... 556
Thompson Wm H—N Thouron 2 M 86 380 to 384..... 21
Talbot Fredk—C B Hari et al 2 M 81 249..... 915
Talbot Fredk—C B Hart et al 2 M 81 250..... 606
Thomas Wm R—Ernest Baerman 1 S 85 114..... 106
Tweed Frank W—Jos Parker 1 M 86 822..... 73
Universal Fire Ins Co—N Litman 2 M 86 591..... 540
*Voelker L—W P Ellison 2 M 86 713 206
" —J B Ellison et al 2 M 86 714..... 24
Williams Louis—W C Hannis 3 M 86 728..... E J
West Rebecca G—Homer, Boutiller & Co 2 M 86 808..... 268
Winter John & W H—L Nardi 2 M 86 700..... 293
Winter Jno & W H—Robt H Comly 2 M 86 753..... 456
Walker John—J K P Walker 2 M 86 599..... 327
Winter Herman—J M Brown & Co 2 M 86 660..... 304
Young Lewis T—Geo W Bush & Co 2 M 86 489..... 545
Young Lewis T—Pitkin & Thomas 2 M 86 726..... 666
Young Lewis T—Buffalo Ins Co 1 M 86 654..... .....
Young Sophia A—Pitkin & Thomas 2 M 86 563..... 666

Entered May 24, 1886.

*Bates Jos—Wm Montgomery (Execution issued) 3 M 86 731..... 86
*Burt Jos and Christiana—James R Craig 3 M 86 733..... 200
*Block Julius—Singer Mfg Co 3 M 86 734..... 132
*Byrne Owen—Joseph Byrne 3 M 86 738..... 800
*Cope William—Alfred Cope 3 M 86 737..... 1,000
Cooper Wm F—H Billings et al 2 M 86 598..... .....
*Haigh Hannah — Dauphin Bldg Asso (Indemnity Bond and Warrant) 3 M 86 741..... 1,375
James Edward G—J C Paul 3 M 86 740..... 18
Kelly Patrick, Taggart David—Richmond Asso (Treasurers Bond) 3 M 86 742..... 1,000
*McMonigal John, McGonigal John —John Fitzpatrick 3 M 86 739..... 200
Peto Thos H—S F Hayward & Co 2 M 86 586..... .....
*Payne Anthony—Jos Vicchio 3 M 86 735..... 125
Patton Bridget exer, Bradley Bernard—John McArdle 4 D 76 1143... .....
Pfautz D M, Maull Wm M, Fields Geo F, Gumpper Jacob J—City 2 J 81 355..... S F
Roberts John—Jos Cox 2 M 86 812.... 372
Rand Mfg Co, White Jonathan A—H H Stevens 3 M 86 269..... Equity
*Staib Maria—Louis Lehr 3 M 86 743 200
*Sessler Max—Emanuel Spitz (Execution issued) 3 M 86 732..... 3,150
Salter John G—C Hennecke et al 2 M 86 805..... .....

Ward Amos A—W A Nester 3 J 81 113..... S F
White Ann—Wm H Hardin et al 2 M 86 205..... 754
White Ann—B Hamill et al 2 M 86 206..... 1,184

Mechanics' Liens.

Wm Henry Maule and wife owners, Charles D Supplee cont—John Maxwell's Sons claimants, 5 story bldg N s Filbert st 98 ft W of 17th st..... 466
Jas McVicker owner and cont—J and T Gillespie claimants, 6 bldgs S s Dickinson st from cor to 85 ft W of Woodstock st..... 1,231

Satisfied Judgments.

Louis P and Sarah A—H H Eisenbrey [ent May 12 84..... 2,100
John McCullough—Jos Parker [ent Jan 13 86..... 28
John Shoemaker, H H Sides—Spring Garden Bank [ent Sept 20 84..... .....
A B Clemmer—Chas H Wisler [ent Oct 27 85..... 3,382
Wm H Page—W G Carson [ent Jan 12 86..... 2,287
Wm T Martien—H S Rover [ent Jan 14 86..... ver 160
S D Delp—Andrew Mayer [ent June 14 84..... 2,000
Jos M Harvey—Mehegan Tribe [ent April 6 82..... 300

ABBREVIATIONS.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following properties were sold at auction on Tuesday by M. Thomas & Sons, auctioneers:

Three-story brick dwelling, No. 1200 Alder st..... $1,500
Three-story brick and frame tavern and dwelling, corner of Frankford Road and Savery st..... 3,300
Three-story brick store and dwelling, No. 1018 Locust st., subject to a ground rent of $60..... 3,800
Lot Northwest corner Front and Master sts..... 3,000
Two lots, Front st., North of Master, each..... 1,500
Four three-story brick dwellings, Northeast corner Master and Hope sts..... 5,325
Two and one-half-story stone residence, Cottage Row, No. 4709 Germantown ave., Germantown..... 6,000
Three-story brick residence, 827 N. Eighth st..... 6,450
Three-story brick dwelling, No. 1219 Leithgow st..... 2,300
Lot in Harrowgate..... 355
Two two-story brick dwellings, Nos. 1817 and 1819 Cuba st., each..... 1,000
Two-story brick dwelling, No. 915 Pierce st., subject to a ground rent of $16.50 a year..... 425
Two-story brick dwelling, No. 2353 Turner st..... 2,300
Six lots, West side Reese st., North of Indiana, each..... 225

James A. Freeman & Co., auctioneers, sold on Wednesday at the Exchange the following:

Two and a half story brick house, No. 408 Maria st., with two court houses in rear lot, 20 ft. by 60 ft..... $1,975
Three-story brick dwelling, No. 1922 North st., lot, 14 ft. by 60 ft..... 2,800
Two-story brick dwelling, No. 3602 Aspen st., lot 20 ft. by 80 ft..... 1,275
Two-story brick dwelling, No. 3604 Aspen st., lot 20 ft. by 80 ft..... 1,300
Three and a half story brick house, No. 401 Landis st., lot 15 ft. 7 in. by 60 ft..... 1,537
Desirable three-story brick residence with side yard, No. 1769 Frankford ave., lot 40 ft. by 118 ft..... 9,000
Desirable lot, Broad and Haines, 105 ft. by 200 ft., and lot Broad st., N. Haines, 50 ft. by 200 ft..... 1,000
Two-story frame store and dwelling, No. 910 Passyunk Road; subject to ground rents of $35; lot 28 ft. by 37 ft. 6 in..... 1,900
Two-story brick house, No. 316 Jarvis st., lot 21 ft. 10½ in. by 37 ft. 8 in..... 2,000
Three and a half story brick dwelling, No. 131 Almond st., subject to ground rent of $32, lot 16 ft. by 66 ft. 5½ in..... 1,700
Three and a half story bakery and dwelling, No. 133 Almond st., subject to ground rent of $32, lot 16 ft. by 63 ft. 5½ in..... 1,800
Three-story brick house, No 922 Nectarine st, lot 15 ft. by 50 ft..... 2,100
Three frame houses, Nos. 23, 25 and 27 South Thirty-fourth st., subject to a ground rent of $75, lot 50 ft. by 97 ft..... 5,500
Three-story brick dwelling, No. 253 S. Eighth st., lot 19 ft. 6 in. by 190 ft..... 7,850
Building lots Eighteenth and Wolf sts., 102 ft. by 100 ft..... 1,000
Three-story brick house, No. 2554 Edgemont st., subject to a ground rent of $52..... 720
Store and court houses, No. 719 St. John st., subject to a ground rent of $13.33; lot 20 ft. by 85 ft..... 3,700
Two building lots, Ontario st., E. Twenty-second st., each 20 ft. by 112 ft. 6 in..... 1,280
Two building lots adjoining above, each 20 ft. by 112 ft 6 in..... 1,360
One building lot adjoining above, 20 ft. by 112 ft. 6 in..... 525
Five building lots, Bellevue st., E. Twenty-second st., each 20 ft. by 112 ft. 6 in..... 2,200
Two-story brick house, No. 2541 Marshall st., lot 14 ft. by 81 ft. 4½ in..... 1,801
Two-story brick house, No. 2102 Percy st., subject to a ground rent of $60, lot 14 ft. by 68 ft..... 1,250

CONVEYANCES.

PHILADELPHIA.

MONDAY, May 24, 1886.

Camac st., 2043, H. Weidt to L. E. Robson, April 26, 1886, 17 ft. by 73 ft..... $4,100
Cedar st., 2227, M. C. Barnes, admx., to H. Hood, May 15, 1886, 18 ft. by 55 ft.; g. r. $42..... 900
Chelten ave., S. E. s., 27 ft. 7½ in N. E. Sprague, Provident L. and T. Co., exrs., to A. Williams, May 1, 1886, 433 ft. by 325 ft.; N E. Woodbine ave. and Sullivan, irreg. shape 7,250
Dickinson st., S. s., 17 ft. W. Ward, J. Graham, admx., to A. Taylor, May 17, 1886, 16 ft. by 61 ft..... 1,700
Emerald st., 2653, Sam'l A. McCauley et al. to John Strain, May 18, 1886, 17 ft. by 63 ft. 6 in..... 2,000
Girard ave., N. E. cor. Thirty-ninth, P. A. B. Widener to John Birkenstock, May 5, 1886, 32 ft. by 64 ft... 10,800
Girard ave., N. W. s., 50 ft. N. E. Savery, Wm. Harvey to Jas. Taylor, May 21, 1886, 20 ft. by 52 ft. 3½ in..... 3,200
Hancock st., N. E. s., 83 ft S. E. Armat, Robert Ryley to Ann Topliss, Jan. 1, 1886, 16 ft. by 70 ft.; g. r. $18 600
Keystone st., S. E. s., 150 ft. N. E. Funk, Elmer H. Rogers to Joseph M. Canfield to Washington B. Canfield, May 22, 1886, irreg..... 4,750
Lex st., 768–775, Franklin Townsend to Hy. C. Townsend, May 20, 1886, each 14 ft. by 60 ft.; 802, 806, 808 and 814 June, each 14 ft. by 38 ft. 6 in..... nom.
McKean st., S. s., and on E. s. River Schuylkill, James D. Lippincot, exr., to Sam'l G. Rosengarten, May 20, 1886, 21.02 acres..... 43,000
McKean st., 506, Allen Middleton to Albert G. Lhuller, May 18, 1886, irreg. shape; g. r. $42..... 600
Mole st., W. s., 244 ft. S. Wharton, Geo. C. Kenkauff to Caroline Larson, May 21, 1886, 15 ft. by 43 ft 6 in.; mtge. $1,200..... 1,050
Montgomery st., 1425, Deborah Giberson to Wm. Syckelmore, May 7, 1886, 16 ft. by 72 ft..... 5,300
Moore st., N. s., 80 ft. W. Fifth, Frederick Koch to Ferdinand Schmartz, May 18, 1886, 16 ft. 6 in. by 57 ft..... 2,200
Oxford st., N. E cor. Twenty-third, George W. Shoch to Jos. Hancock, May 21, 1886, 15 ft. 4 in. by 70 ft..... 1,900
Penn st, S. E. s., 227 ft. 8¾ in. N. E. Allen, Harry T. Garsed to Jas. E. Mitchell, May 20, 1886, 29 ft. by 118 ft. 6 in..... 1,500
Poplar st., S. s., 33 ft. 10 in W. West, Chas. F. Hartlett to Benjamin F. Clevenger, May 15, 1886, 16 ft. 4 in. by 60 ft..... 3,800
Ridge ave., N. E. s., 34 ft. N. W. Garside, Elvira B. Wagner et al., exrs., to Susannah Weaver, May 14, 1886, irreg. shape..... 6,500
Sixth st., 549 N., Geo. Knecht, Jr., to Gustav. Kunz, May 19, 1886, 15 ft. 11 in. by 90 ft..... 5,555
Sixteenth st., 1711 N., Helen A. Robeno to Geo. Knecht, Jr., April 29, 1886, 16 ft. 4 in. by 100 ft..... 6,650
Seventeenth st., E. s., 123 ft. S. Venango, Mary McIlvaine to Edw. H. Booth, April 27, 1886, 15 ft. by 82 ft. 2 in..... 1,100
Twentieth st., 1531 S., David Marshall to Hetty and Ida Falls, May 18, 1886, 16 ft. by 64 ft.; g. r. $42..... 1,450
Twenty-fifth st., E.s., 29 ft. S. Berks, H. R. Shoch to And. J. Cornish, May 18, 1886, 14 ft. by 65 ft..... 2,800

Terrace st., N. E. s., 87 ft. 6⅝ in. S.E. Penn, Morris Levering to John MacDonald, May 20, 1886, 36 ft. by 98 ft. 5½ in..... 250

Twenty-seventh st., N. E. cor. Susquehanna ave., Dennis Coughlin, to Edward Coughlin, May 17, 1886, 36 ft. 11 in. by 110 ft..... 800

Thirty-fifth st., N. E. s., and N. W. s. Crawford, Robt. Garnett to Thos. Cole, May 14, 1886, 32 ft. 8½ in. by 75 ft..... 4,450

Moss st., 622, R. W. Hunt et al. to Albert James, Jr., May 13, 1886, 15 ft. by 50 ft..... 50

Cambria st., S. s., 101 ft. W. Twenty-second, John Miller et al. to Dan'l Feusner, May 22, 1886, 51 ft. by 80 ft..... 1,900

Cambria st., N. s., 16 ft. E. Haas, John McCloskey to Annie Frey, May 24, 1886, 17 ft. by 80 ft..... 125

Vine st., 429, Chas. H. Le Fevre et al. to Peter Le Fevre, May 20, 1886, 18 ft. by 97 ft..... nom.

Warnock st., E. s., 79 ft. N. Columbia ave., to Jacob Benter, May 12, 1886, 16 ft. by 56 ft.; g. r. $72..... 1,600

TUESDAY, May 25, 1886.

Bustleton and Somerton Pike, 2 tracts, Alice F. Cochran to Sereck F. Shallcross, May 20, 1886, containing 53 acres and 77 sq. perches, and 62 acres 11 69-100 sq. perches respectively..... nom.

Cambria st., 1212 and 1214, H. A. Miller to Letitia Caffry, May 20, 1886, 15 ft. by 80 ft..... $4,000

Carpenter st., 142, Mary Ann Jones, admx., to John Miller, May 22, 1886, irreg. shape..... 1,400

Coulston st., S. s., 20 ft. E. Thouron, Michael Smith to Anna R. Boyd, May 17, 1886, 14 ft. by 37 ft.; mtge. $800..... 325

Dyson st., E. s., 71 ft. 4 in. and 85 ft. 6 in. N. Brown, A. E. Thornton to Margaret Elliott, May 18, 1886, each 14 ft. 2 in. by 45 ft.; g. r. $37 each..... 1,500

Fernon st., S. s., 173 ft. W. Tenth, Rose McDonald to Ellen Hill, May 21, 1886, 15 ft. by 96 ft..... 1,775

Fourth st., W. s., 97 ft. 7½ in. N. Locust, Wm. A. T. Maddox to John N. M. Shimer, May 14, 1886, 20 ft. by 120 ft..... 16,500

Fourth st., E. s., 48 ft. S. Greenwich, Wm. Wren to Catharine Morgan, May 21, 1886, 16 ft. by 75 ft..... nom.

Fifth st., E. s., 298 ft. N. Lehigh, Wm. F. Norris to Fred'k Lambrecht. May 19, 1886, 100 ft. 9½ in. by 97 ft. 6 in..... nom.

Fifth st., E. s., 73 ft. 2½ in. S. Somerset, John Schieber to Henry Lauber, May 20, 1886, 18 ft. by 58 ft..... 3,100

Forty-third st., W. s., 122 ft. 10⅜ in. N. Locust, Henry C. Gibson to Alfred L. Clay, May 7, 1886, 17 ft. 6 in. by 102 ft. 6½ in..... 5,500

Girard ave., N. s., 20 ft. E. Thirty-first, William Karrer to Matthew Newkirk, May 20, 1886, 2 ft. by 97 ft. 10 in..... 200

Green st., 1832, Wm. H. Bumm to Sallie O. Wallace, May 15, 1886, 18 ft. by 126 ft. 5 in..... 14,000

Greeves ave., S. W. s., 187 ft. 5½ in. S. E. Locust ave., Charles D. Greeves to John H. Mansfield, May 14, 1886, 26 ft. 2½ in. by 60 ft... 1,000

Haverford st., N. s., E. Sixty-eighth, Mary McIntyre to Rosanna Gallagher, May 13, 1886, irreg. shape..... 1,500

Herman st., S. E. s., 25 ft. 2½ in. N. E. Hancock, Oliver P. Fisher to Adam Ormiston, May 14, 1886, irreg. shape; g. r. $138..... 3,500

Hooper st, N. W. s., 30 ft. W. Seventy-second, Bolden Price to Paschallville B. Ass'n, May 14, 1886, 50 ft. by 110 ft..... 1,000

Huntingdon st., 2607 and 2613, estate of Hy. C. Gorton to Wm. C. Gorton, May 14, 1886, each 16 ft. by 95 ft..... 865

Lawrence st., W. s., 224 ft. ½ in. N. Somerset, Benjamin H. Wisler to Henry Kiehne, April 28, 1886, 12 ft. 11½ in. by 46 ft..... 1,550

Lehman st., N. W. s., 130 ft, S. W. Marion, Matilda C. Unruh to Hiram Gonaver, May 21, 1886, 15 ft. by 120 ft..... 697

Lombard st., 304, estate of George W. Gorton to William C. Gorton, May 14, 1886, 25 ft. 6 in. by 77 ft..... 3,033

Fernon st., N. s., 160 ft. 7½ in. W. Nineteenth, Isaac S. Stackhouse to John Grugan, April 30, 1886, 28 ft. by 50 ft.; g. r. $45..... 1,150

Hare st., S. s., 69 ft. E Twenty-third, Aug. J. Baton to Patrick Burns, May 13, 1886, 12 ft. by 40 ft. 6 in..... 1,650

Manton st., S. s., 241 ft. W. Twenty-second, Henry R. Coulomb to Michael McCormack, May 21, 1886, 15 ft. by 55 ft.; g. r. $48..... 1,000

Mansion st., S. W. s., 192 ft. ⅜ in. S. E. Jefferson, And M. Shinkel to Ferdinand Moska, May 24, 1886, 19 ft. by 90 ft. 5 in..... 350

Markoe st., W. s., 95 ft. S. Seneca, Anthony McDevitt to Margaret McIlwain, May 24, 1886, 13 ft. by 68 ft. 6 in..... 1,000

Marshall st., E. s., 51 ft. N. Cambria, Jas. C. Bowers to John H. Worster, May 5, 1886, 17 ft. by 92 ft..... 250

Mather st., E. s., 50 ft. N. Ontario, Wm. Knox to Fred'k Leuze, May 21, 1886, 25 ft. by 72 ft. 10 in..... 475

Melon st., W. s., 181 ft. 4 in. W. Thirty-sixth, Charles Hehl et al. to James J. McLaughlin et ux., May 21, 1886, 23 ft. 8 in. by 70 ft..... nom.

Memphis st., 2315, Herman H. Ross to Henry Koetter, May 24, 1886, 19 ft. by 54 ft..... 2,750

Montgomery ave., 1539, William G. Serrill to Mary C. Brewer, May 17, 1886, 16 ft. by 69 ft. 6 in..... 6,000

Ninth st., S. W. cor. Berks, Christian G. Yahn to Ferd. Gastinger et ux., May 22, 1886, 14 ft. by 50 ft..... 3,350

Oakford st., N. s., 218 ft E. Twenty-first, Thomas Marshall to Bridget Geraghty, May 15, 1886, 14 ft. by 48 ft..... 1,000

Seventh st., 1440, E R. Craven to Jerome B. & Geo. F. Craven, May 21, 1886, irreg..... 2,500

Seventh st., N. E. cor. Snyder ave., divided into 11 lots, Robert Alexander to John M. Cone, May 22, 1886, 112 ft. by 86 ft..... nom.

Sixteenth st, N. W. cor. Passyunk rd., Cath. Tustin to Martin Roth, May 5, 1886, irreg.. 1,500

Taggert st., 2244, Geo. H. Whitehead to Hy. Koetter, May 22, 1886, 14 ft. by 50 ft..... 1,300

Tucker st., S. W. s., 89 ft. 3⅜ in. N. W. Cedar, John R. DeHaven to Sarah McNulty, May 3, 1886, 15 ft. by 86 ft. 3 in.; g. r. $21..... 850

Sepviva st., N. W. s., and N. E. s., Jackson, John Martin to Joseph J. Carvin, May 4, 1886, 20 ft. by 52 ft. 550

Third st., W. s., 116 ft. S. Huntingdon, Isaac Norris et al., trustees, to John B. Maurer, May 22, 1886, 18 ft. by 102 ft. 6 in..... nom.

Wakefield st., S. W. s., 95 ft. S. E. Bringhurst, Jno. B. Crowson, exr., to Louis Glaubrecht, May 8, 1886, 11 ft. 6 in. by 86 ft. 11 in..... 1,375

Wakeling st., 87 ft. ½ in. N. W. Willow, John Shuttleworth to Charles W. Kunstman, May 20, 1886, 50 ft. by 125 ft..... nom.

George st., 439, George Seeshotz to Elizabeth Winter, May 13, 1886, 15 ft. by 51 ft., 441 George, 15 ft. by 51 ft..... 4,710

George st., 439, Elizabeth Winter to Hy. Winter, May 24, 1886, 15 ft. by 51 ft..... 2,300

Race st., 933, Anna Kopp to George Raisch, April 6, 1886, irreg. shape.. 5,675

Walnut st., N. s., 98 ft. 3 in. E. Thirty-ninth, Mary McM. Hutchinson to Emily L. Linnard, May 20, 1886, 68 ft. 3 in. by 220 ft..... 25,000

Washington st., N. E. s., S.E. Jefferson, W. F. Gorton to Mary C. Gorton et al., May 14, 1886, 34 ft. by 91 ft..... 3,500

York st., S. W. s., 208 ft. S. E. Memphis, Edwin F. Partridge to Wm. Moorhouse, May 22, 1886, 17 ft. by 69 ft..... 1,275

WEDNESDAY, May 26, 1886.

Allen st., 167, Thos. A. Robinson et al., executors, to Wm. H. Wayne, May 11, 1886, 20 ft. by 48 ft..... $1,200

Arch st., 1632, Ann E. Massey to Wm. Jas. Atwood, May 24, 1886, 22 ft. by 87 ft..... 15,000

Brandywine st., 1341, Rosine Muller to Alfred C. Mann, May 25, 1886, 16 ft. by 64 ft.; mtge. $2,700..... .....

Broad st., E. s., 63 ft. 6 in. S. Wallace, Edward Wildman to Frances E. Stocks, May 18, 1886, 32 ft. 9 in. by 130 ft..... 11,559

Buttonwood st., 728, Alfred C. Mann to Rosine Muller, May 28, 1886, 18 ft. by 77 ft. 6 in.; g. r. $54..... 3,700

Callowhill st., N. E. s., bet. Twenty-third and Twenty-fourth, Edward Muff to Catharine Nelson, March 5, 1886, S. s. Linn, between Twenty-third and Twenty-fourth, irreg. shape..... 300

Chestnut st., 727, one-third interest of Presbyterian Hospital and one-third interest of Children's Hospital to Thomas H. Green, May 24, 1886, 25 ft. 4 in. by 178 ft..... 66,666

Ditman st., corner Frankford, J. M. Kile to Geo. Warner, May 8, 1886, ;,642 acres..... 4,400

Eighth st., E. s., 115 ft. N. Huntingdon, John Loughran to Mordecai C. Morris, May 20, 1886, 15 ft. by 75 ft. 6 in..... 3,800

Fairmount ave., N. s., 76 ft. W. Eleventh, M. J. Mitcheson to Oswald C. Luckman, March 8, 1886, irreg. shape..... nom.

Fairmount ave., N. s., 94 ft. W. Eleventh, Wm. Waterall et al., ex., to Oswald C. Luckman, March 8, 1886, irreg..... nom.

Fairmount ave., N. s., 76 ft. W. Eleventh, O. C. Luckman to Macgregor J. Mitchison, March 8, 1886, irreg. shape..... nom.

Frankford Road, W. s., 84 ft. S. Columbia ave., Mary Starb to Louis Lehr, May 17, 1886, 16 ft. by 71 ft... 4,000

Frankford Road, N. W. s., 30 ft. N. E. Unity, George W. Hewitt, ex., to Adam Mann, May 21, 1886, irreg. shape..... 7,000

Rear 1654 Frankford Road, Louis Saws to Wm. H. White, May 25, 1886, 12 ft. by 18 ft..... 150

Fourth st., W. s., 126 ft. S. Cambria, David S. Graffly to Lawrence Shuster, Jr., April 16, 1886, 18 ft. by 92 ft. 6 in..... 800

Forty-second st., 813 N, John H. Goldbeck to John H. Mylin, May 24, 1886, 15 ft. 3-16 in. by 86 ft.; mtge. $1,500..... 1,300

Fifth st., N.W. cor. McClellan, John T. Ryan to George C. Boehm, May 19, 1886, irreg. 1,200
Forty-ninth st., N. E. s., 135 ft. N. West Chester ave., Thomas Robb to Sarah H. Fairman, May 20, 1886, 32 ft. 6 in. by 110 ft. 6,300
Germantown ave., E. s., 138 ft. N. Huntingdon, D. M. Collamer to Wm. D. Dunsford, May 8, 1886, 18 ft. by 110 ft. 5,000
Hancock st., N. E. s., 122 ft. 11½ in. N.W. Armat, S. J. Allen to David McNeill et al., May 19, 1886, 17 ft. by 119 ft. 7 in.; mtge. $2,500. 1,300
Haverford st., N. s., 31 ft. 2¼ in. E. Sixty-seventh, Enos Crosland to Wm. S. Mathers, May 21, 1886, irreg. shape. 200
Haverford st., N. s., 46 ft. 9⅜ in. E. Sixty-seventh, Enos Crosland to Fenton Crosland, May 21, 1886, irreg. shape. 200
Haverford st., N. E. corner Budd, Samuel K. Peace to Wm. H. Kern, May 22, 1886, irreg. shape; N. E. cor. Haverford and Preston, 40 ft. by 80 ft; N. s. Ludlow, 200 ft. E. Forty-eighth, 100 ft. by 100 ft.; Westminster ave., N. E. cor. Markoe, irreg. shape. 15,000
Hedley st., 1203, Ida Silberman to the Prospect Brewing Co., May 26, 1886, 12 ft. by 58 ft. 600
Lisser ave., N. W. s., 200 ft. N. E. Eighty-seventh, Elmwood M. L. and Imp. Co. to Chas. B. Wilkinson, Oct. 17, 1885, 50 ft. by 100 ft. nom.
Lyceum ave., N. W. s., 75 ft. S. W. Pechin, Christian Schimpf to Albert S. Lawson, May 22, 1886, 25 ft. by 130 ft. 2,750
Ninth st., E. s., 128 ft. S. McKean, Emma C. W. Ashton to Chubb & Close, May 24, 1886, irreg. shape. 1,600
Ninth st., E. s., 78 ft. S. Snyder ave., C. W. Moody to Maria M. Moody, May 25, 1886, 15 ft. by 67 ft. ......
Nineteenth st., W. s., 121 ft. N. Race, Henry Rouse to Seth B. Still, August 20, 1867, 32 ft. 6 in. by 120 ft.; g. r. $325. 15,000
Ontario st., S. s., 16 ft. 5 in. E. Twenty-first, Wm. T. Gabel to Margaret McNeill, May 26, 1886, 19 ft. by 72 ft. 4 in.; mtge. $1,800. 2,200
Orkney st., 2539, Christian Bower to Henry Henning, May 20, 1886, 13 ft. by 36 ft. 6 in. 1,350
Park ave., E. s., 164, 196, 340 and 356 ft. N. Diamond, Robert M. Jones to Mary L. Wade, May 21, 1886, each 16 ft. by 65 ft. 8,000
Penn st., S. E. s., 215 ft. 7 in. N. E. Arrott, Henry Haines et al., ex'rs, to John S. Wilbraham, May 22, 1886, 23 ft. 6 in. by 117 ft. 1,000
Penn st., S. E. s., 239 ft. 1 in. N. E. Arrott, Henry Haines et al. to John W. Wilbraham, May 22, 1886, irreg. shape. 1,000
Canton st., 450, George E. Oberer to Margaret Stanton, May 21, 1885, 15 ft. by 38 ft. 1,000
Philip st., E. s., 261 ft. 6 in. S. Dauphin, Louis Lehr to Mary Staib, May 17, 1886, 11 ft. 10 in. by 51 ft. 9 in. 1,200
Powelton ave., N. s., 48 ft. E. Thirty-second, Isaiah L. Shoemaker to Washington B. Powell, May 18, 1886, 15 ft. by 94 ft.; g. r. $150. 2,500
Reed st., S.W. cor. Ninth, Alexander Barnett to Philadelphia Trust, S. D. and Insurance Co., trustees, May 18, 1886, 90 ft. by 105 ft. nom.
Rover st., W. s., 234 ft. N. Indiana, heirs of Elizabeth C. Steel to Alex. Adair, May 5, 1886, 16 ft. by 97 ft. 6 in. nom.
Rover st., W. s., 218 ft. N. Indiana, C. A. Hill to Alex. Adair, May 5, 1886, 16 ft. by 90 ft. 6 in. nom.
Almond st., S. E. s., 68 ft. 4⅜ in. S. W. York, Hy. Schilluy, ex., et al., to Joseph N. Tees, Feb. 29, 1886, 12 ft. by 61 ft. 6 in.; S. E. s Almond, 153 ft. N. E. Dauphin, 12 ft. by 61 ft. 525
Roset st., N. W. s., 326 ft. 3 in N. E. Green, Wm. Gilbert et ux et al. to Samuel B. Jungkurth, May 22, 1886, 20 ft. by 80 ft. 800
Smedley st., 3534, Mary McIlvaine to John Baral, Sr., May 8, 1886, 14 ft. by 82 ft. 2 in.; g. r. $72. 1,200
Third st., E. s., 117 ft. N. Huntingdon, Samuel Keightley to Charles Booth, May 26, 1886, and two lots, W. s. Bodine, N. Huntingdon. 2,790
Thompson st., W. s., 19 ft. and 32 ft. 6 in. N. E. Vienna, H. B. Luffberry to Jas. Hunter, Dec. 31, 1885, irreg. 3,100
Thompson st., N. W. s., 124 ft. N. E. Ann, Charles Judge to Thomas J. Hughes, May 24, 1886, 13 ft. 6 in. by 69 ft. 7 in. 1,575
Twenty-first st., N. E. corner Wood, James K. Jackson to Patrick McCabe, May 21, 1886. 8,900
Twenty-first st., W. s., 80 ft. S. Cambria, Patrick Keaney to John W. Danzeisen, May 19, 1886, 32 ft. by 92 ft. 6 in.; E. s. Horstman, 7 ft. ⅝ in. N. Somerset, irreg. shape. 700
Twenty-first st., W. s., 80 ft. S. Cambria, John W. Danzeisen to Wm Schildknecht, May 19, 1886, 32 ft. by 92 ft. 6 in. 500
Thirty-ninth st., E. s., 80 ft. N. Aspen, John C. Fodell to Jacob Rightly, May 24, 1886, 17 ft. by 80 ft.; N. E. cor. Thirty-ninth and Linwood, 16 ft. by 80 ft.; E. s. Thirty-ninth, 87 ft. N. Aspen, 15 ft. by 80 ft.; E. s. Thirty-ninth 16 ft., 32 ft. and 48 ft. N. Linwood, each 16 ft. by 80 ft.; E. s. Thirty-ninth, 112 ft. and 128 ft. N. Aspen, 16 ft. and 80 ft. each; S. E. corner Thirty-ninth and Linwood, 17 ft. by 80 ft. nom.
Union ave., cor. Twenty-third, F. B. Gowen et al., to Wm. Porter, Jan. 30, 1886, irreg. 8,000
Warren st., N. E. s., 50 ft. 2 in. S. E. Lansdowne ave., E. Dickinson to Nicholas E. Wood, May 22, 1886, irreg. shape. 1,400
Wilson st., S. W. s., 100 ft. N. W. Centre, Daniel Carlin to Henry J. Copestick, May 14, 1886, 16 ft. by 74 ft. 4 in. 500
Woodbine ave., S. E. s., 24 ft. 9½ in. N. E. Sprague, Provident Life and Trust Company, ex'rs. to Jacob Schnitzeus, May 14, 1886, irreg. shape. 3,825
Woodstock st., E. s., 387 ft. 6¼ in. N. Norris, Wm. B. Cornog et al. to Isaac P. Cornog, May 22, 1886, 15 ft. by 56 ft. 250
Woodstock st., E. s., 297 ft. 6¼ in. N. Norris, William B. Cornog et al. to H. Amanda Cornog, May 22 and 24, 1886, 15 ft. by 56 ft. 250

THURSDAY, May 27, 1886.

Atmore st., 1313, Charles T. Parry to James A. McCurdy, May 14, 1886, 17 ft. 2⅝ in. by 40 ft. 1⅞ in.; g. r. $20. $980
Bancroft st., N. E. cor. Sixteenth, Thomas P. Twibill to Bernard McCann, May 21, 1886, 32 ft. by 51 ft.; g. r. $90. nom.
Belgrade st., 2327, Albert Fischer to Wm. Crawford, May 14, 1886, 13 ft. by 50 ft. 5⅛ in. 1,250
Botanic ave., cor. Eightieth, Geo. Laycock to Jarman Roan, Apr. 27, 1886, 85 ft. by 140 ft. 350
Cabot st., N. W. s., 159 ft. 6 in. N. E. Lehigh ave., David Taggart to Rose Colgan, Dec. 9, 1885, 14 ft. by 67 ft. 1,250
Chester ave., N. W. s., 180 ft. S. W. Forty-eighth, Thos. Robb to Arthur H. Stephenson, May 18, 1886, 35 ft. by 135 ft. 7,000
Chestnut st, S. s., 100 ft. W. Forty-second, Hy. M. Dechert to Hugh L. Willoughby, May 22, 1886, 50 ft. by 120 ft. 6,000
Cresson st., 4435, M. Kupprion et al. to Cath. Spiegel, May 11, 1886, 15 ft. 7⅜ in. by 46 ft. 10 in. 1,000
Cumberland st., S. s., 208 ft. W. Emerald, Herman Scheck to Joseph J. Entriken, May 24, 1886, 36 ft. by 150 ft. 11,000
Dakota st., 3015, Hy. A. Duhring et al. to Lizzie K. Hermann, May 25, 1886, 16 ft. by 58 ft. 1,600
Dakota st., 3017, H. A. During at al. to Jos. Miller, May 25, 1886, 16 ft. by 58 ft. 1,600
Fourth st., W. s., 350 ft. S. Cumberland, A. M. Hoffman to Max Kirsch, May 19, 1886, 15 ft. 10 in. by 48 ft. 2,350
Fourth st., 2514 N., Wm. G. Serrill to Christian Claus, May 22, 1886, 15 ft. by 55 ft. 3,200
Fourth st., E. s., 108 ft. S. Clearfield, Joseph J. Carwin to Wm. C. Cobb, May 25, 1886, 54 ft. by 102 ft. 6 in.; g. r. $48. 900
Fairmount ave., 1004, Aug. Hohl to Jas. McCurdy, May 19, 1886, irreg. shape. 4,000
Fifteenth st., W. s., 310 ft, 3 in. N. Butler, Christian Ellwanger to David Murtha, Apr. 27, 1886, 18 ft. by 66 ft. 5⅞ in. 500
Franklin st., E. s., 141 ft. N. Cumberland, Jacob Rightly to John P. Sipler, May 21, 1886, 30 ft. 1 in. by 66 ft. 6⅜ in. 4,800
Fairhill st., 2421, Ernest Bosenhart to Wm. Hummel, May 14, 1886, irreg; g. r. $60. 1,500
Greeves ave., S.W. s., 187 ft. 5½ in. S. E. Locust, John H. Mansfield to John S. Trower, May 21, 1886, 26 ft 2¼ in. by 60 ft. 1,200
Hancock st., E. s., 191 ft. 4 in. S. York, Hy. H. Enright to Daniel Buck, May 27, 1886, 14 ft. 8 in. by 49 ft. 6 in.; mtges. $2,000. 25
Lambert st., E. s., 208 ft. S. Dickinson, Wm. Elkins to Timothy Keohane et ux., May 18, 1886, 14 ft. by 44 ft.; g. r. $36. 700
Lawrence st., 2722-2724, John J. Torpey to Louis Gottelmann, May 17, 1886, 30 ft. by 45 ft. 1,500
Laycock ave., cor. Eightieth, Geo. Laycock to Jarman Roan, April 15, 1886, 85 ft. by 130 ft. 300
Master st., 178 ft., Jos. Grandon, exr., to Bernard Nichels, May 11, 1886, 18 ft. by 90 ft. 2,500
Master st., 2513, John J. Ziegler to Mary Adolph, May 22, 1886, 16 ft. 4 in. by 52 ft. 2½ in. 3,100
Morris st., S. s., 132 ft. 10 in. W. Second, Lidie S. Hamin to Andrew Johnson, Feb. 5, 1886, 16 ft. 6 in. by 64 ft. 2⅜ in. 2,500
Naudain st., N. s., 265 ft. W. Twenty-first, John McBlain to James A. Kennedy, March 19, 1886, 15 ft. by 54 ft.; g. r. $18.75. 1,637
Norris st., S. W. s., 54 ft. ⅞ in. S. E. Gaul, E. G. Stehr, exr., to John R. Davis, May 1, 1886, irreg. shape; g. r. $41. nom.

Orleans st., N. E. s., and S. E. s. Ruth, Jac. M. Peters to Owen McAnnally, May 24, 1886, to Rebecca E. Peters, May 25,1886, irreg. shape, 13 lots........ nom.
Otto st.,W. s., 315 ft. S. Spencer ave., Edward Welch to John Crane, May 24, 1886, 21 ft. by 90 ft........ 1,700
Reed st., S. s., 64 ft.W. Otsego, John J. Clifton to Thomas I. Costello, May 17, 1886, irreg........ 3,600
Second st., S. W. corner Dauphin, Fras. J. Blum to Michael O'Donnell, May 19, 1886, 19 ft. 8 in. by 67 ft. 1½ in........ 5,300
Sixth st.,W. s., 184 ft. N. York, Chas. H. Schwerdfeger to Ernst Bosenhart, May 14, 1886, 25 ft. by 80 ft.; mtge. $2,300........ 400
Spruce st., 2112, Fidely Insurance and Trust Company to Virginia M. Struthers, May 24, 1886, 22 ft. by 151 ft........ 26,000
Spruce st., 2128, Walter M. Keim to Ellen K. Seely, May 21, 1886, 20 ft. by 107 ft........ 24,000
Spruce st., S. s., 58 ft. W. Sixteenth, Jane Barr to Sarah A. Barr, Dec. 31, 1886, 18 ft. by 77 ft. 6 in........ nom.
Sansom st., S. s., 48 ft. E. Fifty-fifth, Jas. A. McCurdy to August Hill, May 20, 1886, 69 ft. by 100 ft........ 1,000
Tenth st., S. W. cor. Cantrell, Hugh McNeile to Margaret Barns, May 1, 1886, 16 ft 3 in. by 63 ft.; g. r. $90........ 1,400
Tenth st., N. W. cor. Winton, Hugh McNeile to Loughlin Brennan, May 1, 1886, 16 ft. 3 in. by 63 ft.; g. r. $90........ 1,200
Vine st., N. s., 98 ft. 10 in. E. Nineteenth, Thomas B.Watson to Wm. A. Levering, May 21, 1886, 38 ft. by 125 ft.; N. s. Pearl, 122 ft. E. Nineteenth, irreg. shape........ 18,000
Water st., 3 and 5 S., Pennsylvania Company for Insurance on Lives, etc., admrs., et al., to Mattison Coon et al., May 14, 1886, 32 ft. 3½ in. by 52 ft. 6 in........ 20,000
Wharton st., 1609, Thos. L. Grinnan to Mary Mulrenan, May 18, 1886, 16 ft. by 70 ft. ¾ in........ 3,100
Woodlands ave., N. W., 305 ft. 2 in. N. E. Thirty-fourth, James Gordon to Chas. McM. Cadwalader, May 24, 1886, 33 ft. 4 in. by 120 ft........ nom.
Broad st., W. s, 58 ft. N. Girard, D. H. Lane to Peter A. B. Widener, May 26, 1886, 31 ft. by 160 ft........ 10,000
W. s. Broad, 89 ft. N. Girard ave., 31 ft. by 160 ft........ 10,000

FRIDAY, May 28, 1886.

City ave., near Bala Station, Twenty-fourth Ward, Geo B. Roberts to Edwd. H. Hanson, May 3, 1886, 32,192 sq. ft........ $10,000
Cuba st., W. s., 80 ft. S. Morris, Gottlob Deiss to Park B. Tucker, May 25, 1886, 16 ft. by 42 ft........ 1,000
Ellsworth st., N. s., 124 ft. 1 in. W. Fifteenth, Matilda Perry to Jas. N. Perry to Jas. Perry, May 19, 1886, 16 ft. by 96 ft........ nom.
Euclid st., 1439, Thomas Lawrence to Edna Server, May 26, 1886, 16 ft. by 68 ft........ 4,600
Fernon street, N. s., 202 ft. 7¼ in. W. Nineteenth, Isaac S. Stackhouse to Chas. E. Paine et al., May 10, 1886, 14 ft. by 50 ft........ 575
Fitzwater st., N. s., 112 ft. W. Twenty-first, Jas. Andrews to Eliza Andrews, May 24, 1886, 16 ft. by 84 ft.; g. r. $108........ nom.
Fourth st., E. s., 162 ft. 2¾ in. S. South, Geo. Nebeken to Leopold and Sigmund Apfelbaum, May 19, 1886, 16 ft. by 28 ft. 4 in.; g. r. $16........ 2,500
Fourth st., W. s., 108 ft. S. Cambria, Wm. E. Littleton to Lawrence Shuster, Jr., April 15, 1886, 18 ft. by 92 ft. 6 in........ 800
Fortieth st., W. s., 20 ft. N. Locust, Edmund Fable, Jr., to Nathan Hayes Clark, April 18, 1886, 20 ft. by 96 ft........ nom.
Frankford road, W. cor. Wishart, Francis D. Lewis to Alphonso A. W. Bley, May 25, 1886, 20 ft. by 100 ft.; g. r. $60........ 250
Franklin st., S. E. s., 210 ft. 6¼ in. N. E. Ruan, Adam Mann to Catharine Kelly, May 20, 1886, 17 ft. by 122 ft........ 2,200
Funk st., S. W. s., 50 ft. E. Jackson, Wissinoming Land and Improvement Company to George W. Richards, May 7, 1886, 100 ft. by 100 ft........ 250
Girard ave., 4907 and 4911, Samuel E. Willeby to Chas. F. Hall, May 22, 1886, irreg. shape........ 2,700
Hagert st., S. s., 20 ft. E. Twenty-sixth, Elisha Harris to George Mehrer, April 24, 1886, 20 ft. by 112 ft. 6 in........ 200
Hart st., N. E. s., and N. W. s. Stonten, Henry Maule to Richard Creighton, April 30, 1886, irreg. shape........ 1,030
Holmesburg Rd., E. s, ½ acre and 20 perches, Bushrod W. James to Frank P. Hyer, May 31, 1886, Twenty-third Ward........ 1,800
Lawrence st., 2132-2134, Richard C. Newton to Susanna Waldman, May 5, 1886, 35 ft. 4½ in. by 89 ft. 7½ in........ 4,000
Leander st., E. s., 96 ft. N. McKean, James W. Mathieu to A. J. Gillespie, May 27, 1886, 52 ft. by 44 ft........ 132
Lingo st., W. s., 194 ft. S. Carpenter, Nancy Jackson to Matilda Russell, May 22, 1886, 16 ft. by 40 ft.; g. r. $30........ 1,000
Locust st., 1034, Angie W. Hamilton to Thomas P. Wagner, May 22, 1886, 15 ft. 6 in. by 22 ft........ 200
Lombard st., N. s., 190 ft. W. Eighth, Henry Haines, adm., to John T. Morris, May 24, 1886, 18 ft. by 90 ft........ 4,875
McClellan st., N. s., 267 ft. 7 in. W. Eighth. Edward Torney to Anthony McEnroe, May 26, 1886, 14 ft. by 50 ft........ 1,000
Marshall st.,W. s., 933 ft. ⅝ in., Edwd. Biddle to Isaac A. Sheppard, May 24, 1886, 18 ft. by 87 ft. 5 in........ 4,200
Margaret st., S. W. s., 101 ft. N. W. Edmund, William H. Hadrich to Mary Ranch, May 14, 1886, irreg. shape........ 1,500
Marvine st., 1628, Lorenz Walther to Prospect Brewing Co., May 18, 1886, 12 ft. by 77 ft........ 2,000
Mascher st., E. s., 152 ft. S. Lehigh ave., James Parsons to Anthony M. Hoffman, May 1, 1886, 106 ft. by 95 ft........ 2,300
Ontario and Myrtle sts., S. E. corner, Fourteenth Ward, John Perkins to Jeremiah Mahoney, May 20, 1886, 14 ft by 27 ft.; mtge. $1,000........ 1,100
Oxford or Newtown Rd., about 5 acres, Charles T. Parry to Benj. F. Parry, May 14, 1886........ 1,000
Parrish st., 1326, Charles T. Parry to James Baird, May 14, 1886, 16 ft. by 121 ft........ 4,025
Ridge ave., N. E. s., 18 ft. N. W. Montgomery, Henry Walter et al. to Marie M. Fruhe, March 26, 1886, 18 ft. by 77 ft.; mtge. $3,300........ 1,000
Ringgold st., W. s., 173 ft. W. Montgomery, Henry Haines to Emerson Conrad, May 24, 1886, 14 ft. by 48 ft........ 1,700
Rose st., 129-131, James A. Bernhardt to John A. Bernhardt, April 12, 1886, 30 ft. by 80 ft........ ......
Second st., N. E. cor. Watkins, Hy. Oyen from Wm. S. Young, May 25, 1886, 15 ft. 8⅞ in. by 85 ft........ 5,150
Spring Garden st., S. s., 102 ft. W. Thirty-eighth, George Wiegand to Mary E. Myrick, May 26, 1886, 16 ft. by 107 ft.; g. r. $210........ 1,500
Thirteenth st., W. s., 17 ft. N. Oxford, Thos. Coxey to John K. McIlvain et ux., May 21, 1886, 16 ft. by 64 ft. 9½ in.; mtge. 32,600........ 1,150
Mountain st., S. s., 296 ft. E. Twentieth, John Devlin to Chas. Rooney et ux., May 10, 1886, 15 ft. by 45 ft.; g. r. $39........ 750
Mountain st., S. s., 311 ft. E. Twentieth, John Devlin to Hugh Lynch et ux., May 21, 1886, 15 ft. by 45 ft.; g. r. $39........ 750
Twenty-second st., N. W. cor. Pearl, R. H. Russell Real Estate Association to Wm. H. Bradle et al., May 24, 1886, 50 ft. by 100 ft.; mtge. $7,500........ 3,600
Twenty-third st., 1915 N., Anna C. Friderica to William C. Crammer, May 28, 1889, 17 ft. 9 in. by 75 ft.; g. r. $72........ 100
Thirty-third st., N. E. s., 170 ft. N. W. Bowman, Samuel Bradbury to George A. Nagele, April 20, 1886, 40 ft. by 100 ft.; Twenty-eighth Ward........ 666
Thirty-ninth st., W. s., 383 ft. 1⅜ in. N. Filbert, Hannah Burrows to Samuel Burrows, May 27, 1886, 35 ft. 7 in. by 123 ft. 7 in........ nom.
Thirty-ninth st., same to Geo. Burrows, May 27, 1886........ nom.
Wayne ave., N. E. s., and N. W. s. Harvey, Wm. Garvin to John C. Fodell, May 17, 1886, 120 ft. by 201 ft.; g. r. $1,200........ 500
Wayne ave., N. E. s., and N. W. s. Harvey, John C. Fodell to Enoch Taylor, May 17, 1886, 120 ft. by 200 ft........ 12,000
Delhi st., 2230, Wm. Woost to Ida J. Newton, May 22, 1886, 16 ft 5 in. by 75 ft........ 2,600
York st., S. s., 48 ft. W. Emerald, Gott. Breuninger to Margt. Ronalder. May 27, 1886, 15 ft. by 64 ft.; g. r. $54........ 1,000
George G. Browning to Maurice Browning, May 21, 1886, one-third interest in 2 tracts in Twenty-first Ward, containing respectively 9 acres and 28 perches and 16 acres 13 perches........ nom.

Dr. A. S. Erney has purchased the building, southwest corner Twenty-first and Reed streets, and is altering it from a two- to a three-story, and will also make a store of it.

Webster & Jackson have about finished six new houses, Long lane and Reed streets; very neat.

—The Pennsylvania Railroad Company will erect a five-story fire-proof building, 85 feet by 180 feet, at Eighteenth and Market streets. It is intended for a flour warehouse, and is to cost $150,000. It is to be leased to a corporation, which will be known as the Merchants' Storage Company, a charter for which has already been applied for. The company's incorporators are J. W. Supplee, James Hay, Wilson Welsh, James S. Bell and W. J. Latta. Nearly every prominent flour dealer in the city will be a stockholder, and enough stock has already been subscribed to insure the success of the enterprise. The capital stock of the company has been fixed at $125,000. The building will be finished by September 1.

City Councils.

The following appropriations were acted upon favorably by the Finance Committee, last Monday: To pay $843,227.09 in July as interest on the funded debt falling due that day, and for $446.97 as bills due from the city to the Northern Liberties Gas Company. The ordinance appropriating $12,500 as one-half the cost of building a bridge over the connecting railroad at Sixth street, Twenty-fifth Ward, was referred to the Highway Committee.

The following proposals for land for a site for the almshouse to be located in the Twenty-third Ward were opened and read: W. Hall Waxler, thirty-six acres, Castor and Township Line roads, at $325 per acre; W. Hall Waxler, thirty-five acres adjoining, at the same price; Charles H. Buckman, 108 acres, near Bustleton, at $300 per acre; Mrs. Mary Glackin, sixty-seven acres, at Welsh and Blue Grass roads, at $300 per acre; Edward C. Cheseborough, fifty acres, on the Delaware River, Pearson estate, at $500 per acre, and 140 acres of the same estate, on the Bristol Pike, at $350 per acre; J. Roberts Foulke, seventy-five acres, at $400 each; Alfred Willits, eighteen acres, at Ashton road, two miles from Holmesburg, at $500 per acre; R. J. Dobbins, thirty-two acres, on Adams road, near the Friends' Asylum, Frankford, at $400 per acre, and the remaining twenty-five acres North of the Pennypack Creek adjoining the site sold for the new County prison, at $500 per acre. The bids will be considered at a special meeting of the committee.

The motion of Mr. Hammett to appropriate $1,200 for four matrons was amended by Mr. Thompson, Fifteenth Ward, to give $1,500 for matrons in the following station houses: Union street, below Fourth; Lombard street, below Eighth; Eleventh street, below Vine; Filbert street, above Fifteenth, and at Second and Queen streets. In these districts, one-half the arrests made were of women. Mr. Clay said that he was much impressed with the importance of the subject, and at his suggestion the Mayor will be requested to appoint four matrons from a list submitted by the ladies of the six societies making the appeal.

The protest of the master plumbers against enforcing the rules of the Board of Health in regard to registration and providing for sanitary regulations in dwelling houses and places of business was postponed to a future meeting.

At the meeting of Councils' Committee on Surveys, on Tuesday afternoon, Chief Engineer Smedley submitted a report regarding an ordinance providing for the erection of a wooden bridge over the Norristown Railroad tracks at Spencer street, in the Twenty-eighth Ward. He believed that there was "no economy" in building a wooden bridge at this location, but thought a light iron structure, which would cost, with necessary masonry, from $2,000 to $2,500, "would be better adapted to the place." He understood that there was an unexpended balance of $2,-295.26 belonging to an item of the appropriation made to the Highway Department for the completion of South street bridge, and, having consulted the Chief Commissioner of Highways, he suggested that this money might be used for the erection of an iron bridge with stone abutments. The recommendation was ordered to be reported favorably to Councils. Similar action was taken with a communication from the Chief Engineer, asking for authority to appoint an additional leveler, rodman and chainman, at a cost of $180 per month, to enable him to make extra surveys in connection with the building of the Manayunk sewer, and for which work money has been appropriated.

A protest against the construction of a sewer on Mill street, from Bellfield avenue, in Germantown, was referred to the district sub-committee. William H. Doyle appeared before the Survey Committee and said that the sewer was necessary, in order to properly drain the establishment of the Little Sisters of the Poor, which is in the neighborhood.

Councils' Committee on Surveys on Tuesday considered favorably a report of the Chief Engineer and Surveyor in which he recommended that a light iron bridge with stone piers should be built over the Reading Railroad Company's tracks at Spencer street, Twenty-eighth Ward. The estimated cost will be less than $2,500. This sum will be taken from the unexpended balance of $2,-295.26 in the appropriation for repairs to South street bridge. The committee referred to the district surveyors a petition to change the name of Long lane, Twenty-sixth Ward, to Point Breeze avenue.

It is very evident from the statement recently made by Dr. Thomas K. Morton, resident physician of the Philadelphia Hospital, that the water of the Delaware river is even more dangerous for drinking purposes than that of the Schuylkill. The Board of Health has been informed by Dr. Morton that there have been a large number of cases of enteritis and gastro-enteritis, (inflammation of the stomach and intestines), caused by drinking Delaware river water.

"Many of these cases," Dr. Morton says, "have been sailors, whose supply has been pumped from the river wherein their ship may happen to lay. In many instances I have actually known the tanks of outward-bound vessels to be pumped full of this water, as I have been informed by them. The case of one sailor within a few weeks developed into typhoid fever, with a very clear history which pointed toward the above cause. The other cases come from factories which have used the Delaware water for drinking purposes. One of these latter cases, a workman in the rolling mill of Stephen Robins & Sons, informed me that no other water than the Delaware was available there, and that all the hands are constantly attacked with diarrhœa and vomiting. This goes to prove that the water is polluted, and I think that some measure had better be taken by the Board at once."

The matter was referred to the Sanitary Committee.

—It is said that shingles can be made fireproof by setting the butts into a trough of water in which half a bushel each of lime and salt and six pounds of potash has been dissolved.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

LONG AGO

We solved the problem of Style and Fit in First-Class

CLOTHING

We, as manufacturers, produce more Clothing than any other firm in the business. We have spent years in trying to see how good we could make our clothing, and there is no material made in this or any other country that is too good for us to handle. Quantities tell. They enable us to make low prices.

Browning, King AND Co.

910 & 912 CHESTNUT STREET.

R. T. GOODRICH, Manager

GEO. W. HANCOCK,

Real Estate, Insurance & Surveying,

717 Walnut St., and 40th St. & Lancaster Av.,

PHILADELPHIA.

500,000 FEET

RUBBER, GARDEN

—AND—

PAVEMENT HOSE.

Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.

Goodyear's only Headquarters.

D. P. DIETERICH,

308 CHESTNUT STREET,

Circulars Free Philadelphia.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

"MERRIHEW PRINT,"

[A. K. BURKE,]

BOOK, JOB AND POSTER PRINTING,

501 CHESTNUT STREET,

PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

A TEASPOONFUL OF
Ed. Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.
When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.
They are sold by some good house near you.
Special terms to builders buying in quantities.
CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

Buell Fire Extinguisher
Consists of a five or ten gallon fount and an exterior triple-acting Force Pump, which throws the chemical fifty feet.
SEND FOR CIRCULAR.
PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.
Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City.
Estimates for Philadelphia and vicinity cheerfully given.
Address,
JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

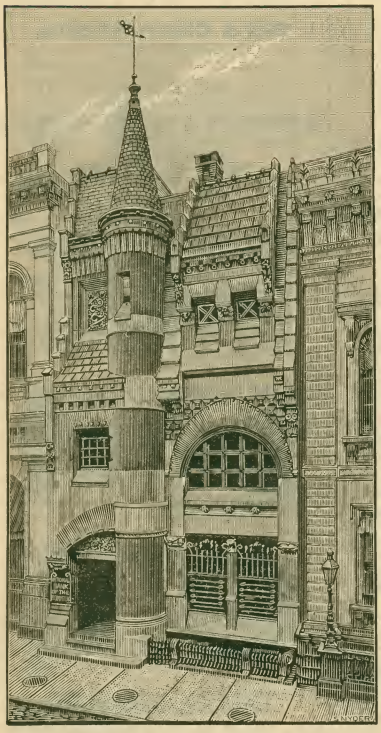
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 22. PHILADELPHIA, MONDAY, JUNE 7, 1886. PRICE 15 CENTS

National Bank of the Republic,

OF PHILADELPHIA.



313 Chestnut Street.

AMONG the recent specimens of bank architecture is the new banking house of the National Bank of the Republic, of Philadelphia. An illustration of the front of this beautiful and unique building is shown on this page. It is of English red-stone and Philadelphia red pressed brick, surmounted by red tile and slate roof. The building covers a lot of thirty feet front and one hundred and eighty feet in depth. The main banking room is twenty-nine feet wide, one hundred and twenty feet long and thirty-four feet high, and is lighted from sky and ceiling lights throughout its length. The interior finish is of cherry; the counters and desks are of mahogany and beveled plate glass; the walls, where not of tile and richly carved Caen stone, are painted in warm colors, a rich dark red predominating, the effect of which is novel and pleasing; and the main floor throughout is covered with red and small black tiles laid upon brick arches. The main room is divided by the mahogany partitions into apartments for officers, tellers and clerks, back of which is the directors' room. The vaults are of massive granite work with steel lining, within which are steel safes. The bank occupies the entire building, giving ample room in all the apartments and abundant space outside of counters. The building is heated by steam and from open fire-places, and is admirably ventilated.

On December 5, 1885, the National Bank of the Republic completed the first twenty years of its existence, and was duly authorized to continue for another twenty years under a renewal of its charter until December 5, 1905.

The officers are William H. Rhawn, President and Joseph P. Mumford, Cashier, both of whom received their training in the old Philadelphia Bank, and have been together nearly twenty years in their respective positions.

During the year that the Bank has occupied its new banking house it has received a gratifying increase of business, as shown in the statement below, reported to the Comptroller of the Currency on March 1st, 1886.

RESOURCES.		LIABILITIES.	
Loans and Discounts	$2,215,336 01	Capital Stock	$500,000 00
Real Estate, Furniture and Safes	115,287 10	Surplus and Net Profits	290,719 73
Due from Banks	174,864 40	Circulation	450,000 00
Cash and Reserve	1,337,419 86	Deposits	2,602,187 64
Total	$3,842,907 37	Total	$3,842,907 37

The policy of the Bank has always dictated the selection of active business men for its Directors, and the names of those now serving are:

FREDERIC A. HOYT,
CHARLES RICHARDSON,
WILLIAM HACKER,
WILLIAM B. BEMENT,
WILLIAM H. RHAWN,
CHARLES T. PARRY,
JAMES M. EARLE,
JOHN F. SMITH,
HOWARD HINCHMAN,
HENRY W. SHARPLESS,
EDWIN J. HOWLETT,
EDWARD K. BISPHAM,
HENRY T. MASON.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

DO NOT FAIL TO SEE
SUFFOLK BUILDING LOTS,
—27th WARD.—
Fourteen minutes from Broad street. Stage will meet every train hereafter at Paschal. Lots will show for themselves; over fifty being sold during the past week to men well versed in real estate. Six houses to be started Monday next.
Send or call for plans.
GEORGE LAYCOCK,
No. 914 WALNUT STREET, PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES,
And Interior Wood work for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

FINE ARTS,
PICTURES,
FRAMES,
SALTER'S MIRRORS,
Manufactory, 911 Market St.
Bronzes, Stationery,
BISQUE ORNAMENTS,
Decoration Wall Mouldings.

A TEASPOONFUL OF
Red Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886.....$1,263.509 78
SURPLUS as regards Policy holders..... 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock..... 546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS..... *$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

FINEST STOCK THE BEST MAKES
SPECIAL ATTENTION TO REPAIRS
SEND FOR CATALOGUE FREE.
H. B. HART.
CITY REPAIRS CALLED FOR AND DELIVERED FREE OF CHARGE.
PHILAD'A
HEAD QUARTERS
811 ARCH ST.

HALE & KILBURN'S FAMOUS SPRING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS
No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES
Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
J. WEIDENER CHURCH LAMPS
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING.
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 22. PHILADELPHIA, MONDAY, JUNE 7, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JUNE 7, 1886.

GENERAL trade channels are still rather sluggish.

SCOTTDALE, Pa., suffered serious fire losses Saturday morning.

THE architects of Philadelphia have a good reputation in other cities.

IT is never lost time to tell the REAL ESTATE RECORD reporter all there is to be told.

REAL ESTATE is steadily improving in value in the northwestern section of the city.

THE saw and planing mill men are threatening serious harm to themselves and the trade.

WHO is it that is talking of putting up 500 small houses in the Twenty-fourth Ward this fall?

NEXT week, perhaps, we will furnish a real estate review of Norristown and its surroundings.

REAL ESTATE matters in Camden are picking up. Quite a number of transfers, of large dimensions, are under way.

THE opening of a large number of new streets this year will bring a great deal of building territory into market.

THE number of those in favor of an elevated road is quietly increasing. The necessity will in time become sufficiently urgent to lead to public expression.

NO CITY has more attractive suburban sites than Philadelphia. The attention of real estate agents is becoming more and more directed to desirable investments.

LABOR agitations hang on. Despite this fact there are encouraging symptoms of returning confidence. Still there is danger that the striking business may be overdone.

THE pretext for anarchic movements is the probability of the growth of an aristocracy of wealth and power such as exists in Europe, which will crush the masses into industrial serfdom. The history of America and the experience of American wage-workers belies this and proves that individual opportunities are as abundant as human energy and ambition, and as broad as human desires. American labor boldly denounces the schemes of the spawn of Europe and laughs at its silly fears, and relies with supreme self-confidence on its ability to hold its own against any possible oppression from wealth or power in this land of Franklin, Washington, Jackson, Lincoln, Grant and Cleveland.

THE incarceration of Herr Most presents a new phase in our Republican Government. Heretofore the rantings of the fanatics of the Most type have received very little attention, and were it not for the cowardly culmination of their teachings during the recent Chicago labor troubles, it is likely that their mouthings would have never received more than a passing notice from the press of the country. The interpretation placed upon our form of government, by these hot-headed anarchists, simply amounted to a freebooters license to destroy, murder and kill with an impunity that was startlingly refreshing to our modern ideas of civilization; that they were earnest in their belief that our well-established and world-recognized principles of an entire liberty of speech afforded them perfect immunity against police interference, there can be no doubt; their bravado and trumpetings were scarcely worth it, and yet it was high time for the strong arm of the law to step in in order that fellows of like ilk all over the world might understand that while American Republicanism afforded every possible license to speech, yet it would not tolerate the promulgation of doctrines which arouse the worst passions of men and which have no other merit than their supreme wickedness and consummate devilishness.

There were men at the north who, during the inception of the Rebellion argued that coercion was unconstitutional. There are, doubtless, hundreds of men who honestly believe that the arrest and sentence of Most is unjust and that it is an emphatic avowal that freedom of speech, as a fundamental principle of constitutional right is lost to us forever. The self same constitutional right of national self-protection which upheld the government during the rebellion, is by the very nature or our national organization delegated from Nation to State, and thence through the sub-division of our bodies corporate, consequently there can be no question as to the right of either nation, state, city or village through process of law, to shut the mouths of such devils as Most and his followers. Hence, it is only fair to recognize the sentence of Herr Most as a declaration of governmental authority to hold every man responsible for his utterances, if inimical to law and order.

IT has been truly said that "municipalities which argue and squabble over the cost of their water schemes should bear in mind that the cheaper water may prove the dearest commodity in the end, if its cost and not its quality and quantity be alone considered."

The deep interest shown in the important question of a new water supply under discussion by the general press of the city is likely to result in substantial progress towards a solution of this question, of such serious moment to the welfare of the citizens of Philadelphia.

Not only is the decided action of Councils demanded by consideration for the public health, but the manufacturing and insurance interests likewise demand recognition of their requirements.

The grievances of these interests have been so often stated in the discussion of this subject, that our municipal authorities may possibly think their apathy in the matter will be accepted and excused by a community whose patience is being sorely tested, but theirs is the responsibility, and a solution (with the complete information now before them) of the question of a future water supply is demanded, both in the interests of the public health and general business of this great manufacturing community.

The pollution of our principal source of supply, the Schuylkill river, has been exhaustively investigated and conclusively proved, and now the Board of Health have been notified by the resident physician of the Pennsylvania Hospital that "the increase at that hospital in the number of cases of enteritis (inflammation of the stomach) and typhoid fever, caused by drinking Delaware river water near the city, calls for prompt measures to be taken to prohibit, or warn of the use of this water for drinking purposes." The situation certainly calls for most serious and prompt consideration. It is a well-known fact that the so-called improvements now progressing will give but temporary relief.

A late inspection by members of the Water Committee of the pumping stations and the condition of the Schuylkill river undoubt-

edly gave those gentlemen a glimpse of the condition of the water that required no chemical test to determine. The water for long distances was covered with a surface of greasy shoddy waste from the Manayunk mills, and in places presented a black and most uninviting appearance, in all a most disgusting condition of affairs for a city water supply.

This is not an uncommon occurrence, and to exist at a season of the year when the river, increased by spring rains, should at least present a decent appearance, gives good reason for grave apprehension during the summer season, when the river becomes merely a pool, with no outlet except the canal locks, or the pumping stations from which it is served to the community, with no basins for proper subsidence.

It is by presenting the true existing condition of affairs to the public, whereby they are informed of the seriousness and urgency of this question of a future water supply, that the importance of prompt action is shown.

It is obvious that other supplies being better or worse than the one under consideration is quite immaterial. It does not in the least benefit Philadelphia that some other city is worse off, nor improve the Schuylkill to establish the greater pollution of another stream, any more than the river can be cured by protestations or sewerage, and mill waste got rid of by denying their existence.

In these matters, accurate ascertainment of the facts, and clear comprehension of the requirements of the situation, and candid acceptance of the duty imposed thereby, are worth all the tinsel patriotism and provincial declamation that can find utterance and auditors.

What it is evidently essential to each city to do is to set itself resolutely to the solution of its own individual problem, and, having accomplished this to the best of its ability, congratulations may ensue, and comparisons and complacency be in order.

SMALL houses are in good demand in all sections of the city. The larger class of houses are rather slow of sale and are not very good for prompt renting purposes. The depression in business has effected the real estate market, and fewer houses have been selling during the past few weeks than was expected. There is still an abundance of money awaiting opportunity for investment in land and houses, but the disposition is growing among many to go very cautiously lest we may find ourselves with an over supply of houses. This possibility is, of course, to be kept constantly in view. The testimony of real estate operators however, is at least up to this time, that we are on the safe side and that the demand for houses is likely to continue for some time to come. The lack of opportunities for the investment of capital in other directions no doubt accounts for much of the investment during this season. Comparing this year's building operations with last in the city of Philadelphia, we find an encouraging improvement and one which it is to be hoped will continue to the end of the year. The run is still on small houses and within a short time several blocks have been projected and will no doubt be undertaken by midsummer. Investors have confidence in small properties. While a temporary dullness may arrest enterprise, it is safe to say that it will be a difficult thing to build too many houses worth from $1,500 to $2,500. Philadelphia has been marching in this direction too many years to be injuriously effected by a little dullness. As a manufacturing centre it is destined to progress even more rapidly than it has. It is advancing in importance as a commercial centre. It needs, of course, more abundant railway facilities and ere long will have them. Its bigger brother, New York, will always retain the lead, but the distance between Philadelphia and New York from a manufacturing and industrial standpoint is gradually lessening. Our builders are encouraged and our capitalists have confidence, and we will most likely see a steady expansion of building enterprise throughout the season.

QUITE a number of fronts will be changed from dwellings into store rooms on Arch, Walnut and Spruce streets this year.

LUMBER holds up well in price and is abundant. Supplies of cement are large. Lath and shingle receipts continue heavy.

THERE are thousands of people who use sand daily in the making of mortar, but who cannot tell why it is used. There are many architects who know, but there are also many who do not. There are other substances that it would seem might take the place of sand, but there is in fact positively no suitable substitute for it.

THE street-car companies would do well to "clean house" like other people at this season of the year, and take up their carpets. The horrible mats, mud-dried, tobacco-stained, foul in every way, give proof of their unpleasant existence by that undeniable smell accompanying dirt. It always brings to clean people the thought of disease and worse than death. They will soon fear to ride. That loss will be a double one to the street cars, as the Board of Health will follow in condemnation of such an abuse of the public.

CHIEF COMMISSIONER MCDONALD, of the Highway Department has brought most of the passenger railway companies to terms, they having concluded that it is cheaper to do their own repairing of the streets. It is evident that McDonald not only intends to enforce a compliance with the law, but he will see that the work is promptly done. A little of McDonald's back bone imparted to the heads of the different City Departments would very materially improve the quality of our city government.

—The following are the charter members of the proposed Real Estate Exchange: Henry L. Thompson, Charles M. Lukens, James L. Stevenson, Frederick Sylvester and James R. Booth.

REAL ESTATE.

Pay Your Tax.

After June 30, the penalty on unpaid taxes will be one-half of one per cent.; after August 1, one per cent.; after September 1, one and a-half per cent.; after November 1, three per cent., and after December 1, four per cent.

Obituary.

Christian J. Hoffman, for many years prominently identified with the business interests of this city, died at St. Paul, Min., from pneumonia, on Sunday last. In 1852 Mr. Hoffman was elected a member of City Councils. In 1861 he was elected President of the Corn Exchange and took a deep interest in the organization of the gallant Corn Exchange Regiment. He was formerly a Director of the Girard College, Prison Inspector, President of the Commercial Exchange and of the Chamber of Commerce and also a member of the Board of Finance of the Centennial.

Charters Granted.

The Provident Home Purchasing Company, of Philadelphia, $35,000 capital stock; The Pennsylvania Granite Company, of Philadelphia, capital $50,000; The Irvona Coal Company, of Philadelphia, capital $50,000; The Eureka Building and Loan Association, of Butler, capital $250,000; Keystone Natural Gas Company, of Parker City, capital $10,000; Stoneham Tannery Company, of Warren county, capital $100,000; Hartley Carpet and Rug Company, of Philadelphia, capital $50,000. The incorporators are J. B. Shonell, Charles H. Flemming, Kida Hartly and J. T. McElroy. The Belleview Building and Construction Company, of Philadelphia, capital $20,000; North Philadelphia Building and Savings Association, capital $1,000,000. The Duquesne Steel Company of Pittsburg, with a capital of $325,000.

A Building Boom in Chester, Pa.

In Chester City there are some very considerable improvements being made; the hotel Cambridge, a very handsome first-class hotel, costing about $100,000 has just been completed. An opera house, with seating capacity for 1,000 persons, is about being erected. The Chester Land and Improvement Company have just completed two handsome marble front houses, and are about finishing two Queen Anne brick houses with 14 rooms each, all finished in the latest and best city style. Mr. B. Frank Beatty has purchased from the Company a large and handsome lot adjoining to erect a house for himself. The Baltimore and Ohio Railroad Company have commenced the erection of a commodious station, and quite a number of fine improvements are going up in the vicinity. In the centre of the city there is being built a number of the finest store properties ever before built in that place.

New Church and Seminary.

The congregation of Christ's Reformed Episcopal Church contemplate the erection of a church and theological seminary on the Northeast corner of Forty-third and Chestnut streets. A church, chapel and seminary building will compose the structure. The church will have a frontage of 75 feet on Chestnut street and a depth of 120 feet on Forty-third street. A tower surmounted by a spire, rising to the height of 195 feet will stand at the Southwest corner. The material employed will be Chester gray stone, and the architecture the gothic style. The trimmings will be of Trenton brown stone, including a frieze of artistic design and finyals

of the same stone will add to the general effect. The building will be well lighted and will have two stained glass memorial windows. The chapel will contain lecture, reading, Bible, Sunday-school and infant class rooms. It will adjoin the church on the East, having two entrances from Chestnut street. The theological seminary will extend behind the church and chapel East and West, 40 feet on the Forty-third street side and 120 feet in length. It is expected that the chapel will be finished by next Christmas. Pursell & Fry are the architects.

Building Operations for May.

The building operations for May show 391 permits, 773 operations, covering 376 two-story dwelling and 150 three-story dwellings. The April permits were 495, operations 1,223, two-story dwellings 540, three-story dwellings 393. The May building activity shows quite a falling off as compared to April. Taking the first four months of this year as compared to last, the improvement is quite marked. So far this year, the number of permits foot up 1,601, as against 1,466 last year to same date; number of operations 3,946, as against 3,353 last year; two-story dwellings 2,018, against 1,992 last year; 925 three-story dwellings, against 659 last year.

In addition to the dwellings above enumerated permits were taken out for the following: Additions and alterations, 70; kitchens and back buildings, 66; stables 20; new fronts, 17; walls, 10; stores, 9; baths, 6; offices and factories, each 5; ware and storehouses and roofs, each 4; removals and underpining, each 3; sheds, 2; boiler house, wood house, wash room, bake oven, city bath, slaughter house, foundry, church, stairway, brewery, hospital, re-build, girder, chimney stack, shop, Nurses' Home, concert hall, Catholic Home and club house, each 1.

Items of News.

—Permits were taken out on Friday for the erection of twenty-three dwellings in Camden.

—The Boston strikes for the month of May have delayed business investments in that city to the amount of $4,000,000.

—The Board of Health on Wednesday elected seven inspectors of plumbing. The plumbers registered now number 455.

—The increase of 10 per cent. in the wages of the railroad and coal and iron employés of the Reading Company added $180,000 to its expenditures last month.

—It seems to be a foregone conclusion that the Count de Paris and his family and the Princes Jerome and Victor Napoleon are to be expelled from France.

—Poor Buddensieck built his houses not wisely nor too well. The Supreme Court, N. Y., has decided that he must serve his ten years sentence in prison.

—Application has been made to the Council of Camden to appropriate $10,000 towards opening a canal from the river to Broadway, on the line ditch, about 60 feet wide.

—The American Surety Company of New York will not become surety for Contractor O'Rourke, but he will find no difficulty in obtaining sufficient security elsewhere.

—The Public Improvement Association of the Twenty-fifth Ward has decided to apply for a jury to assess damages for the opening of Venango street from Ninth to Twelfth.

—The agent of the Citizens' Municipal Association has reported that the sewer on Eighth street, west side, from Market to above Filbert, is choked up with dirt and filth.

—104 ballots were cast by the members of the Stock Exchange in favor of removal to Fifth and Library streets. There were 86 votes cast in favor of remaining at the present location.

—An advance of five per cent. in wages has been generally conceded by the brick manufacturers, consequently the general closing of the yards as contemplated on June 1st did not take place.

—Mrs. John M. Thomas has had placed in position in the Cathedral, on Eighteenth street, a fine white marble altar, erected to the memory of her son. It is 14 feet in length, 3 feet 6 inches in depth.

—A bill has been introduced into the Councils of Reading, and referred to a committee, asking an appropriation of $110,000 for purposes of constructing underground water courses, the loan to bear 4 per cent. interest.

—The Lombard and South Streets Passenger Railway Company is laying steel rails on a portion of the road without the continuous sleepers generally used. Cross-ties are placed every four feet, and to these the rails are bolted.

—The friends of the Morrison Tariff bill at Washington, as well as Mr. Morrison himself, are said to be deeply disappointed at the failure of the New York free trade brethren to get up a "grand rally" in favor of that measure.

—Charles Pennock, 45 years, of the firm of Weaver & Pennock, plumbers, and James F. Sommerfield, 25 years, 3270 Chancellor street, were injured last Wednesday by an explosion of gas in a well in the rear of 613 Commerce street.

—Articles of merger and consolidation between the Cornwall and Lebanon and Colebrook Valley Railroad Companies have been filed at the State Department at Harrisburg. The consolidated companies will be known as the Cornwall and Lebanon Railway Company.

—From statements made on Third street it seems that President Gowen's plans for the reorganization of the Reading Railroad, proposes to give in exchange for the general mortgage bonds of that company a new income 4 per cent. bond and 20 per cent. of a second income bond as a bonus.

—A new school-house is to be erected in the Thirtieth Section and one in the Thirty-fourth Section. These houses will be something new in the way of school buildings; the second one, which will be erected at Forty-third and Ogden streets, will be two stories high, and will have 18 divisions.

—A special meeting of the Burlington County Board of Freeholders was held at Mount Holly on Tuesday to take action in regard to the surrender of the Bordentown and Columbus Turnpike Company, and it was decided to accept the road, rebuild the bridges and put the thoroughfare in complete order.

—The three Anarchists, Herr Most, Adolph Schenck and Richard Braunschweig, were sentenced on Wednesday morning by the Recorder, the first to serve one year in the Penitentiary and to pay a fine of $500; the second, nine months in the Penitentiary; the last also to nine months and to pay a fine of $250.

—A crevasse twenty feet wide and eight feet deep occurred below New Orleans last week, in the levee in front of the Ducrosse plantation, situated on the east bank of the Mississippi. Though the break will probably be closed, it is likely that the extensive vegetable crop on the plantation will be destroyed.

—The monthly statement of State Treasurer Quay, issued on June 1st, shows that of the $1,570,611.58 in the general fund, exclusive of moneys appropriated to the Sinking Fund, there are in Philadelphia banks the following amounts: Farmers and Mechanics' National, $362,751.43; Girard National, $50,000; People's, $180,000.

—It is probable that Sieman's Regenerative Lights will be put up in some of the public squares. Councils' Committee will confer with the Gas Trust in relation to the matter. The May bills for public lighting by private companies were approved as follows: Pennsylvania Globe Gaslight Company, $11,518.04; Trustees of the Northern Liberties Gas Works, $944.79.

—The Third Avenue Railroad Company has just signed contracts for laying a cable on One-hundred-and-twenty-fifth street, which will be used hereafter on that line as the motive power instead of horses. The work is already begun. The route is from river to river. The cars are to be run at the rate of eight miles an hour. The company are considering the advisability of converting the Third avenue road into a cable line.

—The Directors of the company which will establish a large pig-iron plant near Birmingham, Ala., are as follows: Samuel, John and Edwin Thomas, of the Thomas Iron Company; Robert H. Sayre and George H. Myers, of Lebanon; E. W. Clark and Geo. D. McCreary, of Philadelphia; Frederick A. Potts, of New York, and E. B. Leisenring, of Mauch Chunk. Samuel Thomas, of the Thomas Iron Company, is to be President.

—The corner-stone of the new Jewish Synagogue to be erected on Seventh street above Columbia avenue was laid on Tuesday afternoon. The erection of the building was begun in April, and it is expected to be completed by September. The synagogue will be of brick, with a front and trimmings of brown stone. It will be in the Moorish style of architecture, with two towers. The estimated cost of the structure is about $50,000.

—An order of Court signed by Judges Arnold and Allison has been filed, confirming the reports of the Board of Revision of Taxes concerning the rearrangement of election divisions in the Fifteenth, Nineteenth, Twenty-fifth and Twenty-eighth Wards. These reports provide certain changes in the election divisions in the Fifteenth, Twenty-fifth and Twenty-eighth Wards, but allow the Nineteenth Ward divisions to remain unchanged.

—The line of the Baltimore and Philadelphia Railroad to this city has been turned over to the road department of the Baltimore and Ohio Railroad Company, and will hereafter be known as the Philadelphia division of that company. After June 1 the following offices will have control of the new division: P. H. Irwin, Resident Engineer; Charles Selden, General Superintendent of Telegraph, and W. H. Harrison, Superintendent of Motive Power.

—Chief Commissioner McDonald, of the Highway Department, not only means business but believes in pushing things; below we print his letter to the Railway Presidents:

"*Dear Sir:* As the season for repaving the streets is now very far advanced, and as there are many portions of those on the line of your road which are badly out of order, I hereby notify you to proceed within ten days from the date hereof to put the streets on the entire line of your road in thorough repair."

—An effort is to be made by the school teachers employed in this city to induce Councils to increase their salaries ten per cent. Professor F. C. Christine, President of the School Teachers' Institute, says that the average pay of Philadelphia school teachers is less than that of any of the large cities of the country. The average in San Francisco is $980; in Boston, $933; in New York, $707; in Chicago, $705, and so on down a list of twenty-three cities to Philadelphia, where the average salary is $517. The Board of Education is in favor of the payment of larger salaries, but does not get the appropriation from Councils to and do so.

Among the City Departments.

—The Board of Education's Committee on Schools last Tuesday confirmed the appointment of George L. Wolf and Charles Crawford as housekeepers at the Bringhurst and Columbia Schools, in the Twenty-second and Twenty-third Sections respectively.

—The employés of the Water Department desire to have one day off per week; they now work twelve hours a day every day in the year; during the summer they are allowed ten days vacation. The matter has been referred to a special committee. It will cost $3,600 per year to employ the additional labor. There is no question as to the advisability of allowing the employés the day off.

—The Board of Surveyors have approved of the plan allowing the laying of two tracks on Twenty-second street, between Norris street and Susquehanna avenue; the tracks will be 3½ feet apart, leaving 10 feet and 3 inches on each side between the tracks and the curb. Plans were also approved for the construction of the Mill Creek sewer at Forty-seventh and Brown streets, and for a number of branch sewers.

—The Special Committee of the Board of Education appointed to consider certain recommendations of President Steel in his last report, met last Monday to consider the subject. The following resolutions were adopted: "That in all preparatory schools to be established hereafter there may be eight grades or any number of grades less than eight, but that no division shall contain more than one grade, and that each such school be under the control of one principal."

—It would be scarcely fair to call the members of the Peace Association cranks for objecting to the erection of military statues around the Public Buildings. President Perkins has replied to their protest, and sensibly says: "After thoughtful consideration of the whole subject the committee are unanimously of opinion that the question of the allowance of statues of military men on the site of the City Hall must be determined upon grounds entirely irrespective of reasons based upon the views of those whose objection has given occasion for the present report.'

—Chief Engineer Ogden, of the Water Department, submitted specifications to the Water Committee, at its meeting on last Tuesday, which are to govern the erection of the pumping engines which are to be built. One specification covers a 20,000,000 gallon engine and another two 10,000,000 gallon engines and five tubular engines for the Spring Garden works and two tubular boilers at the Roxborough works. The Spring Garden engine will have capacity to pump 20,000,000 gallons of water daily into the Cambria basin. The requirements of the Northeastern section of the city are to be more carefully inquired into, and a committee has been appointed to make a thorough investigation. Messrs. Holman, Smith, Hart, Bardsley and Moran are the Committee.

—At the last Tuesday's meeting of the Public Building Commission, the statement was made by architect McArthur in the communication that the tower had now reached a height where it would be advisable to have built into the walls the anchorage for the metal superstructure, and recommended that the superintendent be authorized to arrange with the contractor for the iron floor beams to set the anchorages as the work progresses, which was agreed to. The architect also stated that the greater part of the marble stored around the North front of the building would be placed in position during the present year, and, in order to allow the public the use of the sidewalk on that side of the building, he would recommend that all the granite coping, sills and steps for the area and main entrance be set during the fall months, so as to allow all the paving to be done before the appearance of frost. The matter was referred to the President and architect.

The Labor World.

—Mr. Wm. M. Singerly has countermanded an order for $15,000 worth of lumber on account of the strike among the sash and door men.

—The strike of the stone cutters and stone masons of Allegheny county for eight hours has been settled on the nine-hour basis at the old wages. Work was resumed on Wednesday.

—The strike in the Allison Manufacturing Company's works still continues; one-half of the men have found work elsewhere, the other half are supported by contributions from their Association.

—The strike of the journeymen house carpenters of Baltimore was settled on Wednesday, the men "agreeing to nine instead of eight hours for a day's work, and not to interfere with the business of their employers in the employment of workmen."

—The sash and door workmen of Philadelphia are asking their employers to do a very difficult thing. The price of labor in the interior of the State, particularly about Williamsport, is less than it is here. The interior manufacturers have the advantage of lower freight rates and cheaper lumber; they are able to compete with Philadelphia manufacturers and to take business, which but for the high wages ruling here, would come to Philadelphia. The workmen have of course considered the question, but we are not familiar with the reasons they give for insisting upon a virtual increase in the cost of labor. The employers in refusing the nine-hour day have certainly well considered the matter, but they have not favored us with their reason for refusing, other than that the difference in the price of labor between here and Williamsport forbids any reduction in the hours of labor. Several branches of the building trade have secured a reduction to nine hours, and the workmen in the sash and door factories may perhaps argue that what can be done in other branches of the building trades can be done in theirs.

—The sash and door employés of Philadelphia are preparing to give their employers no small amount of trouble. Some time ago thirty-three firms and individuals signed an agreement that they would make no concessions to their workmen individually, and that they would resist to agitation for shorter hours. The workmen sometime ago made a demand for a nine-hour day to take effect May 1st, but not having succeeded in gaining this demand, they have organized for a strike which will likely involve some 1,500 to 2,000 persons. There is a possibility that the strike may extend to other branches of the building trade. The Building Trades' Council have taken action in reference to the matter and will support the sash and door workmen. Mr. Charles Gillingham, Secretary of the Saw and Planing Mill Association, says that of the 2,000 saw and planing mill employés in this city about 500 went out on strike. Several establishments are run with non-union hands at this writing. An attempt will be made to involve the members of the building trades in the strike. The cabinet makers are still out. A proposition is under construction looking to the establishment of an arbitration board but the employers have not yet been consulted. The paviors and rammers employed by Joseph Johnson went on a strike early in the week. Three additional assemblies of carters are to be organized. It is stated by the plasterers that several establishments employing non-union labor have conceded to the nine-hour day. Fortunately the labor troubles in this city are dying out one by one; the workmen while determined are conservative and are disposed to meet their employers half way. The nine-hour day is declared by a good many employers to be utterly inpracticable, that concessions on this point are out of the question.

BUILDERS' ITEMS.

Among the Builders and Real Estate Men.

MR. TOMLINSON is building four dwellings and a corner store on Tioga street below Sixteenth.

W. F. PADDOCK, real estate broker, 4312 Fairmount avenue, is building six two-story dwellings, at Forty-eighth and Brown streets.

W. RIGHTLY is building 26 houses on Aspen and Brown streets, and Geo. E. Goldbeck, of Lancaster avenue, is the sanitary engineer.

W. E. RIGHTLY, builder, West Philadelphia, is erecting five three-story dwellings on Belmont avenue, above Marion avenue, with porches and front yards.

JOHN M. ERICKSON, 3935 Lancaster avenue, real estate agent, has on his rent-roll some 400 or more houses, and has but 10 vacant. Inquiries for small houses continue.

J. H. VIRKLER, builder, of West Philadelphia, is erecting 21 houses on Forty-second street and Woodland avenue—18 dwellings of two stories and 3 three-story stores—with stone fronts. They are being built as an investment.

F. H. MCCANN, 3811 Lancaster avenue, real estate broker, made a sale this week of a dwelling-house, 3814 Spring Garden street, for $5,000. Collections with him are good, but sales are a little slow. He has several small properties east of Forty-fourth street, which are hardly ever at liberty.

J. RAYMOND CLAGHORN is building 37 houses on Sixteenth, Smedley and Ontario streets, Tioga. They will be suitable for small families—two stories, with six rooms—and will have all the modern conveniences. They will be of brick, with brown stone trimmings, and are a great addition to Tioga. They are either for rent or sale.

G. W. HANCOCK, real estate broker, Lancaster avenue, is making some additions to the Crescent Rink, on Lancaster avenue and Spring Garden street, putting small store and office. They have on their rent-roll from 1,100 to 1,200 houses, and have but 25 vacant. The demand in this section (Twenty-fourth Ward) is for six-room houses, from $14 to $16.

CHAS. F. EHRENPFORT, southwest corner of Fourth and Green streets, has just completed the sale of two houses, 515 and 517 Master street, to the present occupants, for $9,050, and has several large sales all but closed. He has on his sale list some very fine central properties, one amongst them being a fine dwelling on Fourth and Green streets, 27x182, and is very commodious.

SAMUEL MOULTON, real estate agent, 1103 Girard avenue, has a rent-roll of from 550 to 600 house, out of which only seven are untenanted.

Mr. Moulton complains that the real estate agents are greatly interfered with in consequence of builders themselves opening offices in the buildings, and selling them themselves. He also complains of the scarcity of small houses in his neighborhood.

WM. MATTICK, 3840 Lancaster avenue, real estate agent, made sale of the following properties within the last few days: a dwelling-house on Brooklyn street, north of Haverford avenue, for $3,000; one on Wallace street, west of Forty-fifth, for $1,450, and another on Locust street, between Twentieth and Twenty-first, for $7,000, and has many important negotiations on the way. He has the charge of over 200 houses, which are all rented but two.

J. C. MOLLER, real estate agent and conveyancer, 245 N. Fifth street, commenced business last November, since which time his business has been steadily growing. He is a thoroughly practical man. He has lately been doing a good business, conveyancing, and has added several good properties to his increasing rent-roll, and succeeded in making considerable sale of real estate within the last two months. His stand is very central and his prospects are good.

GEO. E. GOLDBECK, real estate broker, 4217 Lancaster avenue, has made an exchange of 12 houses on Market street, West Philadelphia, and five on Parrish street, for a lot at Sixty-third and Hamilton streets. Also made sales of a dwelling-house, 4137 Brown street, for $2,750, and another, 807 N. Forty-second street, for $2,800.

Mr. Goldbeck reports rents coming in good and all his houses let, and a continuous demand for houses from $12 to $18. He has large quantities of valuable properties on his books.

HAZLEHURST & HUCKEL, architects, 508 Walnut street, are building a M. E. church at Park avenue and Norris street, of stone, with corner tower; also country house on Warren street, Beverly, N. J., for Mrs. Phœbe Bishop (frame); also building a four-story city residence, of brick and stone, for Dr. Knarr, at Twelfth and Spruce streets; also country house at Gloucester, N. J., on Broadway, two stories and attics, for Mr. West; also office building on Frankford avenue, Frankford, for John Sidebotham, with ornamental stone front; also M. E. church, with corner spire, Sunday-school and lecture room attached (it is of Trenton stone, with red stone trimmings); also country house for D. W. Hunter, at Park Station, on the Schuylkill division of the Pennsylvania Railroad (it will be built of stone, in Colonial style, and finished in hard wood); also a stone building at Frankford, 20 feet by 65 feet, for Mr. Ireland; also Cumberland National Bank, corner of Commerce and Laurel streets, Bridgeton, N. J. (will be of stone, brick and terra cotta, and the interior of cherry); also a residence, 321 Cooper street, Camden, N. J., for C. F. Nevin (it will have a stone front); also a house for Samuel Gilbert (country house), at Benezet Station. It will be built of Trenton stone, with Carlisle stone trimmings, and will cost $25,000.

Among the Camden Real Estate Men.

R. D. COX is building two-story houses on Penn street.

THE estate of Moro Phillips, on Cooper street is for sale.

EX-SHERIFF MORGAN is building a row of six two-story brick houses on Royden street.

W. T. MEAD is building several two-story brick dwellings in the lower part of the city.

J. C. TOONE is building four two-story brick houses at Sixth and Mount Vernon streets.

MESSRS. ROBERTS & COHN, real estate brokers and builders, Market street, have lately made a sale of $40,000 cash.

DAVID B. KAIGHN & LEWIS HOLL have just commenced operations on nine six-room houses on Mt. Vernon, between Locust and Third streets.

ALBERT F. BROWN, real estate broker and insurance agent, 125 Market street, is doing a large business in mortgages, and is having several inquiries for more. Considering the short time this gentleman has been in business he has been meeting with great success.

THADDEUS P. VARNEY, 264 Kaighus avenue, sold six lots at Tenth and Chestnut streets, to Peter J. Murphy, for $1,100. He has several important negotiations pending. He confines his business to sales and insurance as much as possible.

WILLIAM A. TURNER, real estate broker and insurance agent, made a sale of four frame dwellings at Broadway and Spruce street for $4,500. He has an extensive business in the sales of stocks, fixtures and goodwills of stores, which, with his insurance business, keeps him very busy.

I. W. JACKSON, 33 Kaighns avenue, is comparatively new in the real estate business, having only had his office open the last eight months, and it is pleasing to note that he, in so short a time, has built himself up a good connection. He has several desirable properties for sale or rent, both medium and small, and his future seems to look bright.

GEORGE HOLL is building two semi-detached houses, of three stories, on the corner of Broadway and Benson street. Properties on this land are restricted by the Cooper Estate to $9,000 each. He is also erecting eight houses on Sixth, between Benson and Washington streets, three stories, of plain and ornamental brick; there will be a store at either end.

JOHN MITCHELL, real estate broker and insurance agent, 309 Kaighns avenue, made sale of a dwelling house on Broadway, in the Eighth Ward, for $2,500. He is putting up four two-story, six-room houses, with bathrooms. They will have six feet of white marble in front portion of the houses, and will be finished with fancy brick. They are being built as an investment.

MESSRS. MOFFAT & CAPEWELL have lately purchased a plot of land, 85x100 feet, on Broadway, between Walnut and Spruce streets, on which they propose erecting a fine hardware store shortly. They are also erecting ten two-story brick dwellings on Walnut, between Sixth and Seventh streets; they will be fitted up with all the modern conveniencies. They are built as an investment.

JEHU EVANS & CO., real estate and insurance agents, 311 Market street: This firm started out in business as late as last January, and since that time have been doing an increasing business. They complain of the want of small properties near to the ferries, for which, they say, they are daily being applied to for. There list of properties for sale — dwellings, farms and lots — are heavy.

D. SOMERS RISLEY, conveyancer and real estate broker, 111 Market street, made sale of a fine dwelling house, 413 North Second street, for $6,000; also 602 North Fourth street, for $3,000. He has several very desirable dwellings for sale in some of the best parts of the city which he would exchange for Philadelphia properties; also, some good farm properties which he would also exchange. They are situated between Camden and Haddonfield.

L. B. HUMPHREY, real estate agent, Third and Market streets, has made sale of the following properties: 630 North Sixth street, $1,850; 525 North Sixth street, for $2,500; 418 South Second street, for $1,200; 1134 Cooper street, for $1,350; and 211 Federal street, for $4,600. He is in negotiation with several large real estate properties, and has a large number on his books. His rent roll, which shows some 500 houses, is, with few exceptions, all rented. He has also some small farms and country seats for sale near by Camden.

JOSEPH F. P. READ, real estate broker and insurance agent, Market street, has within the last few days made sale of a two-story brick dwelling on Point street for $2,200; also one on South Third street for $4,000; and another on Fifth, above Linden street, for $7,500; also a dwelling house on Maryland avenue, Atlantic City, for $9,000. He is also negotiating for a fine property on Second street, below Bridge avenue, for $23,000. Mr. Read has a very handsome house, 517 Cooper street, for sale, $13,000, beautifully situated, with lawns and fine side yard. The demand in Camden for medium and small houses still increases, both for rent and purchase. Real estate for the last two years has been showing considerable activity and, says Mr. Read, real estate men are looking forward to a very lively fall. He has on his rent roll from 400 to 450 houses, averaging from $22 to $25, all of which with but one or two exceptions are rented.

—The building interests of this city have thus far escaped without serious injury the agitation for shorter hours and higher wages; there are evidences of returning confidence, but if the present strike of sash and door workers should be endorsed by the Building Trades' Council, to the extent of suspending work, it will give a blow to returning enterprise which will be widespread and serious.

Building Permits.

Eleven two-story houses, 16 ft. by 39 ft., Seventh st. and Snyder ave., to Robert Alexander, 22 N. Seventh st.

One three-story house, 34 ft. by 36 ft., Boyer st., above Gowan ave., to C. R. Robel & Bros., 45 West Johnson st.

One two-story back building, 12 ft. by 18 ft., 47 Harrison st., to Amos W. Linn, 4767 Garden st.

One two-story house, 24 ft. by 68 ft., Bridge and Tacony sts., to same party.

Four two-story houses, 14 ft. by 37 ft., Haverford Road, above Sixty-sixth st., to Lewis G. Leger, 328 North Sixty-third st.

One corner alteration, Tenth st. and Columbia ave., to W. H. Young, 1528 Parrish st.

Two two-story houses, Mountain st., above Nineteenth, to Bernard McNicholl, 1906 Manton st.

Front alterations, 1738 Columbia ave., to Charles M. Baker, 1724 North Eighteenth st.

One addition, 17 ft. by 10 ft., 908 Orchard st., to J. Sims Wilson, 1327 Buttonwood st.

One two-story house, 17 ft. by 63 ft., Fifteenth, above Dauphin st., to Lemuel A. White, 2318 Carlisle st.

Six two story houses, 14 ft. by 36 ft., Keith, st., above Columbia ave., to Thos. E. Thorn, 1615 North Nineteenth st.

Four two-story houses, 16 ft. by 45 ft., Twenty-first, above Manton st., to Henry R. Coulomb, 731 South Tenth st.

Three three-story houses, 36 ft. by 50 ft., Evergreen ave., above Twenty-ninth st., to Ashton S. Tomison, 5441 Germantown ave.

One three-story back building, 12 ft. by 27 ft., 1937 Cune st., to Charles H. Queen, 1602 Johnson st.

Alteration and addition, Forty-first st. and Chester ave., to Jacob Y. Tone, Forty-first and Chester ave.

Two three-story houses, 19 ft. by 30 ft., Mansion and Ripka aves., to F. Noska, 4528 Main st.

Repairs to building, 16 ft. by 26 ft., New Market and Margaretta sts., to Charles P. Hilliker, Camden, N. J.

Three two-story kitchens, 13 ft. by 8 ft., Peters alley, above Poplar st., to Christian Kurtz, 966 Lawrence st.

One two-story back building, 18 ft. by 24 ft., Levering and Ridge aves., to S. Rainbey, Roxborough.

Twelve two-story houses, 10 ft. by 52 ft., Marshall, above York st., to Hy. G. Schultz, 2633 Germantown ave.

One two-story back building, 12 ft. by 17 ft., 1318 Warnock st., to Michael Hausen, Canal and Girard aves.

One three-story factory, 32 ft. by 32 ft., 1320 North Fifth st., rear, to Michael Magee, 1516 North Eighth st.

One two-story back kitchen, 10 ft. by 18 ft., 926 Charlotta st., to E. Schmidt, 1713 Mascher st.

One three-story house, 20 ft. by 60 ft., 930 North Sixth st., to Wm. Steele & Son, 2141 Howard st.

Ten two-story houses, 15 ft. by 27 ft., Seventh and Jackson sts., to W. H. Merrick, 509 Snyder ave.

Eighteen two-story houses, 14 ft. by 36 ft., Bancroft, above Tasker st , to Robert Montgomery, 1836 Wharton st.

Alterations to house, 17 ft. by 15 ft., 126 Maplewood ave. to Wm. H. Brunner, Adams and Duval sts.

Two three-story houses, 15 ft. by 41 ft., Meehan and Musgrove sts., to same party.

One two-story back building, 12 ft. by 12 ft., 1215 Melon st., to M. Grau, 655 Preston st.

One three-story house, 20 ft. by 49 ft., Germantown ave., below Mehle st., to M. Dwartman, 116 Bringhurst st.

One one-story shop, 18 ft. by 36 ft., Uber, above Berks st., to L. B. MacDowell, 2147 Woodstock st.

Eleven two-story brick houses, 15 ft. by 40 ft.; Thirty-eighth, above Aspen st., to Jacob Rightley, 2519 Franklin st.

One two-story house, 32 ft. by 52 ft., Marriott, above Seventh st., to Edwd. Delaney, 913 S. Twentieth st.

One two-story shop, 12 ft. by 25 ft., Orkney, below York st., to Joseph Cooney, 2332 Lawrence st.

One three-story house, 18 ft. by 16 ft., Front st., above Montgomery ave., to James Potter, 1836 N. Front st.

One three-story house, 15 ft. by 58 ft., Second, above Tasker st., to Louis Brauer, 29 Tasker st.

One three-story addition, 14 ft. by 20 ft., 3635 Chestnut st., to A. H. Williams, 402 Tenor Place.

One four-story store, 21 ft. by 175 ft., Market, above Twelfth st., to Wendell & Smith, 1430 S. Penn Square.

One three-story house, 34 ft. by 55 ft., Wayne st., above Chelten ave., to J. E. Pennock, 1901 Wood st.

One one-story kitchen, 10 ft. by 9 ft., 181 West Dauphin st., to D. C. Schuyler, 2263 Fairhill st.

Four two-story houses, 15 ft. by 42 ft., Cambria, above Second st., to E. Hanson, 158 East Huntingdon st.

Five two-story houses, 15 ft. by 40 ft., Oregon and Fairmount aves., to Daniel Kraus, Thirty-fifth st. and Fairmount ave.

Two three-story houses, 16 ft. by 57 ft., Franklin st., below Norris, to same party.

One two-story store and dwelling, 20 ft. by 63 ft., Foulkrod, below Willow st., to Samuel R. Ecker, 4812 Cherry st.

One two-story house, 17 ft. by 40 ft., Filmore, above Cedar st., to same party.

Fourteen two-story houses, 15 ft. by 28 ft., William, above Coral st., to Dickson Bros., 2817 Frankford ave.

One two-story back building, 14 ft. by 25 ft., Wayne, above Chelten ave., to Thomas Wright & Son, 7 Harvey st.

Thirteen two-story houses, 15 ft. by 42 ft., Federal, above Nineteenth st., to John McConaghy, 1710 Christian st.

Two two-story houses, 24 ft. by 26 ft., St. Mark's Square, above Sixteenth st., to Jos. Williams, 1534 Cayuga st.

Two two-story houses, 15 ft. by 42 ft., James, above Orthodox st., to R. C. Wimals & Bro., 4654 Worth st.

One two-story house, 14 ft. by 25 ft., Leiper, above Unity st., to same party.

One one-story stable, 18 ft. by 20 ft., Diamond, above Twenty-ninth st., to George Kessler, 1332 Marshall st.

One two-story bay window, 8 ft. by 4 ft., Mill, above Chew st., to Howard Rue, Adams and Johnson sts.

One one-story shop, 26 ft. by 50 ft., Twenty-third st., above Washington ave., to John Gibson, 1323 Reed st.

Front alteration, Sixth and Race sts., to Thomas McCarty, 1935 N. Seventh st.

Two three-story houses, 16 ft. by 57 ft., Eighth st., below Norris, to Robt. Buchanan, 2025 N. Twenty-second st.

One two-story back building, 16 ft. by 10 ft., Twenty-first and Wood sts., to Marvin Wilson, Twentieth and Fitzwater sts.

Three two-story houses, 14 ft. by 28 ft., Alder, below Diamond st., to Michael Smith, 1015 Norris st.

One one-story back building, 15 ft. by 12 ft., Woodland ave., below Fifty-seventh st., to John Doak, Fifty-third and Woodland ave.

Two two-story houses, 16 ft. by 43 ft., Mather, above Tioga st., to John Duncan, 905 Chant st.

One two-story stable, 16 ft. by 30 ft., Venango, above Sixteenth st., to same party.

Addition to St. Stephen's Church, 22 ft. by 80 ft., Powelton ave., above Sloan st., to N. D. Dougherty, 3617 Mt. Vernon st.

One one-story building, 20 ft. by 30 ft., Tulpehocken st., above Germantown ave., to Joseph H. Carter, 1130 Lombard st.

Fifty-six two-story houses, 14 ft. by 36 ft., 28 on each side of Chadwick, above Morris st., to Friel & Simpson, Nineteenth and Wharton sts.

Gossip of the Week.

A $1,000,000 Court House is to be erected at Kansas City.

The dwelling, 2001 Arch street, and lot, 22x97 feet, sold for $17,200.

A new M. E. Church is to be erected at Eighteenth ahd Wharton streets.

A lot of irregular shape, near Germantown avenue and Haines street, sold for $23,000.

Pine street dwellings bring good prices; No. 1829 and lot, 22x100 feet, sold for $18,000.

A dwelling on the South side of Green street, West of Twentieth, and lot, 24.10x117 feet, sold for $24,000.

Partridge & Richardson are going to erect a four-story addition, 60x75 feet, to their stores, Nos. 17, 19 and 21 Nth. Eighth street.

Henry Hazelhurst, Esq., at Marion Station, Pennsylvania Railroad, will erect a large, handsome stable of the Queen Anne style of architecture at once.

N. Snellenburg & Co. have commenced excavations for a four-story addition, 48x300 feet to their store, at Fifth and South streets. Elevator and granolithic pavement.

The Temple Theatre is to undergo extensive alterations and improvements, about $30,000 are to be expended. A new 30-feet entrance is to be made on Chestnut street, and the seating capacity is to be increased.

A benevolent citizen who avoids publicity has offered to build for the Presbyterian Hospital, on its grounds at Thirty-ninth street and Powelton avenue, a children's ward, to cost upward of $25,000, and to present it to the hospital free of cost.

There are nearly 150,000 owners of real estate in Philadelphia who pay taxes upon the 225,000 separate properties assessed in the city limits. These figures show a larger proportion of taxpayers than can be found in any other city in the United States.

The Everly estate in West Philadelphia, contemplates building several hundred new houses, provided the necessary streets are opened to render the property accessible. Upwards of $1,000,000 are to be invested. Councils' Committee on Highways will recommend the opening of the streets.

—It is stated that about $2,000,000 of Texas and Pacific bonds of all three divisions have been forwarded to the Farmers' Loan and Trust Company of New York under the reorganization scheme, and $2,500,000 New Orleans Division bonds owned in Baltimore have given assent to the plan and are about to be shipped to the agents of the committee.

Begin at the Primaries.

If the people of this city want to rid themselves of the oppressive tax of $5,000,000 a year upon their fuel, if they want to reclaim a business of nearly $16,000,000 annually in manufactured products that has gone to New York, if they want to build up the agricultural and other industries of Eastern Pennsylvania, which furnish the best and largest customers of Philadelphia's merchants, let them begin at the primary elections by defeating those candidates for renomination who at the last session of the Legislature delivered over to the tender mercies of six railroad companies the material interests of Philadelphia and Pennsylvania.

Business men and the consumers of everything grown or manufactured in this city and State should unite in an effort to prevent the railroad companies from making discriminations in freight rates, in violation of the provisions of the State Constitution, and their personal influences should be brought to bear upon the selection of delegates to the Legislative Conventions at the primaries to be held this fall. The contest to be waged is the people's fight, and the battle when won will be their victory, and if they should be successful in the initiatory movement the final struggle at the polls in November would be shorn of half of its difficulties.—*Philadelphia Record.*

—The argument of the injunction proceeding by property owners against the Union Passenger Railway Company, to restrain the laying of tracks on Twenty-second street, between Norris and Susquehanna was postponed until to-day.

JUDGMENTS.

PHILADELPHIA.

Entered May 26, 1886.

*Bradley Arthur Guar, Potter Caroline, J Fred and Alice S—E W Shinn (Bond and Warrant) 3 M 86 775	$2,200
Cunningham Richard—A Walker et al 3 M 86 766	90
*Cantwell Mary A and Jas A—John J Dager 3 M 86 784	587
Devlin Patrick—A S Logan 4 M 86 646	.....
Dunbar John, Sharkey Wm—City (Bond) 3 M 86 772	.....
Fort Edwin H—Jas R Moyer 2 M 81 375	5,071
Folls A—Jos Budenz 3 M 86 777	34
*Gerlach Rudolph—F A Poth (Execution issued) 3 M 86 783	200
Grice Saml B dec—Geo W Grice 3 M 86 767	5,861
Geisz John B—Wm Logan 3 M 86 663	58
*Glanz Wm—Chris Gallagher (Execution issued) 3 M 86 765	119
*Hughes Thos J—Chas Judge 3 M 86 761	200
*Jones Franklin H and E D—Jas G Grieb 3 M 86 781	115
Jacobs Reuben—Alonzo H Brown 3 M 86 768	5
*Koebert Jacob—Mary E Weyand 3 M 86 778	100
*Lorenz Wm—F C Van Blunk 3 M 86 780	500
*McDowell Wm—John McDowell 3 M 86 774	700
McCarty John—J McGibb 2 M 86 606	.....
Paris Louis—Geo Pfromm 4 J 84 421	.....
" — " 4 S 84 329	.....
" — " 1 J 85 307	.....
" — " 3 S 84 746	.....
" — " 3 D 84 898	.....

*Petry Andrew—Chas J Miller 3 M 86 779 1,000
Paynter J Collier—Mary Kenzie (Execution issued) 3 M 86 771 20
*Scally Chris—Stella M Pinckney 3 M 86 762 500
Sitler Jacob—Alonzo H Brown 3 M 86 769 5
*Schuellermann C V—A P White 3 M 86 770 200
*Thompson Jacob K-John W Millick 3 M 86 764 350
*Zugschnitt Jacob—Markman & Co 3 M 86 776 489

Entered May 27, 1886.

*Allison Jos—Jos Allison 3 M 86 792 700
Binney Horace dec, Binney Wm J exer et al—Morris Brown 3 J 84 75 5,420
Bartleson Chas P—Central Nat Bk (Execution issued) 3 M 86 789 54
*Hartzell Chas, Berge Harry N—John S Hendrick 3 M 86 786 600
*Heyer or Hyer Frank P—Holmes White 3 M 86 793 1,250
*Kayser Albert E—E F Kayser 3 M 86 788 4,000
Lance Wm L Jr—Lehigh & Wilkesbarre Co 1 D 79 772 ..... Costs
*Myers Chas F—C W Stryker 3 M 86 787 510
Meyer Martin—John F Fowler & Co 4 S 76 476 ..... S F
Meyer Martin—John F Fowler & Co 1 D 76 502 ..... S F
Meyer Martin—John F Fowler & Co 2 D 76 64 ..... S F
*Miller Byron H—John M Doyle 3 M 86 801 75
*McCall Mary C—Henry Flach 3 M 86 794 900
McGlue V L, McTague H P and P S—City (Bond) 3 M 86 795 .....
Nelson Edwin—H A Noble 2 D 85 551 .....
Rand Mfg Co—J A White 3 M 86 379 7,990
Steffan Aug W & Edward W—C B Mitchell 3 J 80 1267 ..... S F
Schoenheiter Chas—E G Ryenthaler & Co 3 S 76 795 8,443
*Shedaker Sallie J—A A Hirst 3 M 86 785 250
*Schwamb Chas C and Martha W—Chas Zahn 3 M 86 796 1,500
*Stuckey Jos, Hughes Sallie F—M L C Biddle (Bond and Warrant) 3 M 86 797 40,000
*Thornton Chas—John M Doyle 3 M 86 800 100
Taylor Alfred B—City 3 M 86 796 1,064
*Tinney George, And and James—St Marks B and L (Indemnity Bond and Warrant) 3 M 86 791 1,200
*Wood Jas—Joseph K Nixon 3 M 86 802 94

Entered May 28, 1886.

*Brodo Herman—F A Poth (Execution issued) 3 M 86 831 200
*Becker Christian and Karoline—Chas Class (Execution issued) 3 M 86 804 300
*Brown Theo J—H B Luffberry 3 M 86 806 301
City of Phila—Jos Patterson 1 D 85 723 459
*Clark J Walker—H M Clark 3 M 86 822 500
City of Phila—Robert F Bing et al 4 M 86 515 202
Edge Thomas G—John S Consolley (Execution issued) 3 M 86 808 48
*Fuger Karl & Chas—Geo Wanner 3 M 86 828 300
France Anna—P J Hallowell 3 M 86 814 51
*Lance De Haven, Chas and Jos P—Real Estate Title Co (Indemnity Bond and Warrant) 3 M 86 810 8,000
Miller Byron H—Rose Allen (Execution issued) 3 M 86 826 ..... E Judgmt
*Mason Wm R—S L Kirk 3 M 86 832 300
*McDevitt Chas—H R Deacon (Bond and Warrant) 3 M 86 809 730
*Needham Sarah—John S Heyl 3 M 86 811 68
Nichols Chas J—W F Johnson 2 J 76 568 ..... S F
Price Ferris T—Evan Pugh et al 3 M 86 805 ..... Partition
*Pentland Wm—Sarah A McKenzie 3 M 86 823 100
Perkins Jesse K—John W Simes Jr 3 M 86 830 40
*Rauch Richard, Haedick Wm H—Chas W Durr 3 M 86 827 400
Stamour John B—Geo E Stubbs 2 M 86 131 2,015
*Schriver Eugene & Oscar R—Cath Kuhn (Bond and Warrant) 3 M 86 813 1,000
*Stewart Thos H—Abraham Stewart 3 M 86 821 80
*Stein Fred, Fred A and Ferdinand—Hancock Bldg Asso (Bond and Warrant) 3 M 86 824 2,000
*The Wm S Cooper Co, Cooper Wm S, Bruner A G—Enterprise Pottery Co (Attachment Execution issued) 3 M 86803 1,036
*Wilencyk Abraham—D W Johnson (Execution issued) 3 M 86 812 53
*Warner Geo—P Lammerdin 3 M 86 829 200

Entered May 31, 1886.

Adams Jacob—Bernard Foy O C P M 71 241 188
*Braun Carl—M H Stutzbach 4 M 86 824 500
Bucher T P, Weist John, Baker Silver Mining Co—D S Diffenbache D C S 72 310 5,990
Brush Margaretta F W—E Wilkenloh 3 J 86 128 ..... Sheriff's Costs
Bickley John S—Geo Fenner D C D 74 1553 5,497
Conrad Chas F, Huber Jno, Liebig Valentine—M Widman (Treasurers Bond) 3 M 86 839 400
City of Phila —Geo S Webster 4 S 85 145 274
*Casey John J, O'Donnell John—L D Schellinger 4 M 86 828 150
Day Robt H dec, Seddinger Matthias—John Cloud B and L 4 D 82 399 and 1 M 85 462 (2) .....
*Drumeller G W—Aschenbach & Hahn (Execution issued) 4 M 86 831 26
Gill John, Edenhorn Edward—Jas M Smith D C M 75 575 2,498
*Garvin Jas A—John C Allen 3 M 86 835 111
Geverd Henry et al—Ada Walling 3 M 86 845 ..... Part
Gilliland G D—W J Adams & Co 2 M 86 692 103
Gilliland G D—John D Raggio 2 M 86 578 .....
Gilliland G D—W T Stewart 2 M 86 730 .....
Gilliland G D—John Mellor 2 M 86 731 .....
*Gallagher John—B McCabe 4 M 86 826 1,000
*Gallagher John J—B McCabe 4 M 86 827 500
*Hoger Gus A—F A Poth (Execution issued) 3 M 86 844 229
Haworth Henry A—C H Gross 4 J 84 298 .....
Holloway Jno F and Jas N—E L Rogers 1 M 86 816 3,247
Howard A—Wm Massey Brew Co 4 M 86 825 37
*Jacoby Harry R—A James Jr 4 M 86 829 275
Kagerman Ernst—H V Saban et al 2 M 86 765 133
Kerrigan John—Thos Callahan 1 M 81 696 ..... S F
*Lehr Geo—F A Poth 3 M 86 843 80
*Lehigh Car Mfg Co—Whitney & Kemmerer (Execution issued) 4 M 86 832 300
*Same—S P Raber (Execution issued) 4 M 86 833 1,620
*Same—Oliver Williams (Execution issued) 4 M 86 834 1,500
Murphy Chas J—W J Sanders Sr (Treasurers Bond) 3 M 86 837 800
*Molitz Hennann—F A Poth 3 M 86 842 200
McKenna Patrick—Jas McGuire 1 M 86 823 388
McGowan Geo—John A English 2 M 86 179 295
*McCaffrey Jas—Hugh Lowery 4 M 86 830 1,700
O'Brien Wm H—H F Bruner 2 M 86 220 .....
Phila Sav Fd Socy—Ellen Mulqueen 1 M 86 864 105
*Price Christian, Geist Lewis—Mary A Krupp 3 M 86 834 250
Phillips Frank C, Penna Co for Ins etc—Henry Wilson 2 J 66 455 ..... S F
Southwark Nat Bank — Chemical Bank, N Y 3 D 82 23 .....
Smith S G and Wm M—Dinsmore Mfg Co 3 M 86 717 .....
*Williams Edwin, Gessler John M—Harp B & L (Bond and Warrant) 3 M 86 840 3,400
*Wurster Wm—F A Poth 3 M 86 841 300

Entered June 1, 1886.

*Becker J—J E Nachod (Execution issued) 4 M 86 845 165
Baylie Jas A—J C McFarland 4 M 86 848 100
*Baker Chas C—Wm S Maier & Co 4 M 86 857 81
*Buchanan Wm Y—M A Buchanan 4 M 86 862 1,189
City of Phila—Jos Mercer 2 M 86 638 300
*Clausen Samuel & Samuel R—Wm Glading 4 M 86 837 300
Durr Otto—J C McFarland 4 M 86 847 100
Gray Alex Sr dec—Gray Alex Jr exer—Catawissa Railroad 2 S 85 508 ..... Costs
Goodwin Wm W—H D Wagner 3 D 84 719 316
Grace Jas—St Marks Bldg Asso 3 J 80 1218 .....
Griffith Geo F—Fidelity Ins etc 1 M 86 235 2,216
*Gohl R F—Sophia Fees 4 M 86 839 210
*Jackson Lydia—H B Tatham (Bond and Warrant) 4 M 86 838 3,000
Knight Aaron R W—Geo Brooks D C S 73 1640 ..... S F
Linton Jas S—St Marks Bldg Asso 3 J 80 1221 .....
*Lehigh Car Mfg Co—Wm Stern (Execution issued) 4 M 86 843 480
*Same—Richd Vose (Execution issued) 4 M 86 844 500
*Same—Allentown Bank (Attachment Execution issued) 4 M 86 860 25,000
Marshall Wm—Chris Lange 4 M 86 707 .....
Marshall Wm—Caroline Fautz 4 M 86 708 .....
*Orr Wm—John Gilman Sr (Bond and Warrant) 4 M 86 856 600
Porter Saml J—E Becker 4 M 86 850 ..... E Judgmt
Renshaw Thos—E Becker 4 M 86 851 ..... E Judgmt
*Reinert Adolph—L Bergdoll Co 4 M 86 859 1,000

*Rand Mfg Co—J O White (Bond & Warrant) 4 M 86 864 27,968
Reichardt John—M Reichardt 1 J 82 575 410
*Stehr Elizth G, Geizer Lauretta—John R Davis (Indemnity Bond & Warrant) 4 M 86 863 850
*Weisbecker Henry—Chas Theis 4 M 86 852 70
*Wernle Henry—Chas Feyhl 4 M 86 858 100
*Walsh Patrick—Chas H Ott 4 M 86 861 82
*Waldron Jas, McKinley John—Robt Wilson 4 M 86 846 146

Entered June 2, 1886.

*Bolz Chas—Fredk Koehler 4 M 86 868 100
Burns Jas—Geo N Christman 4 M 86 869 25
*Beaver Sarah—Thos Baker 4 M 86 873 200
*Bohnenberger Jno—Wm Gengenbach 4 M 86 875 600
Cambios Chas Jr—First Nat Bank, Huntingdon 1 M 79 512 ..... S F
*Campbell Jane—Thomas Baker 4 M 86 872 400
*Dillinger Chas H—Geo W Blabon (Execution issued) 4 M 86 870 8,362
*Fritz John and Christian—G H Schmidheiser 4 M 86 867 2,000
*Gaisser Carl or Chas—John Ebersold 4 M 86 879 400
*Humphries Elizth—Wharton B and L (Bond and Warrant) 4 M 86 874. 200
Judge Thos—Charles Judge 2 M 81 698 ..... S F
*Jarrett Atkinson F—Saml F Jarrett (Bond and Warrant) 4 M 86 865 3,000
*Jeter Franklin J—James Kane 4 M 86 877 120
Kragler S—J Mossheim 1 D 78 1218 .. S F
*Karst John—John Fuss 4 M 86 876.. 2,000
Love John B—Wm Sharp exer 4 M 86 528 2,018
*Picard A and J A—C H Showacker 4 M 86 866 1,100
*Schnieder Adam—C J R Ferguson 4 M 86 878 2,500
Smith Patrick—P P Kearns 1 J 82 47 450

Judgments Marked to Use.

Thos McIlvaine—D M Bowen 4 M 86 223 625
Marked to use of C W Stryker.
Henry Schnell, Jas M Barton—Ottilia School 3 M 86 662 575
Marked to use of Philip Rhine.
A S Erney—J K Freedley & Sons 1 M 86 521 204
Marked to use of B F Teller.
Wm H Haedrick—Chas W Durr 1 M 85 431 1,000
Marked to use of Fdk Lautenbach.

Mechanics' Liens.

Jas P McGonigle owner and cont—M Bright Erickson claimant, 11 bldgs S s Snyder ave E of 7th st.... $750
Jas P McGonigle owner and cont—M Bright Erickson claimant, 12 bldgs N s Cantrell st E of 7th st..... 540
Isaac S Stackhouse owner, M B Stackhouse cont—Wm S Kirk claimant, 9 bldgs N s Fernon st 118 ft 230 ft W of 19th st..... 437
David France owner and cont—Amos Dotterer claimant, W s 6th st 17 ft N of Fisher st..... 156
Jos Stuckey owner and cont—Jos Armbrust claimant, 17 bldgs S s Cumberland st W of Park ave, W s Park ave S of Cumberland st & S s Cumberland E of Park ave..... 1,955
Church of St Ambrose owner and cont—Wiggins & Clark claimants, E s 28th st 95 ft N of Girard ave 695
The Hays Mechanics Home owner, Chas D Supplee cont—Matthew Hall & Co claimants, W s Belmont ave adjacent to Christ Church Hospital 306
Peter Schweitzer owner, Julius Koeller cont—J C Aschbacker claimant, W s 11th st 80 ft S of Rising Sun lane 74
C C Cooper trustee, A T Gardner cont—H Shane claimant, cor Kensington ave and Ontario st 384
Pieto Januzella owner, Luigo Maugialetto cont—Alfonzo Sullo claimant, 2 bldgs E s 8th st 11 ft and 27 ft S of Marriott st ..... 128 & 96
P J Ryan owner, M J McCloskey cont—Chris Hitzeroth claimant, N W cor Wyalusing ave and 48th st.. 540
John Maxwell owner and cont—Donegan & Myers claimants, 6 bldgs W s Broad st 120 ft to 205 ft N of Susquehanna ave 1,245
Mrs Christian Ashworth owner, Wm Schoenleber cont—Jas Corr claimant, W s Waterloo st 132 ft N of York st 78
Baptist City Mission owner and cont—Harrison M Martin claimant, N E cor Lehigh ave and 12 st 2,032

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

James A. Freeman & Co., auctioneers, sold on Wednesday at the Exchange the following:

Three-story brick house, No. 493 Dillwyn st., with five court houses in the rear, subject to a ground rent of $27.75; lot, 18 ft. 6 in. by 100 ft $5,375
Four-story brick dwelling, S.W. cor. Fifth and Buttonwood sts., subject to a ground rent of $130; lot, 21 ft. 10 in. by 100 ft 2,350
Three-story brick dwelling, 1005 S. Seventeenth st., subject to a mortgage of $2,000; lot 16 ft. by 61 ft..... 800
Three-story brick dwelling, 737 S. Twenty-second st., lot 33 ft. by 64 ft 5,250
Two-story brick dwelling, 2216 S. Seventh st., subject to a ground rent of $54; lot, 15 ft. by 65 ft..... 675
Two two-story brick stores, 713 and 715 Bainbridge st., with three houses in rear on Alaska st., subject to a ground rent of $56; lot 21 ft. by 120 ft 3,785
Three story and attic brick dwelling, No. 255 N. Sixth st., L lot, 18 ft. by 99 ft. and 32 ft. by 21 ft..... 7,300
Two three-story brick stores and dwelling, 404 and 406 N. Sixth st., lot 31 ft. 2 in. by 45 ft. 5 in..... 4,150
Two three-story brick houses, 3 and 4 Walker's Court, lot 29 ft. by 15 ft. 5 in 1,775
Three-story brick stable, 424 and 426 Callowhill st., subject to a ground rent of $340; lot 34 ft. by 80 ft..... 825
Three-story brick store and dwelling, 422 Callowhill st., subject to a mortgage of $637.50; lot 17 ft. 9 in. by 79 ft 2,550
Three-story brick store and dwelling, No. 1020 Ross st.; lot 17 ft. by 75 ft. 2,200
Three-story brick dwelling, 1428 Hanover st., subject to a g. r. of $38.25; lot 17 ft. by 100 ft..... 1,900
Three-story brick dwelling, 1427 Savery st., lot 17 ft. by 60 ft..... 1,870
Two two-story brick buildings, 107 and 109 Gatzmer st. lot 40 ft. by 50 ft 2,800
Lot 1031 Richmond st., size 20 ft. by 80 ft..... 1,000
Two-story brick house, 2342 Orkney st., lot 14 ft. by 39 ft..... 920
Two-story brick house, 918 Newton ave., Camden, lot 60 ft. by 180 ft. by 87 ft. by 100 ft..... 3,400

CONVEYANCES.

PHILADELPHIA.

MONDAY, May 31, 1886.

Bancroft st., E. s., 226 ft. 2 in. S. Dickinson, James J. Tracy to Jas. W. Hare, May 26, 1886, 16 ft. by 43 ft.; g. r. $48 ..... nom.
Baynton Lane, N. E. s., and N. W. s. Wisteria ave., Chas. J. Wister to John Graham, May 15, 1886, 80 ft. by 144 ft. 6 in..... $2,333
Cambria st., S. W. cor. Germantown ave., R. W. Randolph et al., trustees, to Frank A. Collamer, May 18, 1886, irreg.; g. r. $1,287.75 5,000
Cayuga st., 1802, Chas. H. Camp et ux. to Frank Buchman, May 20, 1886, 22 ft. by 125 ft..... 2,500
Chestnut Hill ave., S. E. s, 400 ft. N. E. Germantown ave., Louisa Buzby et al. to Arthur White, May 5, 1886, 89 ft. 4½ in. by 251 ft... 13,000
Chew st., N. E. s., 62 ft. 11 in. N. W. Woodbine ave., S. F. Bockius to Reuben Evans, March 1, 1886, 60 ft. by 200 ft..... 1,250
Chew st., N. E. s., and N. W. s. Woodbine ave., Margaret Peck to Reuben Evans, March 1, 1886, 62 ft. 11 in. by 200 ft..... 1,300
Duval st., S. E. s., 110 ft. S. W. Adams, Reuben Evans et al. to Morris R. Bockius, March 1, 1886, 16 ft. by 64 ft.; mtge. $1,250..... 1,000
Eighth st., W. s., 16 ft., 32 ft., 63 ft. and 79 ft. S. Winton, Robert M. Mitchell to Robt. Alexander, May 27, 1886, each 16 ft. by 65 ft.; g. r. $72 each. W. s. Eighth, 48 ft. S. Winton, 16 ft. by 65 ft.; g. r. $67.50. W. s. Eighth, 95 ft. S. Winton, 16 ft. by 65 ft.; g. r. $87..... 1,000
Eighteenth st., 1927, David C. Cleaver to John U. G. Hunter, May 26, 1886, 16 ft. by 80 ft. 4 in..... 6,000

Fernon st., N. s., 216 ft. 7½ in. W. Nineteenth, Isaac S. Stackhouse to Howard R. Deacon, May 25, 1886, 14 ft. by 50 ft.; g. r. $45..... 600

Fernon st., N. s., 230 ft. 7½ in. W. Nineteenth, Isaac S. Stackhouse to Charles McDevitt, September 19, 1885, 14 ft. by 50 ft. ; g. r. $45..... 600

Fifth st., N. W. cor. McClellan, Geo. B. Boehm to Wilhelmine Kohler, May 27, 1886, irreg..... 1,200

Fifteenth st., W. s., 222 ft. S. Dauphin, Theresa V. Forster to Wilson H. Lear, May 13, 1886, 51 ft. by 177 ft. 10 in..... 5,800

Fifteenth st., E. s., 192 ft. N. Dickinson, William B. Spittall to Tillie J. Wharton, May 22, 1886, 16 ft. by 100 ft..... 1,900

Filbert st., S. s., 74 ft. 11 in. W. Thirty-seventh, John Shedwick to Charles B. Atkinson, May 28, 1886, 15 ft. 4 in. by 58 ft. 8 in..... 2,618

Filbert st., S. s. 90 ft. 3 in. W. Thirty-seventh, John Shedwick to Bridget Conway (for life), May 28, 1886, 15 ft. by 57 ft..... 2,600

Filbert st., S. s., 105 ft. W. Thirty-seventh, John Shedwick to James Wilson, May 28, 1886, 15 ft. by 57 ft..... 2,600

Fortieth st., S. E. cor. Warren, interest of H. B. Garner to Mary P. Garner, May 31, 1886, irreg. shape.. 850

Forty-ninth st., N. E. s., 167 ft. 6 in. N. W. Chester ave., Thomas Robb to Juana M. Rastall, May 26, 1886, 32 ft. 6 in. by 110 ft..... 6,300

Girard ave., S. s., 275 ft. W. Thirty-ninth, Penn Mutual Life Ins. Co. to George A. Hays, May 22, 1886, 26 ft. by 113 ft..... 5,000

Gray st., 921-927, Joseph Miller, ex'r, to the R. H. Russell R. E. Ass'n, May 18, 1886, irreg shape; mtge. $118.75..... 3,100

Harrowgate Lane, N. E. s., and S.E. s. Jasper, Theodore Vetter to Chas. Vetter, May 22, 1886, 137 ft. by 153 ft..... 2,500

Haverford st., N. s., 229 ft. W. Thirty-second, Howard Watkin to Mary E. Clark, May 24, 1886, 16 ft. 4 in. by 90 ft..... 5,750

Hewson st., S. W. s., 32 ft. N. W. Memphis, Charles K. Lukens to to Wm. H. Lyson, May 24, 1886, 14 ft. 1 in. by 62 ft..... 1,650

Lincoln ave., S. E. s., 150 ft. N. E. Sixty third, Betty Taylor to Wm. M. Mills, May 22, 1886, 75 ft. by 85 ft..... 600

McKean st., N. s., 192 ft. W. Ninth, Thomas W. Gardiner et al. to Jeanette Shanks, May 20 1886, 16 ft. by 60 ft,..... 1,850

Madison ave., 2027, John U. G. Hunter to David C. Cleauer, May 19, 1886, 50 ft. by 100 ft..... 3,500

Marshall st., 2108, Barbara Scott to Jonathan W. Graham, May 26, 1886, 16 ft. by 80 ft. ; mtge. $2,250... 1,250

Marvine st., 2027, Radiant Star B. & L. Assn., No. 2, to Emma E. Stewart, May 12, 1886, 17 ft. by 73 ft..... 2,800

Moore st., N. s., 169 ft. W. Thirteenth, Michael Morrison to Anna M. Williams, May 22, 1886, 15 ft. by 82 ft. 6 in ; g. r. $75 1,250

New st., N. s., bet. Third and Fourth, P. H. Tenbrook, executor, to the Carmel German Presbyterian Church, May 25, 1886, 60 ft. by 82 ft. 6 in..... nom.

Noble st., N. W. cor. Tenth, William L. Challiss to James McMullen, May 25, 1886, 16 ft. 1½ in. by 42 ft. 4½ in..... 5,300

Arch st., 2127, Oliver Smith to Seth Caldwell, Jr., May 26, 1886, 18 ft. by 102 ft..... 10,000

Sharswood st., N. s., 50 ft. W. Twenty-third, Margaret Farrell to Frank Hamilton, May 26, 1886, 13 ft. 8 in. by 47 ft..... 2,300

Sixth st., 519 S., M. Hawley McLanahan to Leopold Klein, May 22, 1886, 23 ft. by 65 ft..... 3,650

Sixteenth st., W. s., 226 ft. 2 in. S. Dickinson, James J. Tracy to Jas. W. Hare, May 26, 1886, 16 ft. by 62 ft.; g. r. $84 ..... nom.

Somerset st., Twenty-fifth Ward, 223 E., Thomas Robb to William H. Renshaw, May 25, 1886, 14 ft. by 61 ft. 8 in..... 954

Twentieth st., 2011 N., William R. Matchett to Annie Rice, May 25, 1886, 16 ft. by 75 ft.; mtge. $2,700..... 1,800

Tiernan st., 1425, E. s., 198 ft. 8 in. N. Dickinson, Wm. R. Matchett to Wm. H. Cromley, May 21, 1886, 15 ft. 7 in. by 74 ft..... 2,425

Twenty-first st., E. s., 105 ft. 8 in. S. Ontario, Daniel McNeil to Frederick C. Bode, May 21, 1886, 15 ft. by 70 ft..... 2,400

Union ave., nr. Twenty-third, Twenty-second Ward, interest, Louisa Buzby to William Potter, May 26, 1886, irreg. shape..... 106

Woodbine ave., N. W. s., 200 ft. N. E. Chew, Abraham R. Bockius to to Reuben Evans, March 1, 1886, 50 ft. by 123 ft..... 750

Woodbine ave., N. W. s., and S. W. s. Bloyd, Mary Ida Bockius to Reuben Evans, March 1, 1886, 50 ft. by 123 ft..... 800

Wharton st., N. s., 50 ft. W. Clarion, Lydia S. Penrose to Charles C. Eareckson, May 24, 1886, 15 ft. 6 in. by 65 ft.; g. r. $75..... 750

TUESDAY, June 1, 1886.

Allegheny ave , N. E. s., 133 ft. N. W. Emerald, Joseph Brower, Jr., to Alice Schofield, May 27, 1886, 25 ft. by 175 ft. 6 in.; g. r. $50. ..... $225

Arch st., 2001, Wm. A. McCandliss to Jane and Samuel Ligget, May 24, 1886, 22 ft. by 97 ft.; mtge. $12,500..... 4,700

Carlisle st., W. s., 222 ft. S. Dauphin, Chas. C. Moore to Rosanna Burgert, May 13, 1886, 17 ft. by 77 ft. 10 in..... 3,000

Charlotte st., W. s., bet. Brown and Poplar, Eugene Schriver to Catharine Kuhn, May 24, 1886, each of said 2 lots 15 ft. by 41 ft.; N. s. Brown, W. Third, 20 ft. by 115 ft., quit claim..... 300

Clarion st., W. s., 321 ft. 2 in. S. Tasker, William R. Matchett to Ann McGinnis, May 18, 1886, 14 ft. by 48 ft.; mtge. $800..... 550

"D" st., 2904, 2910, 2912, 2914, 2924 to 2930, Thos. McIlvaine to Theod. H. Wynn, May 8, 1886, each 14 ft. front..... 4,100

Daly st., N. s., 208 ft. W. Seventh, Wm. F. Albrecht to Andrew Kee, May 11, 1886, 14 ft. by 50 ft. 6 in.; g. r. $36..... 475

Dauphin st., N. E. cor. Howard, Jas. McSorley to Jno. G. Pfeiffer et. al., May 19, 1886, 14 ft. by 60 ft..... 1,940

Eighth st., N. E. cor. Jefferson, R. N. Simpson to John McCoy, in trust, May 27, 1886, 18 ft. by 100 ft.. 2,100

Eleventh st., 1703 S., Rufus R. Thomas to Anna M. Lawall, May 22, 1886, 16 ft. by 70 ft..... 1,800

Ellsworth st., S. s., 240 ft. W. Twentieth, Geo. W. Bumm to Elizabeth McKinney, May 27, 1886, 15 ft. by 65 ft.; g. r. $72.75..... 475

Emlen st., 2146-48, Anna Longstreth to Jos. Straubmuller, May 20, 1886, 28 ft. by 45 ft. 3 in..... 4,100

Fairhill st., 2904, John Schieber to Chas. H. Grothehen, May 31, 1886, 12 ft. 8 in. by 68 ft..... 2,000

Fairmount ave , 1901, Wm. H. H. Neville to Mary A. Challiss, May 26, 1886, 16 ft. by 93 ft. 1½ in..... 10,000

Fifth st., S. E. cor. Moore, William Eustis to Sarah C. Bradford, May 27, 1886, 18 ft. by 61 ft..... 1,300

Forty-second st., W. s., 140 ft. 3¾ in. S. Wallace, E. R. Trout to George A. Wilt, May 27, 1886, 20 ft. ⅜ in. by 94 ft.; g. r. $120..... 500

Forty-eighth st., E. cor. Paschall ave., Edw. Shippen et al., trustees, to John S. McHenry, May 25, 1886, irreg. shape..... nom.

Front st., E. s., 62 ft. N. Moore, Daniel F. Hallahan to John F. Quinn, May 10, 1886, 15 ft. by 88 ft. 6 in..... 1,600

Germantown ave., N. E. s., 37 ft. 6 in. S. E. Baker, Alex. Rickey to Gottlob F. Pfund, May 28, 1886, 12 ft. by 60 ft..... 1,425

Green st., S. s., 194 ft. 2½ in. W. Twentieth, Mary A. Campbell to Edw. H. Godshalk, May 26, 1886, 24 ft. 10½ in. by 117 ft.; mtge. $6,000 18,000

Haines st., N. W. s., and N. E. s. Germantown ave., E. D. Carpenter to Geo. M. Smyser, May 10, 1886, irreg. shape..... 23,000

Huntingdon st , N. s., 46 ft., W. Seventh, Chas. H. Wisler to Jas. M. Gardner, May 4, 1886, 15 ft. by 68 ft..... 3,000

Keystone st., S. E. s., 315 ft. N. E. Princeton, D. R. Patterson to Belinda Allen, May 25, 1886, 20 ft. by 135 ft..... 215

Lawrence st., W. s., 155 ft. N. York, John F. Krimmel to Geo. Trautweller et ux., May 24, 1886, 15 ft. by 53 ft. 1½ in..... 2,425

Leander st., E. s., 96 ft. N. McKean, A. J. Gillespie to Jas. J. Keefe et al., May 28, 1886, 52 ft. by 44 ft..... 875

Parrish st., N. s., 110 ft. W. Forty-second, Jno. H. Goldbeck to David M. Hess, May 27, 1886, 68 ft. by 70 ft.; E. s. Markoe, 56 ft. S. Aspen, 168 ft. by 44 ft. 4½ in.; mtges. $3,700 9,000

Plover st., N. s., 292 ft. 7 in. W. Seventh, Jno. A. Reilley, exr., to Jno. Moynegh, May 20, 1886, 15 ft. 6 in. by 71 ft. and 74 ft..... 812

Ridge ave., 3264, Sarah M. Dickson to Chas. Maughan, May 31, 1886, 20 ft. by 100 ft..... 4,200

Sanson st., 3248, Samuel Ligget to Wm. A. McCandliss, May 24, 1886, 16 ft. by 75 ft..... .....

Aramingo st., N. E. cor. Monroe, John Albert to George Albert, May 31, 1886, 20 ft. by 150 ft..... 100

Seventh st., N. E. cor. Snyder ave., John M. Cone to Robt. Alexander, May 28, 1886, 86 ft. by 112 ft., 11 lots..... nom.

Carpenter st., S. E. s., 320 ft. N. E. Green, Charles H. Weiss to Hugh McLean et al., May 26, 1886, 289 ft. 11 in. by 83 ft. 8⅛ in..... 1,600

Carpenter st., E. cor. Green, C. H. Weiss to Geo. W. Carpenter et al., May 26, 1886, 84 ft. by 150 ft..... 1,500

Sixteenth st., W. s., 17 ft. N. York, Thomas P. Twibill to Josephine Falkenhagen, May 21, 1886, 17 ft. by 65 ft. 10 in..... 2,800

Sixty-third st., S. E. cor. Hamilton, David M. Hess to Regina Goldbeck, May 26, 1886, irreg. shape..... 9,000

Collins st., 2518, Thos. Baker to Jane Campbell, May 31, 1886, 13 ft. 6 in. by 40 ft..... 1,300

Tyson st., E. s., 134 ft. N. Huntingdon, John Loughran to Robert Whinna, May 27, 1886, irreg. shape 3,000

Marshall st., W. s., 128 ft., etc., S. Cumberland, Henry G. Schultz to Henry Specht, May 28, 1886, 16 ft., etc., each 7 lots..... nom.

Also 5 lots on W. s. Marshall, S. of Cumberland, to H. H. Brown et al., May 28, 1886, and 3 lots to Chs. H. Schwerdfeger, May 28, 1886..... nom.

Springett st., N. s., 181 ft. 1½ in. W. Twentieth, Frank C. McCown et al., exrs., etc., to Samuel S. Lester et al., May 10, 1886, 47 ft. 9 in. by 50 ft. 1 in..... 2,000

Stoeckel st., W.s., 99 ft. N. Somerset, Charles F. Haas to Jos. Scherman, April 15, 1886, 110 ft. by 70 ft..... 1,700

Tenth st., W. s., 151 ft. N. Girard ave., Jas. Penn McCain, master, to Nicholas Marshall, May 25, 1886, 34 ft. by 68 ft..... 8,000

Tenth st., N. E. cor. Snyder ave., M. L. Burr to German Presbyterian Church of Peace, May 24, 1886, 50 ft. by 115 ft..... 4,500

Berks st., N. E. cor. Fourth, Pennsylvania Company for Insurance on Lives, etc., to Wm. G. Serrill, May 28, 1886, 110 ft. 6 in. by 82 ft. 9¾ in.; S. W. cor. Fourth and Berks, irreg. shape; N. W. cor. Third and Berks, irreg. shape..... 62,500

Dupont st., N. W. s., 1,194 ft. N. E. Ridge ave., Corn Exchange Nat'l Bank to Samuel Shipley et al., trustees, irreg shape, and premises on Levering ave., 150 ft. by 200 ft... 2,750

Twenty-fifth st., E. s., 211 ft. S. Berks, H. R. Shoch to Clara V. Kleiss, May 26, 1886, 14 ft. by 65 ft. 2,800

Tyson st., E. s., 108 ft. N. Huntingdon, John Loughran to John S. J. McConnell, May 27, 1886, irreg. shape..... 3,000

Wallace st., N. s., 130 ft. 6 in. E. Thirty-fifth, Peter S. Murray to John A. Roddy, Feb. 26, 1886, 16 ft. by 76 ft..... 2,750

Waterloo st., N. W. s., 462 ft. N. P., Westmoreland, Thos. H. Flood to Jno. B. J. Jones to Edw. F. Flood, June 1, 1886, 48 ft. by 70 ft..... nom.

Wharton st., 817, Rebecca Selby to John J. Wilkinson, May 26, 1886, irreg. shape..... 4,700

Theodore Justice to Edw. T. Steel, May 28, 1886, 5 acres, 21.44 perches, Twenty-first Ward..... 3,500

WEDNESDAY, June 2, 1886.

Baring st., N. s., 16 ft. W. Saunders ave., Thomas H. Doan to Lizzie L. Hayes, Feb. 27, 1886, 20 ft. by 79 ft. 10 in..... $6,000

Brandywine st., 2008, John D. Hopper to Joel J. Baily, May 27, 1886, 16 ft. by 66 ft..... 3,600

Catharine st., N. s., 306 ft. W. Twentieth, Sophia E. Bowker to Bridget Farrell, May 27, 1886, 16 ft. by 60 st.; g. r. $60..... 1,400

Chew st., N. E. s., 152 ft. 2 in. S. E. Locust, A. R. Bockius to William Scratchard, May 28, 1886, 50 ft. by 200 ft..... 1,100

Chew st., N. E. s., 102 ft. 2 in. S. E. Locust ave., Mary Ida Bockius to Wm. Scratchard, May 28, 1886, 50 ft. by .00 ft..... 1,100

Columbia ave., N. s., between Stillman and Bambrey, F. V. Smith to Joseph D. Thornton, May 17, 1886, 100 ft. by 140 ft..... 8,800

Corson st., N. E. s., 270 ft. S. E. Mermaid Lane, Charles Smith to Ellen Langan, March 18, 1886, 30 ft. by 104 ft. 1⅛ in..... 1,325

Corson st., N. E. s., 265 ft. S. E. Mermaid ave., Charles Smith et al. to Charles Streeper, May 31, 1886, irreg. shape..... 2,185

Cumberland st., N. s., 64 ft. 9½ in. E. Trenton ave, George Einwechter to Thomas Dawson, May 29, 1886, 18 ft. by 100 ft..... 4,200

Delaware ave., corner Union st., Twenty-third Ward, Geo. S. Clark to Amos C Shallcross, May 26, 1886, irreg. shape..... 3,500

Eighth st., 2838 N., H. Brocklehurst et al. to Edward C. Ramberg et ux, May 29, 1886, 13 ft. 6 in. by 59 ft.... 2,500

Fernon st., N. s., 48 ft. 7½ in. W. Nineteenth, Thos. J. Milnamow to James Milnamow, Jr., May 17, 1886, 14 ft. front..... nom.

Girard ave., N. s., 80 ft. W. Twenty-ninth, Widener and Elkins to Ellen M. and Sarah M. Lisle, May 16, 1886, 224 ft. by 64 ft.; also, 9 lots on Park ave. and Thirteenth st. N. of Diamond..... 100,000

Girard ave., N. s., 100 ft. E. Merion st., Mary Bacon to Mary E. Davis, May 24, 1886, irreg. shape..... 11,500

Holme ave, N. W. s., Twenty-third Ward, Theodore Willard, trustee, to Catharine M. Clark, May 27, 1886, 35 ft. by 128 ft..... 1,000

Locust st., Twenty-seventh Ward, 3917-3919, Marg't G. Kay to Sarah W. Gardner, May 22, 1886, 50 ft. by 165 ft.; mtge. $8,500..... 6,500

Manton st., N. s., 240 ft. W. Seventeenth, Patrick Watson et al., exrs., to Daniel Gormley, May 15, 1886, 15 ft. by 60 ft..... 1,500

Master st., S. s., 64 ft. E. Thirtieth, and N. W. cor Master and Twenty-ninth, Ellen M. Lisle et al. to Wm. L. Elkins and Peter A. Widener, May 16, 1886, irreg..... 100,000

Master st., 515 and 517, John Fuss to John Karst, May 13, 1886..... 9,050

Ninth st., W. s., 32 ft. 1 in. N. Noble, David Morgan, exr, to Carl Braun, May 31, 1886, 16 ft. by 57 ft..... 4,500

Nineteenth st., N. W. cor. Fernon, Thos. J. Milnamow to Jas. Milnamow, Jr., May 18, 1886, 3 lots, irreg. shape..... nom.

Norris st., S. W. cor. Twenty-fourth, Wm. M. Singerly to Hy. R. Shoch, 10 ft. 1½ in. by 14 ft. 4½ in. by 10 ft. 2½ in..... 1,000

Orkney st., 2222, Chas. Ott, trustee, to Patrick Walsh, May 11, 1886, 41 ft. 6 in. deep..... 1,275

Orkney st., E. s., 164 ft. S. York, Samuel D. Land to Jas. Mulligan, May 26, 1886, 12 ft. by 43 ft. 7½ in.. 1,050

Lancaster ave., 3531-3533, one-fourth interest, Wm. F. Allen to Bethea A. Young, May 29, 1886..... 1,000

Oxford st., N. s., 171 ft. 3 in. W. Twenty-fifth, Chas. T. Colladay to Clara Lurker, May 31, 1886, 15 ft. 6 in. by 68 ft..... 4,200

Percy st., E. s., 194 ft. N. Diamond, Edw. G. Fick to Joseph T. Griscom, May 25, 1886, 14 ft. by 44 ft.... 1,925

Percy st., W. s., 68 ft. N. Diamond, Lavinia Collins to John O. Wenzel, May 31, 1886, 14 ft. by 53 ft.; g. r. $60..... 1,250

Seventh st., 142 N, Mary M. Truman et al., ex'rs, et al., to Augustus P. Froelich, May 17, 1886, 29 ft. by 73 ft. 9 in..... 15,000

Sixteenth st., 15 lots, E. s., S. of Dickinson, F. H. Getchell et al. to Geo. A. Wagner, May 19, 1886, 16 ft. by 68 ft., etc..... nom.

Seventeenth st., W. s., 66 ft. N. Dickinson, R. R Thomas to Thos. W. Carson, May 7, 1886, 16 ft. by 62 ft.; g. r. $82..... 200

Tacony st., N. W. s., 400 ft. S. W. Fraley, Ambrose W. English to Mary E. English, May 29, 1886, 20 ft. by 100 ft..... 1,600

Tenth st., 435 N., Elizabeth Lentz et al. to Augustus Schweinfurt, May 26, 1886, irreg. shape..... 2,000

Twelfth st., 1635 N., J. S. Kent to Annie M. Daniels, May 28, 1886, 16 ft. by 100 ft..... 3,200

Thirteenth st., W. s., 40 ft. S. Berks, Edwin Peters to Geo. A. Cotton, May 31, 1886, 18 ft. by 83 ft..... 8,300

Twenty-first st., S. W. cor. Wood, Felix H. Loy to William Boyle et al., May 19, 1886, 16 ft. by 70 ft..... nom.

Twenty-second st., E. s., 359 ft. 6 in. N. Montgomery, Chas. O'Neill to Wm. T. B. Roberts, May 31, 1886, 17 ft. 9 in. by 96 ft..... 6,000

Twenth-seventh st., E. s., 97 ft. S. Columbia ave, James Mulligan to Samuel D. Land, May 21, 1886, 18 ft. by 87 ft. 6 in..... 1,000

Richmond st., 214, Z. S. Vaughan to Franklin Eyre to Zibiah S. Vaughan, Jan. 13, 1886, 35 ft. by 103 ft. 4 in..... nom.

Wallace st., S. E. cor. Thirty-eighth, James C. McCurdy to Fred. W. Heerman, May 18, 1886, 16 ft. 8 in. by 60 ft..... 3,900

Fifth st., 2516 N., Rebecca M. Collamer to Rosanna Firth, May 22, 1886, 18 ft. by 139 ft..... 7,000

Watkins st., S. s., 303 ft. 3 in. E. Fifth, Herman L. Sasse to George Lutz, May 12, 1886, to Catharine Sasse, May 12, 1886, 15 ft. 11 in. by 111 ft. 6 in..... nom.

Willow ave., E. s. and N. s Arnat, Twenty second Ward, Edwd. Kolb to Joseph K. Davidson, May 31, 1886, irreg. shape..... 10,000

Wood st., 516, Joseph Schneider to Christoph Wm. Schielcher, June 2, 1886, 13 ft 10 in. by 60 ft..... 1,200

THURSDAY, June 3, 1886.

Amber st., S. E. s., 55 ft. S. W. Ella, C. H. Sonneborn et al. to Augustus C. Nordheim et ux., May 28, 1886, 17 ft. by 50 ft..... $906

Brandywine st., S. s., 143 ft. 10 in. W. Twenty-second, Wm. H. Gatzmer, trustee, to Sarah Barker, May 21, 1886, 16 ft. by 75 ft..... nom.

Broad st., E. s., 19 ft. S. Diamond, John M. Sharp to Wesley Canfield, May 31, 1886, 19 ft. by 95 ft..... 9,500

Butler st., N. s., 40 ft. W. Thirteenth, Peter W. Ziegler to A. Graham Elliot, May 19, 1886, 20 ft. by 112 ft.; mtge. $2,300..... 1,700

Callowhill st., 210-212, Proser D. Martin to John Otis Paul, May 26, 1886, 26 ft. 8 in. by 33 ft. 4 in..... 5,250

Cambria st., S. W. cor. Twenty-second, Joseph Land et al. to Wm. Carroll, June 1, 1886, 33 ft. by 80 ft. 500

Eleventh st., 86 ft. S. Jackson, John H. McNeile to John McAleer, May 28, 1886, irreg..... 1,000

Eleventh st., E. s., 196 ft. N. Berks, Charles W. Dingee to Ellamina T. Link, June 1, 1886, 16 ft. by 70 ft... 4,000

Ellsworth st., S. s., 208 ft. W. Twentieth, George W. Bumm to Robert W. Orr, May 14, 1886, 16 ft. by 65 ft.; g. r. $75..... 487

Espey st., W. s., 87 ft. N. Catharine, moiety, James Hagan to Patrick Hagan, May 31, 1886, 14 ft. by 50 ft., and on S. s. Morris, 28 ft. W. Ninth, 14 ft. by 45 ft..... nom.

Evergreen st., N. s., 31 ft. W. Twenty-first, Peter Forrest et al., to Marg't Forrest et al., June 1, 1886, 15 ft. by 47 ft..... nom.

Fairmount ave., 3910, Alfred J. Wilkinson to Lewis L. Smith to Mary H. Wilkinson, June 1, 1886, 16 ft. by 91 ft..... 4,000

Fifteenth st., 313 S., A. L. Clay et al. to Michael Lennig, May 25, 1886, irreg. shape.................................. nom.
Francis st., N. s., 132 ft. 7 in. W. Ridge Rd., Richd. H. Townsend to Burd Schoener, May 24, 1886, 50 ft. by 220 ft.; g. r. $270.................. 6,500
Girard ave., N. s., 18 ft. 6 in. W. Alder, Oliver B. de Morat to Elizabeth M. Focht, May 11, 1886, 18 ft. by 55 ft.. 5,000
Gray's ave., 100 ft. N. E. Seventy-first, J. B. Craighead, Sr., to Albert Giesecke, May 31, 1886, 50 ft. by 230 ft.. 650
Green st., S. s., 80 ft. W. Twenty-first, Mary A. Walter to Annie W. Londsdale, May 14, 1886, 16 ft. by 82 ft. 5 in.. 6,000
Haines st., S. E. s., 720 ft. N. E. Stenton, Rose Riley to Charles Wister, May 24, 1886, 40 ft. by 148 ft.. 200
Haines st., E. s., 357 ft. 3 in. N. E. Wilson, Moses Johnson's estate to David McMahon, May 22, 1886, 30 ft. by 170 ft. 7½ in........................ 1,200
Jacob st., N.W.s., 21 ft. S.W.Pechin, Bertha C. Allison to John Sharan, May 31, 1886, 25 ft. by 80 ft........... 1,500
Juniper st.. 1535 S., A. W. Farrell to Wm. Godbey, May 27, 1886, 15 ft. ¼ in. by 68 ft.; mtge $1,500............ 700
Kurtz st., 940, Henry Reeves, ex'r, to Rebecca Haines, May 29, 1886, 16 ft. by 50 ft.................... .... nom.
Gerritt st., N. s., 212 ft. W. Eighteenth, John B. Douglass to Aquila Nebeker, May 22, 1886, 14 ft. by 45 ft.. 300
Lawrence st., W. s., 166 ft. S. Indiana, Thomas L. Kelley to Jane Finley, May 27, 1886, 14 ft. by 44 ft. 3 in.; g. r. $50.. 1,600
Manton st., N. s., 275 ft. 1 in. W. Twenty-first, John McConaghy to Winifred Brennan, May 31, 1886, 14 ft. by 48 ft.; g. r. $218................ 1,000
Montgomery st., N. s., 114 ft. E. Eighth, Aaron P. Bilyeu to Chas. A. M. Lannean, May 18, 1886, 14 ft. by 49 ft.; mtge. $2,000.......... 1,500
Montgomery st., N. s., 158 ft. W. Fifteenth, Wm. G. Serrill to Louisa Marg, May 27, 1886, 16 ft. by 69 ft. 6 in.; g. r. $210............................ 2,500
Ninth st., E. s., 93 ft. S. Snyder ave., Morris Bart to Wm. Rothermel, May 26, 1886, 15 ft. by 67 ft............ 1,450
Nineteenth st., E. s., 66 ft. S. Tasker, John C. Lynch to Wm. H. Ryan, May 20, 1886, 16 ft. by 68 ft............ 1,200
Oakford st., N. s., 93 ft. E. Twenty-second, H. R. Coulomb to Thomas D. Bohannan, May 21, 1886, 15 ft. by 61 ft.; g. r. $48........................ 800
Park ave., 2646, John W. Mitchell to Lavinia J. Young, June 1, 1886, 16 by 99 ft. 8 in................................ 6,300
Pine st., 1829, D. C. Wharton Smith to Robert Snyder, Sept. 18, 1882, to D. C. Wharton Smith, Sept. 18, 1882, 22 ft. by 100 ft 18,000
Queen st., N. s., 245 ft. 8 in. W. Fifth, Wm. Gaw, Jr., to Morris Staengler, May 25, 1886, 12 ft. 10 in. by 51 ft... 3,000
Ridge ave., E. s., 190 ft. 8¼ in. S. W. Shawmont ave., Emily Culp et al. to Frank M. Been et al., May 25, 1886, irreg. shape........................ 1,450
Second st., 1821 S., Geo. C. Boehm to Jac. Walther et ux., May 27, 1886, irreg. shape.................................. 2,500
Second st., W. s., 75 ft. 10 in. S. Tasker, Margaret Harvey to Louis Brauer, May 31, 1886, irreg. shape; g. r. $50................. .... nom.
Shawmont ave., S. E. s., 152 ft. S.W. Ridge ave., Emily Culp et al. to Hy. N. Landis et al., May 25, 1886, irreg. shape.................................. 805

Spruce st., 1815, William A. Platt to Lydia V. Watson," May 27, 1886, 18 ft. by 104 ft.; mtge. $12,000......... 1,500
Sepviva st., N.W. s., 12 ft. 8 in. S.W. Dauphin, John Wilson et al. to Eliza Test, May 31, 1886, 12 ft. 8 in. by 54 ft.; Tulip st., E. s., 16 ft. S. Dauphin, 13 ft. 6 in. by 60 ft.......... nom.
Tulip st., S.E. s., 150 ft. N. E. Funk, Walter W. Hood to Linford Castor, May 12, 1886, 50 ft. by 100 ft........... 500
Tenth st., E. s., 249 ft. 5½ in. N. Catharine, Patrick Hagan to Jas. Hagan, May 31, 1886, 14 ft. 3 in. by 70 ft.; N. s. Mifflin, 124 ft. E. Tenth, 16 ft. by 60 ft., and 1042 Tasker, 16 ft. by 64 ft.................... nom.
Turner st., 1933, Lydia B. Cripps to Osborn Bidwell and John E. Roberts, May 25, 1886, 14 ft. by 54 ft.; mtge. $1,600.................................. 600
Thomas st., S.s., Twenty-third Ward, Andrew J. Bonner, Jr., et al., to Jacob Moretz, July 17, 1885, 20 ft. by 120 ft................ 610
Wakeling st., 137 ft. N. W. Willow, John Shuttleworth to Thomas Creighton, May 28, 1886, irreg. shape.. ......
Winton st., S. s., 223 ft. W. Sixth, Penrose A. McClain to Bernard Tucker, May 20, 1886, 14 ft. by 48 ft.. 225
Emerald st., S. E. s., 14 ft. 6 in. E. Ontario, Edward J. Devlin to Bernard Devlin, June 2, 1886, 14 ft. by 90 ft.. 1,500
Emerald st., same, to Edw. J. Devlin, June 3, 1886.......................... 3,100
Wister st., 198 ft. 4 in. S. W. Wakefield, Eliza Williams to Thomas G. Tatlow et al., May 27, 1886, irreg. shape; g. r. $26.25................... 5,500

FRIDAY, June 4, 1886.

American st., W. s., 250 ft. S. Huntingdon, A. M. Zane to William H. Howard, May 31, 1886, 50 ft. by 111 ft. 3⅜ in.................................. $250
American st., W. s., 200 ft. S. Huntingdon, Wm. H. Howard to Chas. B. Howard, May 31, 1886, 100 ft. by 111 ft. 3⅜ in.............................. nom.
Charlotte st, 839, Christian Ferber to Amelia Seyfert, May 20, 1886, 13 ft. by 95 ft. 6 in............... ....
Jefferson st., S. s., 84 ft. W. Franklin, 16 ft. by 35 ft.; E. s. Franklin, 226 ft. N. Indiana, 17 ft. by 66 ft.... nom.
Charlotte st., 841, Christian Ferber to Jacob Glasser, May 26, 1886, 14 ft. by 95 ft.; S. s. Ingersoll, 27 ft. 8 in. W. Twenty-fourth, 13 ft. 10 in. by 43 ft. 2⅞ in.; W. s. Seventh, 228 ft. N. Madison, 17 ft. by 66 ft............ nom.
Charlotte st., 843-845, C. Ferber to Kate Smith, May 26, 1886, 33 ft. by 95 ft. 6 in. .... nom.
Columbia ave., N. E. cor. Norwood, C. H. Showaker to Josephine A. Picard, May 26, 1886, 20 ft. by 90 ft; mtge. $6,000......... 1,400
Clarissa st., E. s., and S. s. Juniata, Thomas J. Lothrop to Philemon Richards, May 26, 1886, irregular shape.. 9,500
Cross st., 940, Sophia E. Bowker to Daniel W. Torbert, May 11, 1886, 14 ft. by 44 ft.................................. 1,240
Delaware ave., Oakland, Decatur and Sylvan sts., Twenty-third Ward, G. W. Thompson et al., ex'rs, to Deborah J. Pierson, May 29, 1886, 341 ft. 4¼ in. by 336 ft. 8½ in. by 339 ft. 7⅛ in. by 368 ft. 8⅜ in.; S. E. s. Oakland, 125 ft. N. E. s. Decatur, 25 ft. by 100 ft.................................. 10,000
Frankford rd., rear of S. W. s., Nancy Sykes et al. to Geo. T. Bowman, May 15, 1886, irreg. shape..... ......

Front st., S. W. cor. Putnam, Elizabeth Paul to Elizabeth P. Cunningham, June 2, 1886, 94 ft. 10¼ in. by 110 ft. 3½ in.............. .... nom.
Fourth st., E. s., 250 ft. S. Huntingdon, Wm. P. Norris et al. to Albert E. Eldridge, May 19, 1886, 7 in. by 102 ft 6 in.................................. nom.
Fifteenth st., 563 N., Frances E. Boericke to Mary A. Glenn, May 4, 1886, 17 ft. 3 in. by 77 ft. ¼ in...... 6,750
Franklin st., 2538, Salome Haney to Ernestina A. Sonneborn, June 2, 1886, 14 ft. by 65 ft.................. 2,800
Front st., 2248 N., Geo. W. Jenkens et al., ex'rs, to John W. Ledyard, May 27, 1886, 16 ft. by 64 ft...... 6,500
Field st., W. s, and N. s. Francis, Timothy J. Mahoney to Anna M. Haines, June 3, 1886, 50 ft. by 220 ft.; 13 lots.. nom.
Germantown ave., S. W. s., 783 ft. 5⅛ in. S. E. Seymour, Lewis D. Vail, exr., to Margaret E. Potter, May 31, 1886, 6 acres, 1 rood, 10½ perches 20,000
Germantown ave, 2635, William A. Slater to Wm. H. Paul, May 24, 1886, 18 ft. by 239 ft. 1½ in............ 3,700
Hazel st., 156, Sophia E. Bowker to Daniel W. Torbet, May 11, 1886, 22 ft. by 47 ft.. 1,134
Hillary st., 1916, Wm. H. Forsyth to Lizzie J Lynch, May 27, 1886, 16 ft. by 58 ft. 9 in.; 1934–1938 Wharton, each 16 ft. 2 in. by 59 ft.; 1930 Wharton, 16 ft. by 60 ft................ 14,000
Ingersoll st., S. s., 41 ft. 6 in. W. Twenty-fourth, Christian Ferber to Emma Smith et al., May 26, 1886, 13 ft. 10 in. by 43 ft 2⅞ in...... nom.
Jacob st., N. W. s.. 221 ft. S. W. Pechin, Jacob Shinkel to Matthias Engesser et al., June 1, 1886, 25 ft. by 80 ft.. 1,500
Mascher st., N. E. cor. Lehigh ave., Jas. Parsons to David Fow et al., May 19, 1886, 180 ft. by 95 ft. 6 in... 1,000
Mascher st., N. W. cor. Columbia ave., one-third interest, Frank H. Welsh to Thos. C. Van, mtge. $20,000.. 6,666
Mt. Holly st., E. s., 42 ft. N. Reed, Harry Wilson to Deborah P. Atherton, May 31, 1886, 14 ft. by 50 ft.; g. r. $46................. 533
Girard ave., 2905, Widener and Elkins to Laura C. Day, May 18, 1886, 16 ft. by 62 ft........................ 4,500
Ninth st., E. s., 100 ft. S. Huntingdon, John Loughran to Eliza Parker, May 28, 1886, 13 ft. 10 in. by 62 ft. 4 in..................... 2,800
Forty-fifth st.. 714 N., Phila. Bldg. Assoc. to Wm. Duffey, May 21, 1886, 20 ft. by 100 ft....................... 1,550
Nineteenth st., W. s., 155 ft. 9 in. N. Columbia ave., Nathan Hoagland to Eliza Drum, May 25, 1886, 16 ft. 9 in. by 103 ft.......... 5,750
Oakford st., N. s., 196 ft. and 211 ft. W. Twenty-second, H. R. Coulomb to Matthew Moroney, May 21, 1886, 15 ft. by 61 ft.; each subject to g. r. $48.. 1,900
Oriana st., W.s.. 189 ft. 1 in. S. Huntingdon. A. E. Eldridge et al. to Harry W. Riday, March 23, 1886, 13 ft. 6 in. by 40 ft. 6 in.................. 1,500
Oriana st., W. s., 127 ft. 8 in. S. Huntingdon, A. E. Eldridge et al. to Alfred J. Seese, May 14, 1886, 11 ft. 11 in. by 40 ft. 6 in........ 1,400
Oriana st., W. s., 115 ft. 7 in. S. Huntingdon, A. E. Eldridge to Edward C. Gerstner, May 13, 1886, 12 ft. 1 in. by 40 ft. 6 in.............................. 1,400
Orkney st., E. s., 97 ft. S. Dauphin, Frederick Koehler to Chas. Bolz, May 18, 1886, 12 ft. 6 in. by 44 ft. 7½ in.; mtge. $1,000............................ 3,000

Otsego st., W. s., 96 ft. S. Christian, George M. Browne to Harriet M. Tatem, May 27, 1886, 16 ft. by 97 ft. 1 in..... 900

Parrish st., S.W. cor. Seventh, Thos. A Budd to John G. Powell et al., April 28, 1886..... 13,250

Percy st., 2110, Harriet Prizer et al. to Amos West, June 1, 1876, 14 ft. by 53 ft..... 2,000

Ridge ave., N. E. s., 64 ft 4 in. N. Poplar, Thomas Miles to Mary M. Miles, June 2, 1886, subj. to life estate of Thomas Miles..... nom.

To James M. Miles, June 2, 1886, N. E. s. Ridge ave., 113 ft. N. W. Poplar, 18 ft. 8 in. by 81 ft., subj. to life estate of Thomas Miles, June 2, 1886..... nom.

Ridge ave., N. E. s., 162 ft. N. Girard ave., Andrew Braid to Peter S. Braid, May 21, 1886, irreg..... 10,000

Richmond st., 231, Geo. W. J. Harvey to John Dorlan, May 17, 1886, 16 ft. 8 in. by 65 ft. 10 in..... 3,400

Sixth st., 970 N., Northern National Building and Loan Association to Abraham Merzbacker, June 1, 1886, 15 ft. by 80 ft..... 3,900

Spruce st., 2123, Frederick Sylvester to Virginia M. Struthers, May 27, 1886, 17 ft. by 90 ft.; mtge. $10,000... 6,000

Twentieth st., N. W. cor. Mountain, James McVicker to Catharine Muller, May 19, 1886, 17 ft. by 67 ft. 6 in..... 3,500

Thirty-fifth st., 636 N., Peter W. Ziegler to Henry Righter et al., June 4, 1886, 50 ft by 92 ft..... 10,000

Thirty-ninth st., E. s., 61 ft. 6½ in. N. Reno, Wm. J. Shedwick to Deloss Everett, June 21, 1886, 15 ft. 3½ in. by 69 ft. 2 in..... 5,800

Walnut st., 3457, Wm. C. Allison et al., exr's, et al. to Horatio C. Wood, June 1, 1886, 28 ft by 111 ft. 6 in... 10,000

Ward st., 1542, Mary Gallagher to Michael McDermott, May 13, 1886, 15 ft. by 47 ft. 6 in.; g. r. $54..... 550

Woodstock st., W. s., 103 ft. S. Berks, George W. Coulston to Mary F. Gallagher, May 27, 1886, 14 ft. by 52 ft. 7½ in..... 2.050

SATURDAY June 5, 1886.

Alder st., E. s., 151 ft. N. Girard ave., James Penn MacCain, master, to Chas. Beck, June 2, 1886, 17 ft. by 32 ft..... $1,400

Arch st., 1429, Mary E. Butcher to Katharine H. Biddle, June 1, 1886, 21 ft. by 100 ft..... 17,500

Auburn st., N. E. s., 154 ft. N. W. Amber, D. K. Patterson to Patrick Creeden, May 28, 1886, irreg. shape 900

Brewster st., S. E. s., 375 ft. N. E. Seventy-eighth, Geo. Laycock to Wm. Shipley, June 1, 1886, 25 ft. by 100 ft..... 100

Broad st., E. s., 150 ft. N. Norris, Chas. C. Moore to Annie Miller, May 11, 1886, 20 ft. by 162 ft.; g. r. $360..... 11,500

Centre st., S. E. s., and N.E. s. Hancock, Jno. C. Miller to Rodger McCann, May 20, 1886, irreg. shape.... 6,000

Croskey st., W. s., 144 ft. S. Montgomery, C. F. Sturm to Mary A. Raff, June 3, 1886, 16 ft. by 47 ft..... 2,200

Croskey st., 1752, John S. Serrill to George Beckelman et al., June 3, 1886, 15 ft. by 47 ft.; g. r. $96 1,700

Cuthbert st., Mary McAllister to Jno. McAllister, March 26, 1886, and Jas. McAllister to Jno. McAllister, June 1, 1886, interests (W. Twenty-first) 1,000

Daly st., N. s., 236 ft. W. Seventh, William F. Albrecht to Harry J. Weiler, May 28, 1886, 56 ft. by 50 ft. 6 in.; g. r. $36..... 2,148

Dauphin st., S. E. cor. Orkney, Wm. H. Bodine to Chas. Ehinger, May 12, 1886, 31 ft. by 63 ft..... 5,000

Delaware ave., N. E. s., Ann Eliza Carman to Wesley S. Peacock, June 3, 1886..... 600

Ditman st., S. E. s., 100 ft. S. W. Funk, Wissinoming Mutual Loan and Insurance Company to Ashton McCartney, May 7, 1886, 35 ft. by 200 ft..... 1,025

Dean st., E. s., 75 ft. N. Tasker, H. B. Foulke to John M. Cohen, June 2, 1886, 15 ft. by 42 ft..... 1,550

Dounton st., N. W. s., 174 ft. N. E. Wayne, John Barrows to Thomas Robson, May 31, 1886, 15 ft. by 60 ft..... 1,800

Eleventh st., E. s., 51 ft. S. Diamond, Reuben Backarach to Vineyard S. L. and B. Assn., June 2, 1886, 17 ft. by 65 ft..... 3,700

Elmwood ave., S. E. s., 125 ft. N. E. Sixty-fourth, John W. Clark, June 1, 1886, 100 ft. by 225 ft..... nom.

Fairmount ave., N. s. 257 ft. W. Twenty-fourth, Wm. P. West to Wm. Caldwell, May 31, 1886, 15 ft. by 102 ft..... 4,500

Fairmount avenue, N. W. cor. Eighteenth, Charles White to George J. Breen, May 25, 1886, 17 ft. by 90 ft. 7 in..... 9,500

Fourth street, 411 and 413 N., Jacob Goldsmith to Ernst Krah et ux., May 26, 1886, irreg. shape; mtge. $8,000..... 7,500

Franklin st., E. s., 386 ft. N. Cumberland, John McCoy to John McCoy, Jr., June 4, 1886, irreg. shape; mtge. $2,500..... 500

Front st., W. s., 42 ft. S. York, John McCann to James Nugent, May 12, 1886, 13 ft. by 63 ft.; g. r. $120..... 2,000

Fortieth st., E. s., 40 ft. S. Hutton, Charles G. Frank to John E. Lonergan, June 4, 1886, 20 ft. by 120 ft..... 5,750

Forty-second st., E. s., 60 ft 9 in N. Brown, John H. Goldbeck et ux. to Charles. G. Rapp, May 24, 1886, 15 3-16 ft. by 85 ft. 3¾ in.; mtge. $1,600..... 1,225

Forty-second street, S. W. s., S. E. of Darby road, and lots on Woodward street and Woodlands avenue, twenty-one lots, John H. Goldbeck et ux. to Joseph H. Virkler, June 3, 1886..... nom.

Fifty-eighth st., W. s., 287·53 ft. N. Vine, E. W. Cloud to Geo. Storey, June 4, 1886, irreg. shape..... 700

Greenwich st., N. s., 90 ft. 2 in. W. Second, Edward Purdy to William L. English, May 24, 1886, 16 ft. by 102 ft..... 2,725

Honeysuckle ave., N. W. s. and S. E. s. Oakland, Alfred V. Gentry to Samuel Reiter, June 4, 1886, irreg. shape..... 1,200

Lambert street, E. s., 214 ft. N. Diamond, James McAllister to Rudolph Krause, June 1, 1886, 16 ft. by 57 ft..... 2,750

Lancaster ave., 5 lots, S. W. s., N. W. Kershaw ave., Chas. H. Spicer to Jas. J. Loughrey, June 5, 1886, irreg. shape..... nom.

Lawrence st., 2437, T. H. Sweeting to Anna Horn, June 1, 1886, 14 ft. by 47 ft. 6 in..... 1,750

Mechlin street, S. E. s., 476 ft. N. E. Gtn. ave., Geo. W. Wagner to J. Carroll Vogan, May 31, 1886, 25 ft. by 79 ft..... 900

Morris st., N. s., 134 ft. W. Eighth, interest, John A. Mooney to Thos. J. Carroll, Sept. 26, 1885, 16 ft. by 112 ft.; also interests in lots on Tudor and Mountain sts..... 40

Neff st., N. E. s., 45 ft. N. W. Melvale, Eugene Ziegler, admr., to Gottfried Knauffman, June 3, 1886, 45 ft. by 41 ft..... 3,225

Ninth st., W. s., 14 ft. N. Federal, Wm. M. Powell to G. Washington Powell, April 14, 1886, 14 ft. by 35 ft. 6 in; g. r. $32..... 500

Nineteenth st., E. s., 118 ft. 7 in. N. Columbia, Geo. A. Beech to Lillie S. Goehmann, June 1, 1886, 16 ft. 7 in. by 100 ft.; mtge. $2,000..... 3,800

Norris st., 1907, Wm. R. Matchett to Mary McDonough, May 21, 1886, 15 ft. by 69 ft..... 4,000

Norwood st, 825, J. Howard Young to Howard A. Pedrick, May 21, 1886, 15 ft. by 68 ft. 6 in.; mtges. $2,600..... 600

Poplar st., 1029, John S. Jones to Joseph W. Jarrett, May 28, 1886, 15 ft. by 64 ft.; g. r. $60..... 2,375

Ridge ave., N. E. s., 222 ft. 4 in. N. Master, Benjamin S. Fletcher to Thomas R. Bell, May 27, 1886, 20 ft. front; g. r. $246..... 1,700

Seneca st., S. s., 121 ft. 3 in. W. Forty-eighth, Henry Glass to Christiana C. Frasch, June 4, 1886, 29 ft. by 150 ft..... 4,000

Seventh st., 2124 N., Geo. W. Bumm to Annie Cannon, June 1, 1886, 14 ft. 2 in. by 73 ft. 7⅝ in..... 2,400

Seventh st., 942 N., Elias Wolf to Abraham Merzbacher, May 27, 1886, 18 ft. by 90 ft..... 4,025

Susquehanna ave., 509, Charles J. Hebsacker to Alfred F. Greenig, May 31, 1886, 17 ft. by 67 ft.; mtge. $3,600..... 1,600

Susquehanna ave., S. W. s., 194 ft. S. E. Girard ave., Sarah D. Reed, administratrix, to Oliver L. Coles, June 1, 1886, 20 ft. by 126 ft.; mtge. $1,300..... 825

Thompson st., S. s., 116 ft. E. Sixteenth, George Herr et al. to Jos. B. Smith, June 3, 1886, 16 ft. by 120 ft..... 3,500

Twelfth st., 822 N., Wm. Ingram, trustee, to Ernest R. Emerson, May 29, 1886, 16 ft. by 79 ft..... nom.

Twenty-fourth st., E. s., 288 ft. N. Brown, John M. Sharp to Mary Ann Walter, June 1, 1886, 17 ft. by 73 ft..... 5,600

Twenty-sixth st., E. s., 36 ft. 11½ in. N. Fletcher, Thomas Woolman to John Lepper, June 3, 1886, 18 ft. 5½ in. by 111 ft. ¾ in..... 500

—At Jemseh, on the Red Sea, explorations for petroleum, made under the directions of the Egyptian Government, oil is said to have been found which possesses greater illuminating power than the American oil.

—A leading shoe manufacturer in Auburn, Me., in adopting the profit-sharing plan as a business experiment, has directed, in order that the workmen shall be fully satisfied that the accounts are truthfully kept, three of the employés to be taken into the confidence of the firm and made acquainted with all its doings. It is stipulated, however, that these representatives of the workmen shall be citizens of Auburn, and that at least two of them shall be owners of real estate there. The probable reason for this condition is that, as a rule, an owner of real estate is of conservative tendencies, and, if a working man, is more likely to remain in a town than is one who lives in a rented house. The management of the business will remain with the firm, and the employés are not asked to invest any of their savings in the enterprise, or take any risks, or make any guarantees. Should the scheme prove satisfactory on a year's trial the establishment may be made over to a corporation, shares in which may be bought by the workmen.

The Plumb Bill.

We give below the text of the Plumb Bill, as amended by the Senate Committee, which is intended to prevent the acquisition of public lands in the United States by aliens. The Senate has passed the bill.

Section 1. That it shall be unlawful for any person or persons not citizens of the United States, or who have not lawfully declared their intention to become such citizens, or for any corporation not created by or under the laws of the United States or of some State or Territory of the United States, to hereafter acquire, hold or own real estate so hereafter acquired, or interest therein in any of the Territories of the United States or in the District of Columbia, except such as may be acquired by devise or inheritance or in good faith in the ordinary course of justice in the collection of debts hereafter created; provided, that prohibition of this section shall not apply in such cases as the right to hold lands in the United States is secured by existing treaties to the citizens or subjects of foreign countries, which rights shall continue to exist so long as such treaties are in force.

Section 2. That no corporation or association more than 20 per centum of the stock of which is or may be owned by any person or persons, corporation or corporations, association or associations, not citizens of the United States, shall hereafter acquire or shall hold or own any real estate hereafter acquired in any of the Territories of the United States or of the District of Columbia.

Section 3 That no corporation other than those organized for the construction and operations of railways, canals or turnpikes shall acquire, hold or own over 5,000 acres of land so hereafter acquired in any of the Territories of the United States; and no railroad, canal or turnpike corporation shall hereafter acquire, hold or own lands so hereafter acquired in any Territory other than as may be necessary for the proper operation of its railroad, canal or turnpike, except such lands as may have been granted to it by act of Congress.

Section 4 declares forfeited all lands held in violation of this act.

The bill now goes to the House of Representatives for concurrence.

—No mishap has occurred to the one thousand feet section of the underground electrical railway constructed on Ridge ave. Mr. Schlessinger, the electrician, says it is now intended to extend the track a further distance of 2,000 feet to Laurel Hill Cemetery gates. He says it costs $20,000 per mile for construction, which includes the costs of motor and machinery, and the saving in expense of operating it compared with horse power is from $2 to $3 per day per car.

NOTICE is hereby given that an application will be made to the Governor of the State of Pennsylvania, on Monday, June 21, 1886, under the Act of Assembly of the Commonwealth of Pennsylvania, entitled "An Act to provide for the Incorporation and Regulation of certain Corporations," approved April 29, 1874, and the supplements thereto, for the charter of an intended corporation, to be called "The Philadelphia Real Estate Exchange," the character and object whereof is the purchasing, holding, leasing and selling of real estate at public or private sale, and the carrying on of the various branches of business incident thereto, and for these purposes to have, possess and enjoy all the rights, benefits and privileges of the said Act of Assembly and its suuplements.

JAS. H. STEVENSON,
Solicitor.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - -	*$400,000.00*
Reserve for Reinsurance and all other claims, - - - -	*1,070,610.92*
Surplus over all Liabilities, - -	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432,05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

LONG AGO

We solved the problem of Style and Fit in First-Class

CLOTHING

We, as manufacturers, produce more Clothing than any other firm in the business. We have spent years in trying to see how good we could make our clothing, and there is no material made in this or any other country that is too good for us to handle. Quantities tell. They enable us to make low prices.

Browning, King AND Co.

910 & 912 CHESTNUT STREET.

R. T. GOODRICH, Manager.

GEO. W. HANCOCK,

Real Estate, Insurance & Surveying,

717 Walnut St., and 40th St. & Lancaster Av.,

PHILADELPHIA.

500,000 FEET

RUBBER, GARDEN

—AND—

PAVEMENT HOSE.

Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.

Goodyear's only Headquarters.

D. P. DIETERICH,

308 CHESTNUT STREET,

Circulars Free. **Philadelphia.**

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

THE BRISTOW BROWNSTONE CO.

OF VIRGINIA,

CAPITAL $100,000

10,000 Shares, - - Par Value, $10,00.

NON-ASSESSABLE.

Principal Office, 1014 Main St, Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

"GILBERTSON'S OLD METHOD."

Takes the Contract for the WHITE HOUSE roof at WASHINGTON,

at 70 cents per box over the so-called "Genuine 'Old Style'" for the IC 14x20 size (equal to $1 40 per box for the 20x28 size).

The award not made with reference to price alone, but also from tests made as to the BEST QUALITY.

The guaranteed weight of the "Gilbertson's Old Method" offered was 120 pounds net per box of 112 sheets; while the so-called "Genuine 'Old Style'" was offered at 112 pounds.

In order that consumers may more thoroughly understand WHY the "Gilbertson's Old Method" was accepted AT SUCH AN ADVANCED PRICE OVER THE SO-CALLED "GENUINE 'OLD STYLE,'" we quote the following from the specifications made by the Government for the Roofing Plates to cover the roof of the Executive Mansion:

"The Government desires to secure the BEST QUALITY OF DIPPED ROOFING PLATES, and samples showing surface imperfections or irregularities in size or weight will be rejected.

"Comparative tests will be made for weight, ductility, uniformity of plates and thickness and quality of coating, ALL of which, as well as the prices, will be considered in making the award.

"The United States desire ONLY THE BEST CLASS OF MATERIALS, and parties who imagine that any other class will be received are respectfully requested not to bid."

MERCHANT & CO.,

PHILADELPHIA. NEW YORK. CHICAGO.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY,
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

BUELL'S
FIRE EXTINGUISHER,
Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.
PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant
POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Chan els, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 23. PHILADELPHIA, MONDAY, JUNE 14, 1886. PRICE 15 CENTS

The Real Estate Record's Suggestions to the Coming Real Estate Exchange.

THE Real Estate Exchange could wisely address itself to subjects like these, through its various committees and sub-committees:

Care over State legislation, watching of bills presented affecting real estate interests, opposing unwise legislation and supporting and advancing desirable legislation.

Care over municipal legislation; the centering of its influence on necessary legislation, suggesting wise measures and opposing unwise measures in Councils in reference to real estate interests, sanitation, city improvements, and so on.

The making of rules and regulations for the better government of the membership.

Control over the membership to the end that the profession be elevated in its own as well as the public estimation.

The establishment of an arbitrating committee or Board, where trade differences between the members can be adjusted.

The protection of the public and the profession against the unfair dealings and practices which sometimes creep into real estate dealings.

The creation of a fund for the building requirements of the Exchange.

The establishment of a department of statistical information in reference to building operations.

The establishment of fixed charges, commission, etc., for services.

By far the greatest immediate advantage that will accrue to members from the formation of the proposed Exchange will be the facility with which business can be transacted. At present agents and dealers having business are obliged to run from office to office, often losing time waiting. A common meeting-place will bring all together at a given hour, and all the business to be transacted can be done in a comparatively short time.

Another matter that may assume shape is the sale of real estate securities of various kinds. While it is not intended to interfere with auction sales and transactions, it is quite probable that an exchange could and would develop a practically new field in this direction. Securities sold at the exchange would probably sell better; would attract more buyers and better prices under the spirit of competition which is always apt to arise. The probabilities are that securities could be more promptly disposed of, and to much better advantage than under the old method.

A valuable point to be kept in sight among the resultant advantages of such organizations, is the centralizing of all the little rivulets of information now scattered. Men brought face to face will do more buisiness and talk more than when met separately. Each one now holds his fort against all comers. Under the new system, information in regard to real estate and all that comes under it would become more or less common property, not to disadvantage, however, to the better informed, as might be at first supposed, but to their ultimate advantage as well as to the benefit of all, large and small.

There is a vast undeveloped interest in real estate. Under the management of the organization in New York the volume of business has increased, true values have been ascertained and unfair values detected. That Exchange has instituted and effected some valuable reform. Need of similar reform will be found to exist here, as soon as the brain and energy now scattered in hundreds of offices are centred in one.

Municipal improvements and local enterprise in many directions will be stimulated by the combination now about being consummated. Buyers and sellers are practically strangers. The volume of land or property offered for sale at any time is not known. This knowledge is necessary to a proper transaction of business.

Such an Exchange would tend to draw the widely scattered real estate interests together, as they ought to be. Multitudinous small offices may continue throughout the city for the accommodation of tenants and prospective tenants, but the existence of an Exchange will tend to centralize the great interests of property and its more ready sale, transfer and improvement.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

FINE ARTS,
PICTURES,
FRAMES,
SALTER'S MIRRORS,
Manufactory, 911 Market St.
Bronzes, Stationery,
BISQUE ORNAMENTS,
Decoration Wall Mouldings.

A TEASPOONFUL OF
Ged. Brown's
Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

"MERRIHEW PRINT,"
[A. K. BURKE,]
BOOK, JOB AND POSTER PRINTING,
501 CHESTNUT STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

FINEST STOCK THE BEST MAKES
ESPECIAL ATTENTION TO REPAIRS
SEND FOR CATALOGUE FREE.
H. B. HART.
CITY REPAIRS CALLED FOR AND DELIVERED FREE OF CHARGE.
PHILAD'A
HEAD QUARTERS
811 ARCH ST.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the
FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
DOORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.
A. J. WEIDENER CHURCH LAMPS

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING.
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 23. PHILADELPHIA, MONDAY, JUNE 14, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JUNE 14, 1886.

IF a title insurance company passes a bad land title good and the purchaser builds a house or factory on the land, why should not the purchaser make damages for his structure as well as for the land?

ALONG the line of the P., W. and B., building operations are extending. During the past thirty days real estate operations beyond the limits of the city have been quite numerous. Shrewd operators have their eyes at work in that section.

A WALL fell in New York on Monday and killed three men, one of whom was responsible for the accident. If mud-and-mortar builders are to be punished in this way in future, Buddensiek may congratulate himself that he is in Sing-Sing.

SOME men display their independence and greatness by incivility and a bragadocio style to an inquiring news gatherer and then complain that they are neglected and preference shown to smaller brokers. Possibly, it is because the s. b.'s are polite and civil.

ABOUT one thousand houses are under erection in the southwestern section of the city, between Broad street and the river, south of Dickinson street. The feeling against that section as a desirable location is fast disappearing under the foresight and energy of the southwestern builders.

CITY Councilman Clay does not go a dollar beyond the figures when he says that it will take $3,000,000 to put the streets of Philadelphia in proper condition. When will this amount of money be so expended? Not until a special act is passed, allowing the negotiation of a loan, and when that is done the amount should be made $5,000,000, for there are other urgent requirements besides street repairing. This will ere long become a vital question in municipal matters.

THAT theory of municipal government which exacts departmental management to that radical extreme as to practically isolate any single department is wrong in theory and extremely expensive in practice. To be sure, there must be responsible heads, whether elective or appointive, but in the present complex system—and it will be neither more nor less complex under the Bullitt bill—there should be some practical method devised in order that the departments, while retaining their distinctive features of individuality, may yet act in perfect harmony, in the sense that waste might be avoided and great expense saved to the city where it could be done without conflict of authority.

A merchant who would annually go upon the market, and buy hundreds of tons of hay for his horses, while he had thousands of acres of it going to waste at his very doors, which could be had for the cutting, would be considered wildly extravagant, and yet this is practically the position of Philadelphia to-day, for Fairmount Park as it stands now would yield hay enough, with no other cost than that of gathering it, to not only supply every department in which horses are used, but the surplus would greatly help to defray the expenses of keeping it in order. This idea must present itself to every observing visitor to the Park, and it is not alone in the management of the Park that practical methods are needed, for it is even worse folly for any department to impose the cost of new material upon the city when what is needed might be obtained by transfer from some other department where it is not needed. A set of harness is wanted at the House of Correction, Almshouse, or elsewhere. New harness must be purchased, of course, while the Fire department might furnish a dozen sets, unfit for fire duty, perhaps, but good enough to meet the purposes for which they are needed at the above institutions. The Gas Trust needs a length or two of hose. Plenty of it under the control of the fire companies unfit for fire service, but just as good as new for the purposes it is needed at some gas house.

Then why are not practical methods adopted by which the Park can be made to pay its way, the other departments made to turn over things and material that are not needed to departments that need them, and the city saved thousands of dollars yearly?

THERE is talk of extending street-car railway facilities in the region between Broad street and Gray's Ferry.

AT last Wednesday's meeting of the real estate brokers of this city the question was asked, "What good will a Real Estate Exchange accomplish?" It was evident those present were in earnest and wanted to know. Frequent reference was made by the speakers to the New York Exchange, but nothing very clearly was stated as to what it had accomplished. The enthusiasm shown by its members, its $150,000 building, its twenty to thirty busy auctioneers, its twelve or thirteen busy standing committees, its harmonious workings and the great respect in which it is held by the general public—all show that it is a good thing for New York. But it was remarked, two or three times: New York is not Philadelphia. That is no reason why we do not need an Exchange, however.

Coming down to fine points, what good can we expect to get from an Exchange? Some of the good things to be derived are evident; some are under the surface, and won't show themselves until the Exchange gets into operation.

The first good accomplished will be to put the shystering element in the real estate business where it belongs. Every real estate broker knows what that is. Then, frequently a piece of real estate is put into a half dozen different agents' hands, each imagining he is the sole person entrusted with it. Under the rules that would be probably established, all would know who had a given property.

Then, if one had an inquiry for property, or had a property to sell, he could describe it on the bulletin board in a general way, as on —— street, between certain cross streets, and parties desiring to buy in that section would at once be directed to the seller. Besides, the operations of a Real Estate Exchange will help to establish real estate values, and stimulate activity in purchases and sales. Operations would be more frequent, and for larger sums, if buyers felt cerain that a $10,000 investment, for instance, to-day, would be worth $10,000 next month or next years, so far as legitimate values are concerned. At present there is too much of haphazard in our operations—too much of mere opinion as to values.

What is known about real estate ought to be centralized. False values and false notions of values should be and could be eliminated under the attrition of ideas and opinions and bids and transactions that would be brought out.

An Exchange would bring much more property into the open market. Properties would be offered there that would not be

offered privately. Holders have been holding property for years, uncertain whether to sell. If they knew its value as fixed in the open market, they would be more ready and anxious to sell when an offer came at or near the ascertained value. In this way the business of the real estate broker would improve. The uncertainty of the value of much property has retarded investments, has checked building, and has created doubt and uncertainty in the minds of investors and builders.

Besides all such considerations, the real estate brokers need to be brought together more. There are animosities that ought not to exist and under association in an Exchange will disappear, just as a similar state of feeling disappeared in New York. The public will have more confidence in brokers who are organized. The association can control its individual members, and put an end to unfair practices and dealings. The best men will naturally be brought to the front.

Legislation can be controlled by an organization. Numerous modifications in existing laws are needed. The New York Exchange has a committee at Albany when real estate interests are to be affected, and their advice is regarded always.

Investments will be duplicated when real estate values are ascertained. To-day, false estimates are frequent. Buyers are frequently paying too much, and sellers often get too little. Note how purchasers have frequently of late doubled their investment. Note the steady advance in real estate in some sections. Our interests demand that real values be ascertained, for our own benefit as well as for buyers and sellers.

Holders of capital keep it idle because, as they say, there is nothing definite known about values. They say there is too much guess work. Opinions of brokers vary too much sometimes.

More capital is wanted, more enterprise, and more confidence. Evils must be removed from real estate methods, values ascertained, the volume of offered property increased, and the influence of the craft united to oppose what is against its well-being, and to push what is likely to do it good. An Exchange will bring together the intelligence of the whole body, and will be the means of increasing the knowledge and the opportunities of every member of it.

SOME real estate agents and conveyancers pluckily assert they do not intend to be swamped entirely by the mammoth real estate, title and trust companies. Bravo! These huge corporations have been forced into existence by the rapidly growing demands not only for title examinations and real estate transferring purposes but for absolute safety, which the old system did not always give. Certainly, if there is any one body of men to blame, it is the brokers and conveyancers themselves, who have not risen up to the magnitude of the situation. Individual energy and enterprise is no longer sufficient. Combination is the watchword of the hour. We see it everywhere. Conveyancers and brokers must fall in line or fall to the rear. The new organization of conveyancers has a place as well as the mighty concerns, who took time by the forelock. Besides the formation of an association of thoroughly practical and drilled conveyancers, presents some advantages which are not always manifest in some of the older and rich concerns. The title insurance company of conveyancers recently organized, is wanted in this city. This association will create confidence where confidence is wanting.

Let it Go On.

It is rather to be regretted that the innate modesty of Mr. George W. Childs has led him so early in the agitation of his name in connection with the Presidency of the United States to forbid the mention of it in that connection.

The people of the United States would, we believe, like to engage in an old-fashioned campaign, such a one as elected George Washington to the Presidency by a voluntary acclaim.

The people are tired of mere party representatives in the Presidential chair. A national sentiment has grown during the past few years, which has carried us as a people out beyond the narrow confines of party. We have a country; we are a nation of people; we have grown out of the narrow ruts in which our political life has been held. We want national men; a national man as President, not a party spoilsman, who can carry his party or his section only.

The masses would enter with zeal on the work of electing a man of the people—a broad minded man, a man away above the narrow and belittling party affiliations and influences—a man whose heart beats with the people, who rose from among them to be head and shoulders above his associates by industry and tireless energy.

Such a man Philadelphia and Pennsylvania has in the person of George W. Childs. The manifestation of good will to Mr. Childs from so many quarters, without the customary "working up," is evidence that the people are hungry for a new style of man, that the country wants something more than a mere party representative, whose thoughts will be given to the American people and the American nation.

The time may possibly be not yet ripe for such a movement, but we regret that Mr. Childs has thought it necessary to check this patriotic expression. It should be encouraged, not simply because it is an expression of good will to the object of it, but because it is a development and expression of a feeling of patriotism and loyalty that ought to be encouraged. It is an evidence that the people are growing weary of party shackles, and that all they want is the right man to centre on.

Could not Mr. Childs reconsider and agree to quietly let the voluntary expression continue? What would be grander than to see a voluntary convention of the people meet in Philadelphia and centre on a "no party" candidate? Third party movements, perhaps, are offensive to the hidebound politician; but why should the people forever stand back for the politicians? Let them speak, if they will. Let the theories of our Republic manifest themselves, even to the breaking over and down of party cast iron rules and regulations.

—A twenty-five room brick house was moved last Saturday, from Forty-third and Chestnut streets, 135 feet distant, to make room for a church. The furniture was not removed.

—A $200,000 church will be erected at Forty-third and Chestnut streets, by the Christ's Reformed Episcopal Church Congregation.

REAL ESTATE.

Charters Granted.

During the week charters were issued at the State Department to the Rhein Building Association, of Philadelphia, with a capital of $1,000,000; Germania Building and Loan Association of South Scranton, capital $500,000; Mason Iron Company of Philadelphia, capital $75,000; the Pennsylvania Axle and Graphite Company of Philadelphia, capital $25,000; the Alta Oil Company of Philadelphia, capital $15,000; Globe Building and Loan Association of Pittsburg, capital $300,000; St. Anthony Real Estate Association of Philadelphia, capital $250,000; the McKeesport and Youghiogheny Ice Company of McKeesport, capital $15,000. Applications for charters were made by the Manufacturers' Water Company, of Pittsburg, with a capital of $50,000, and the Shamokin Central Coal Company, with a capital of $1,200,000. The Merchants' Warehouse Company of Philadelphia, with a capital of $125,000. The Beaver Falls Marginal Railroad Company, with a capital stock of $100,000.

Preliminary Meeting for Organizing a Real Estate Exchange.

The result of the preliminary meeting of the real estate brokers of Philadelphia last Wednesday, was the appointment of a committee of eleven to map out a scheme to be submitted at a future meeting to be called by the chairman. The committee, as named by chairman Hancock, who is ex-officio chairman, is as follows: D. J. Myers, chairman; H. C. Thompson, Charles M. Lukens, Frederick Sylvester, James R. Booth, James L. Stevenson, B. F. Teller, J. T. Jackson, Lewis T. Brooke, John H. Lofland, W. F. Deakyne and George W. Hancock. Application has been made for a charter and about $35,000 of the proposed capital stock of $50,000 has been subscribed.

The discussion participated in, showed a willingness to form an exchange at once. About a half-dozen gentlemen spoke—Messrs. Thompson, Sylvester, Myers, Teller, Stevenson and Hancock. The committee will push their work as rapidly as possible, and a subcommittee will probably visit the New York Exchange for the purpose of studying into the details of that organization.

Bailey, Banks & Biddle's New Building.

Messrs. Furness, Evans & Co., architects, and George McNichol & Son, contractors, have nearly completed the demolition of the building southwest corner Twelfth and Sansom streets (a house by the way rich in association with the home life of many prominent families who have occupied it), and are about to erect in its place an iron front structure, 40 ft. front, on Twelfth street, by 100 ft. deep, on Sansom street, for the present owners of the property, Bailey, Banks & Biddle, who purpose renting to other parties two large stores on the ground floor, and using the remainder for their large force of diamond setters, jewelers, watchmakers, clockmakers, silversmiths, engravers, illuminators, die-sinkers, medalists, artists, designers and others engaged in the preparation of their goods. The stores on the ground floor will be each 18 by 80 feet, with fine bulk windows. Between them is the main entrance by a spacious tiled vestibule. The main stairway is fireproof, and there is an improved hydraulic elevator to fifth floor.

The front will be of iron, relieved at the fourth floor with tiled bay and corner windows.

Each floor will be fitted with all possible conveniences for the purpose for which it is to be used, and the whole will constitute one of the most complete factories, if not the finest, owned by any retail jewelry and fancy goods house in the United States.

Gossip of the Week.

Captain Allen is building a three-story frame dwelling at Prospect Park, at the cost of $8,000.

Work has been begun on a large addition to the La Salle College building, at No. 1240 North Broad street.

The Protestant Episcopal Academy, at Locust and Juniper streets is to be altered and improved this summer.

Mr. Ward has made sale of the property Northwest corner Fifteenth and Master streets to Dr. Raub for $8,200.

The contract for the additional sick diet kitchen at the Philadelphia Hospital, has been awarded to Bramhall, Deane & Co., for $3,250.

Corner properties are in demand. The dwelling N. W. cor. Eighteenth street and Fairmount ave., 17 ft. by 90 ft. 6 in., sold for $9,500.

The widow of Bishop Simpson refused $75,000 for a property on Arch, below Broad street, on the South side, the original cost of which was $40,000.

Extensive improvements are to be made within and around the Protestant Episcopal Academy, Locust and Juniper streets, during the coming summer vacation.

A new church is to be erected for the congregation of the French Episcopal Church of St. Sauveur, on the lot of ground at Twenty-second and Pine streets, now occupied by the Church Home.

The P. W. & B. R. R. Co. are taking down the old freight house at Moore Station and replacing it by a more commodious one to accommodate the increased population of that growing neighborhood.

It is proposed to put up a new building, at a cost of $ 0,000, upon the southeast corner of Eighteenth and Wharton streets, to have a frontage of 65 feet on the latter street, and to extend along Eighteenth street a distance of 80 feet. The building will be used as a church for the Eighteenth Street Methodist Episcopal Congregation. This structure is to be of brick, and is to contain two floors, with galleries, and be capable of accommodating nearly 1,000 persons. It is also the intention to erect an additional building to the front on Eighteenth street, in the rear of the church. The dimensions of this building will be about 20 by 80 feet. The trustees now have upwards of $3,000 on hand towards the building fund.

Ground was broken last week for the cellars of twelve stores and dwellings on the north side of Berks street, between Third and Fourth streets, and five dwellings on the west side of Third street, and five dwellings on the east side of Orrianna street, above Berks. All the buildings are in one operation and are being erected by John S. Serrill. The Berks street houses will contain twelve rooms each, and those on Third and Orrianna streets, nine rooms. William G. Serrill has purchased the lot of ground from the Clymer estate, situated at the southwest corner of Fourth and Berks streets and a small tract between Leithgow street and Germantown avenue. Work will soon be commenced in erecting sixty dwellings. They will be three stories high, contain nine rooms and be of fancy brick exteriors.

—A jury of view filed a report last Tuesday, making an award of $1,400 against the Schuylkill River East Side Railroad Company, for taking thirty-seven one-thousandths of an acre of land fronting on Thirty-fourth street, south of Gray's Ferry road, belonging to Jas. G. Robinson, in the Twenty-sixth Ward.

Items of News.

—There are 1,180 boys on the rolls of Girard College.

—The Police Department asks for $12,500 for fire-arms.

—The personal estate of the late James B. Wharton is appraised at $22,404.88.

—Atlantic City has one-hundred and fifty-eight buildings designated as hotels.

—The Western Union Telegraph Company has again passed its quarterly dividends.

—The employés on the various city departments want a half-holiday on Saturday.

—The Girard estate will expend $500,000 this year in two or three building operations.

—The estate of James Conlon, over whose will there is a fight in court, is estimated at $100,000.

—Chicago is being bamboozled out of her railway franchises by Philadelphia experts at the business.

—Geo. L. Oliver, who died recently at Atlantic City, N. J., left about $700,000 to the Merchants' Fund Association.

—According to the report of the Petroleum Exchange, there were sold 285,543,000 barrels of petroleum during the fiscal year.

—The citizens of Hightstown, N. J., have subscribed $3,000 for the establishment of another shirt factory at that place.

—1886 is ahead of the preceding year in its fire losses in the United States and Canada. The losses for May aggregated $7,000,000.

—It is more than probable that the Jersey Central Railroad Company's property will be again placed into the hands of a Receiver.

—The basement of the new St. Stephen's Roman Catholic Church, at Broad and Butler streets, was dedicated last Sunday morning.

—The Newsboys' Aid Association want contributions to build a Manual Training School in order that the boys may be taught trades.

—The Pennsylvania R. R. Co. invite proposals for the erection of the new flour storage warehouse on Market street, east of Eighteenth.

—Mr. David H. Watts has taken a residence on Broad street, below Diamond, on which he is making many beautiful improvements.

—Proposals for constructing the new iron bridge across the Schuylkill at Market street will be received by the Survey Committe on Tuesday next.

—By the will of Colonel John B. Folsom, grandfather of Mrs. Cleveland, the heirs will share the estate equally. Mrs. Cleveland receives about $50,000.

—T. Roney Williamson, the architect, has had his design for the public school of West Chester accepted and will superintend the building of it.

—The West Chester *Local News* reports that Philadelphia capitalists are buying lands along the Brandywine which are located near Bryn Mawr.

—The Catholics of Kennett Square are making preparations to build a new church in that place. Their present church building is a small frame structure.

—The Finance Committee of the Gloucester, N. J., City Council has appropriated the sum of $14,275 for carrying on the city government for the ensuing year.

—The will of the late Mrs. Catharine Dill, of Trenton, gives $1,000 to the Presbyterian Hospital and $500 to the Presbyterian Orphanage, both of Philadelphia.

—On Wednesday night a stone flouring and saw mill, stone tenement and barn, were destroyed by fire on the farm of Mr. Wm. S. Marshall, near Kennett Square.

—The strike of the hands employed in the planing mills of this city ended in a fizzle. They resumed work on Wednesday last on the best terms they could obtain.

—A big timber raft is being built in Halifax for transportation to New York. It will be 410 feet long, 50 feet wide, 35 feet deep, and will contain 2,250,000 superficial feet.

—The issue of preferred stock of the People's Railway Company, under the Work management, has been declared legal and valid by the Master, John H. Seltzer, Esq.

—Superintendent Walker, of the Electrical Department, has requested the Gas Trustees to discontinue the lighting of 257 gas lamps, they having been replaced by electric lights.

—The Citizens' Municipal Association bestow the highest commendation upon Chief Commissioner McDonald for the prompt manner in which he investigates complaints laid before him.

—The City owes the State some $47,059.95 for taxes collected, and which the city failed to pay over to the State. The State has sued the city in the Dauphin County Court for the amount.

—During the month of May the admissions to the Park were 33,658 one-horse, 18,755 two-horse and 12 four-horse vehicles, 2,414 bicycles, 2,673 equestrians and 346,190 pedestrians.

—Judge Gordon imposed a sentence of two years' imprisonment on John Donaldson, the bookkeeper of the Queen Fire Insurance Company, who embezzled $3,000 from the corporation.

—All the rolling mills, nail works, furnaces and other manufactories of Pottstown are now in full operation. The large steel works of the Pottstown Iron Company are nearly ready to start.

—The bill to increase the cost of the Public Buildings at Williamsport, Pa., from $125,000 to $225,000 has been finally reported upon by the Congressional Committee on Public Buildings and Grounds.

—Dr. Joseph J. Cummings, who was fined by the Sanitary Committee of the Board of Health, and Mr. Dutton, a member of the Board, passed some very warm words at the Health Office on Thursday.

—About twenty firms representing the Metal and Slate Roofing and Cornice Workers' Association have organized a permanent association, and propose to dictate terms to the workmen they employ.

—Permission was granted by the Port Wardens to the Schuylkill River East Side Railroad to build bulkheads on the east side of the Schuylkill river in front of the Arsenal and Asylum and below Pine street.

—A movement for the establishment of a savings bank in South Camden is in progress. It will probably be located on Kaighn's avenue, in order to accommodate the large mill district and Gloucester City.

—An ordinance was passed appropriating $80,000 for improved pavements to Reed, Front, Christian, Appletree, Sansom, Noble, Brandywine, Buttonwood, Twenty-eighth, Plum, Thirtieth and Locust streets and Long lane.

—Pfeister & Co. have leased the skating rink at Sixth and Columbia ave., and intend fitting it up as a manufactory of book-printing perfecting presses, which print, fold, paste and bind almanacs and pamphlets with lightning rapidity.

—Wm. P. Gerhard read a paper recently before the Engineers' Club, at 1122 Girard street, on "The Disposition of Household Wastes." The question is one that will command and demand the close attention of sanitary authorities.

—Jos. Ferguson, assignee of the Shackamaxon Bank, issued execution against John K. Martin and Geo. Schollenberger, trading as Wm. Schollenberger's Sons & Co., upon a judgment note for $30,837.41, dated June 7, and payable in one day.

—The Philada. Steamship Dock Company adopted a resolution instructing the incoming Board of Directors to sell the company's wharf property, No. 19 South Delaware avenue. It was decided that the price set upon the property should not be less than $40,000.

—The Chief Commissioner of Highways said on Friday that the Traction Company had a comparatively small number of men at work repairing the streets occupied by it, but that all the other companies were acting very satisfactorily in the matter of repairs to streets.

—At the annual meeting of the Park Commissioners Gustavus Remak was elected President; Vice-President, George H. Boker; Treasurer, Frederick G. Wolbert, and Secretary, Francis M. Dougherty. Mr. Sellers advised that the contract for constructing the East Park drive be awarded to the best bidder.

—St. Thomas' Roman Catholic Church, at Villanova, is nearly finished, and arrangements have been made for its dedication on July 4. The building has been four years in course of erection. It is built of bluestone and is modeled after the Augustinian Church of St. Monica, at Rome. The building cost $60,000.

—The grand jury at Norristown approved the report of the viewers who recently recommended that Matson Ford Bridge, across the Schuylkill River at Conshohocken be made a free county bridge, and that the county pay the stockholders $75,000 for the franchise and property. The annual tolls amount to about $6,000.

—The Board of Health declared the open lots at Nos. 1159 and 1161 South Fifteenth street; Fifth and Sixth and Wilder streets; Nos 804 to 912 Dudley street; Eighth and Cross streets; the open territory bounded by Fifth and Sixth and Owen and Reed streets, and the private thoroughfare adjoining Musical Fund Hall nuisances prejudical to the public health.

—The Board of Judges could not have made a better selection than Mr. Edwin H. Fitler to fill the place in the Park Commission made vacant by the death of Mr. John Welsh. Mr. Fitler is a gentleman of wealth and refinement. He is a successful business man, and will infuse vigor into the administration of that important branch of the municipal machine.

—The Board of Managers of the House of Correction state that at the close of last month there were 819 males and 204 females, making a total of 1,023 in the institution; that 343 males and 105 females were admitted, 448 in all, and that 500 had been discharged, leaving 971 inmates at the close of May. They state that the cost of keeping these inmates was $4,527.87.

—The Newsboys' Home has accommodated 700 boys during the past year. Funds are being raised for an additional building at 261 South Sixth street, to be used as a manual training school. The buildings have so far cost about $17,000, and the association has no money to spend upon new buildings. The receipts during 1884 and 1885 were $7,698.94, and the expenses were $7,673.83, leaving a balance of $25.11 on hand.

—C. C. O'Connell, the owner of a stone quarry at Yardleyville, Pa., preferred a charge of embezzlement against J. Moore White, a well-known politician. He claims to have consigned to him building stone to the amount of $510, for which he has received no return. The accused waived a hearing and was held by Magistrate Cassady, of Camden, in $500 bail to answer.

—The Gentlemen's Driving Park was sold at auction, on Monday, by order of the executors of the estate of the late Mark Devine. It was purchased by Joseph M. Bennett, owner of the Chestnut Street Opera House. The price paid was $2,900 per acre. The property consists of 30½ acres, bordering the Chamounix drive about a square from Belmont avenue, and facing Fairmount Park.

—A group of buildings comprising the canning establishment of Charles C. Hilgard, at Shiloh, Cumberland county, was destroyed by fire on Sunday morning of last week. The fire was supposed to have been caused by an incendiary igniting a barrel of gasoline. There was $1,500 insurance in the Fire Association, of Philadelphia, on the building, and $2,000 on stock in the Farmers' Mutual, of Salem.

—The police lieutenants reported to the Mayor as follows on the condition of the streets: Chestnut street, Third, Fourth, Fifth, Ninth, Tenth, Fifteenth, Eighteenth, Nineteenth, Twentieth, Twenty-second and Twenty-third Districts fair; Second, Sixteenth, Seventeenth and Twenty-first dirty; First, medium; Sixth, Eighth, Eleventh, Twelfth, Thirteenth, Fourteenth and Twenty-fourth good.

—The Committee on Buildings and Grounds of the Guardians of the Poor, in presence of President Lawrence and the Prison Committee of Councils, on Thursday afternoon awarded the contract for rebuilding the burned portions of the Almshouse to Paul J. Essick [& Sons at $59,993 for the whole building, with $3,039 extra for plumbing, making $62,972 for the entire work, to be completed within four months. The award was approved by the Prison Committee.

—TheCommonwealth Title Insurance and Trust Company has taken shape. Henry W. Dechert, Esq., is President, and William Nelson West, Vice-President, two good men. The capital is $250,000, all paid in. Each member receives immediate returns proportionate to the amount of business he brings in. This Company has an advantage over other Title Insurance Companies, in that they divide among stockholders proportionate to stock, while this divides according to business each brings.

—Representative Ermentrout secured the passage in the House of the bill to build a public building at Reading, the expenses to be limited to $180,000. Individual motions to suspend the rules were in order, and Mr. Ermentrout was recognized. He made a short speech in favor of the bill, giving the reasons why it should pass. He appealed to the Democrats to vote for the bill, telling them that Berks was the banner Democratic county of Pennsylvania. His appeal was heeded and the bill was passed by a large majority.

—Since the tracks of the Pennsylvania Schuylkill Valley Railroad were cut through the grounds which the Trustees of the Lutheran Theological Seminary had purchased, near Fifty-second street and Lancaster avenue, it has been determined to abandon that site for the proposed new seminary buildings. The Trustees have since been looking for a desirable location, and have now decided upon the Gowen homestead, located on Main street, below Gowen avenue, Mount Airy. It is expected that a handsome building will soon be erected. In the meantime the old seminary on Franklin street is still in use.

—The will of A. D. Ditmars, a wealthy widower of Lancaster, who died in June, 1883, was set aside in the United States Circuit Court. By the provisions of the instrument a residue of about $80,000 was "to be used in means to ascertain what children were created to do; that the child may be directed to and instructed in what he or she is best adapted to do." After the will had been admitted to probate an appeal was taken by Harriet Rappelye, of New York, a sister of the decedent, and an issue was framed, with Dr. Wm. Compton, the executor, as the plaintiff, and Harriet Rappelye as defendant. Judge Butler held that the bequest was couched in terms that were in themselves evidence of an unsound mind, and under his instructions the jury rendered a verdict against the will.

—The new Municipal Association is taking its first lessons. City Controller Dechert heard the testimony of Joel J. Baily, Wm. Harkness, Jr., members, and T. B. M. Addis, the agent of the late Committee, of One Hundred, and of J. Hampton Moore, relative to the legality of Contractor James Magee's claim for work last year on repairs to country roads in the Twenty-seventh Ward. Col. Dechert declined to approve the bill last year on the ground that protests from sources entitled to credit had been received by him. During the spring of the present year Councils passed an ordinance appropriating over $1,100 to pay Magee, and the Controller again decided to let the matter go to a jury, whereupon counsel for the contractor obtained a writ of alternative mandamus from the courts to compel the Controller to countersign the warrant. The testimony was presented in court on Saturday.

—On Monday last, at Washington, D. C., there was placed on record a deed of A. M. Zane, of Philadelphia, to Franklin E. Gregory, of Massachusetts, of the property of the Southern Maryland Railroad Company, the consideration being $75,000; also, a deed from the last named to the Washington and Potomac Railroad Company, formerly the Southern Maryland Railroad Company, of the same, the consideration being stock in company and a mortgage of the Washington and PotomacRailroad Company to the Union Trust Company, of Philadelphia, to secure $1,500,000 of the bonds of the company, payable on April 1, 1916, with 6 per cent. interest. The new management continues running the trains from Mechanicsville, in St. Mary's county, to Brandywine, connecting with the Baltimore and Potomac Railroad, and is engaged in preparations to resume the work of building the road to its terminus, Esperanza, on the Patuxant River, and Point Lookout.

—The Twenty-second streeters do not propose to allow the Union Passenger Railway Company to lay its tracks on that street if they can help it. Their protests were heard on Tuesday before Judges Thayer, Arnold and Willson.

Counsel for the complainants claimed that the ordinance granting the permission was passed by Councils on the strength of a petition to which signatures were secured by misrepresentation. He therefore asked the Court to enjoin the company from acting until Councils pass upon the new ordinance submitted at their last meeting, requiring the Union Line to use the People's track for these two squares.

Counsel for the defendant company urged that the ordinance was full legislative authority; that the Board of Surveys had passed upon the points raised by the complainants, and that the decision of that body was not subject to review. He also urged that, as the street was sixty feet wide, it would be an advantage to the property owners to have two tracks with cars running in opposite directions.

City Councils.

TUESDAY'S SESSION.

The following improvements have been authorized:—To permit the Penn Electric Light Company to place electric light poles and wires on South street, from the Delaware to the Schuylkill, on Second from South street South, and on Passyunk avenue Southwest from South. By Mr. Meehan—To grade Medary street, from Stenton avenue to Weiss, and Weiss, from Medary to Chelten avenue; to grade Franks street, from Wissahickon avenue to Green; to pave Ashmead from Germantown avenue to Wakefield; to open Evergreen avenue from Prospect avenue to Germantown avenue; to build a bridge over the Germantown and Chestnut Hill Railroad at Evergreen avenue. By Mr. James—To grade Croskey street from Norris to Diamond. By Mr. Hall—To locate an electric light at Belmont and Elm avenues. By Mr. Jenks—To pave Thirty-second street, from Haverford to Mantua avenue; Wallace, from Thirty-second street to Thirty-third; Mount Vernon street, from Mantua avenue to Thirty-second; Mantua avenue, from Haverford 300 feet Westward from Thirty-second. By Mr. Taxis—To locate electric lights on Poplar street, from Ridge avenue to Twenty-fifth, and Girard avenue, from West College avenue to Thirty-second. By Mr. Clay—To notify property owners on Pennsylvania avenue, from Twenty-fifth street to Fairmount avenue, that their property will not now be required for public use. By Mr. Wyman—For a sewer in Wildey street, from Palmer to Eyre street. By U. C. Smith—For an electric light at Nineteenth and Poplar and Ginodo and Perkiomen streets. By Mr. Fow—To erect safety gates at the railroad crossing at American and Master streets. By Mr. Baldwin—To pave Twenty-sixth street, from Master to Jefferson. By Mr. Kinkaid—To grade and repave Factory street, from Twenty-fourth to Twenty-fifth; to change the voting place of the 9th division of the Seventh Ward from 1307 Lombard to 426 South Thirteenth street. By Mr. Kenton—For a sewer in Water street, from Vine to Dock; to erect the Siemens' regenerative gas lamp around the Dock street market. By Mr. Maloney—For water pipe in Fairmount avenue from Forty-seventh to Forty-eighth; to pave Twenty-eighth, from Federal to Passyunk avenue. By Mr. Heins—To authorize the Lehigh Passenger Railway Company to lay double tracks on Lehigh avenue from Second to Fairmount Park.

The sub-committee of the Electrical Committee of Councils are pushing their work along. Two sections in the ordinances regulating the laying of underground wires were amended Tuesday. The provision that all companies receiving the privileges of laying wires shall furnish the Elecrical Department with three wires and furnish space for nine additional wires was changed by striking the "nine wires" out. A new section will be created providing that all conduit, and not telephone and telegraph companies shall furnish space for nine city wires. It was also provided that upon the passage of any ordinance granting underground privileges the company shall give a $5,000 bond that it will relay and pave all openings made by it and keep in repair the paving over the openings for three years.

A number of representatives of the companies to be affected were present, including Superintendent Gill, of the Western Union Company; Henry M. Bentley, of the Philadelphia Local Telegraph and Bell Telephone Companies; David Brooks, of the Brooks Underground Company; W. D. Sergeant, of the American Telegraph and Telephone Company, and E. J. Hall, of the American Telephone Company. Messrs. Gill and Bentley objected to the condition that all companies receiving privileges should furnish space for nine wires in addition to the three wires to be given the city free of charge, holding that such a concession would be onerous. The objectionable clause was striken out.

Chief Cantlin proposes that action be taken looking to legislation by Councils compelling the electric companies to place switches at the corners of each street so as to avoid danger. A resolution was passed requesting the Chief of the Electrical Department to compel electrical companies to place proper switches on all the electrical wires in the city. The Board of Fire-escapes ordered the secretary to notify lessees and owners of all theatres to erect the proper fire-escapes as required by the Commission.

The Board of Health, in a communication presented by Mr. Vanderslice, asked for an appropriation of $6,158 for the pay of a chief inspector, six inspectors and a clerk to carry out the law relative to drainage inspection. After a long discussion and many amendments it was agreed to recommend the bill favorably, making an appropriation of $3,350 for the pay of inspectors and clerk, the chief inspector to be paid at the rate of $1,300 per annum and the assistants $1,000.

The Highway Committee of Councils inspected the plot of ground between Thirty-first and Thirty-fifth streets and Mantua avenue and a point three squares South, on which it is proposed to erect 200 houses. The committee will report as to the propriety of opening a number of streets and for their grading and paving.

At the meeting of the Highway Committee ordinances were approved for paving Thirty-second street from Haverford avenue to Mantua avenue with Belgian blocks or asphalt, as the committee may determine; Mantua avenue, from Thirty-second street, 300 feet Westward; Wallace street, from Thirty-second to Thirty-third, and Mt. Vernon, from Mantua avenue to Thirty-third. It was decided to ask a further appropriation of $40,000 for grading and paving, as they have expended the $40,000 previously appropriated. William Wilson, contractor for the grading of Ontario street, was notified to have his work finished in thirty days or his contract would be annulled and he would be placed on the "black list" of contractors.

THURSDAY'S SESSION.

An ordinance was passed opening Thompson, Almond, Edgemont and Salmon streets, in the Twenty-fifth Ward. The sum of $8,000 has been appropriated for consequent damages, which Mr. Clay thinks is very insufficient.

Common Council passed the following ordinances: Approving Mark Devlin and Jas. Corr as sureties of Michael O'Rourke for the construction of Section 9 of the intercepting sewer (concurred in by Select); appropriating $1,794,833.86 to pay the interest on the funded debt falling due on July 1 (concurred in by Select); providing that in cases where the Chief Commissioner of Highways is obliged to employ labor to do work under neglected or annulled contracts payment shall be made from the item against which such contracts are charged, and the amounts shall be charged against the contractors constructing sewers on these streets: Tenth, from Market to Chestnut; on Perkiomen, from W. ne to Vineyard; on Wood, from Marshall to Seventh; on Oxford, from Eighteenth to Twentieth; on Bolton, from Twenty-second to Ridge ave.; on De Kalb, from Aspen to Fairmount ave; on Filbert, from Sloan to State; on Aspen, from Thirty-seventh to Thirty-eighth; on Fortieth, from Girard ave. to Egglesfield; on Egglesfield, from Fortieth to Forty-first; on Barker, from Seventeenth to Eighteenth; on Broad, East side, from Lehigh avenue to Somerset; on Baker, from Green Lane to Centre; on Fifty-second, from Lancaster ave. to the South curb line of Columbia ave.; authorizing satisfaction to be entered in cases of those taxpayers who appear as delinquent, but who have paid their taxes; authorizing the grading of Queen Lane, from Scott's Lane to Thirty-fourth street; authorizing the grading of Tyson street, from Ninth to Huntingdon, and Hutchinson, from Huntingdon to Lehigh ave.; for a sewer in Wakefield street, from Wister to Wisteria ave., and on Wisteria ave. to the Philadelphia and Germantown Railroad.

Select Council passed ordinances granting permission to Harrison, Frazier & Co. to construct a siding on Penn and Almond streets; to lay water-pipe on Moore, Mintzer, Hermit, Cresson, James, Forty-ninth, Orianna, Keith, Bambrey, Stillman, Herman, Thirty-first, Carlton, Division, Mt. Vernon, Norris, Wallace, Hicks, Tasker, Mole, Rose, Diamond, Clarence, Thirty-second, Fifty-third, Fifty-fourth and Fifty-sixth streets, and Mercer, Mantua and Sedgely aves.

The Schuylkill East Side Railway wants permission to construct a temporary bridge across Pennsylvania ave. to the approach to the Park.

The City Solicitor has been directed to notify the Pennsylvania Railroad to cease obstructing Delaware avenue from Walnut to Washington avenue between the hours of 7 o'clock A. M. and 6 P. M.

The final session before the Summer recess will be held on Thursday next, at 10 A. M.

The Committee on Surveys had the following matters referred to it, viz.: the culverting of a creek between Sixty-first and Sixty-second streets, to abate a nuisance; the construction of a sewer on Third street, between Willow and Noble streets; authorizing the Survey Department to revise the lines and grades of streets in the Twenty-second and Twenty-eighth Wards, affected by the construction of the Philadelphia, Germantown and Chestnut Hill Railroad, the cost thereof to be defrayed by the railroad corporation. Petitions for water-pipe on Rittenhouse street, Twenty-second Ward, on Harmony street, between Fourth and Fifth streets, and on Green street, Twenty-third Ward, were sent to the Water Committee. The ordinance to open Church street, from Tacony street to Frankford avenue, on each side of the Pennsylvania Railroad Company's tracks in Frankford, was referred to the Committee on Highways.

The ordinance of Select Council was finally passed which authorizes water-pipe to be laid on Moore, Mintzer, Emery, Hermit, Cresson, James, Forty-ninth, Orrianna, Keith, Bambrey, Stillman, Harman and Thirty-first streets, and the ordinance to authorize the American Telegraph and Telephone Company to lay and maintain underground wires, cables and conduits was returned to the Electrical Committee.

—A bill to incorporate the Maratime Canal Company, of Nicaragua, has been introduced in the United States Senate by Mr. Edmunds. The bill is intended to grant to the company the right to construct and operate a ship canal via Lake Nicaragua and the River San Juan. The principal office of the company is to be in New York city, and its capital stock is to be not less than 500,000, nor more than 1,000,000 shares of $100 each.

—E. S. McClellan, Patterson, N. J., has invented a trap for baths, basins, etc. In this invention mercury is employed to seal the trap and exclude gases. The mercury-holding vessel is located below the basin and contains a displacer. A rod passing through the displacer extends upwardly and terminates in a handle by which the displacer can be raised to allow the mercury to run back out of the trap, and thus permit the contents of the basin to be discharged.

BUILDERS' ITEMS.

Building Permits.

Two bay windows, 11 ft. by 3 ft., 1821 Walnut st., to Stacy Reeves & Sons, 120 North Thirteenth st.

One four-story back building, 16 ft. by 34 ft., Delancy Place, above Twentieth st., to same party.

Three two-story houses, 14 ft. by 28 ft., Gerritt, above Eighteenth st., to Aquilla Nebeker, Twelfth and Ellsworth sts.

Remove walls and rebuild, 1827 Gerritt st., to same party.

One one-story kitchen, 10 ft. by 12 ft., 1028 Ogden st., to Watson Rose & Son, 1811 Marshall st.

One two-story house, 17 ft. by 42 ft., Norris, above Belgrade st., to John R. Davis, 828 Belgrade st.

One two-story house, 15 ft. by 30 ft., Spring Garden, above Wood st., to Harry Rowland, 463 Green Lane.

One two-story house, 17 ft. by 47 ft., Green Lane, above Wood st., to same party.

Two two-story houses, 16 ft. by 49 ft., Jannett, above Manayunk st., to Wm. Eddleman, 480 Green Lane.

One one-story kitchen, 12 ft. by 12 ft., 1808 Columbia ave., to Mary Shrig, same place.

Two two-story houses, 17 ft. by 32 ft., Fairview, below Thirty-third st., to Owen & Raney, Germantown.

Two three-story houses, 17 ft. by 45 ft., Evergreen ave., above Twenty-fourth st., to Charles W. McFarlane, Green and Coulter sts.

One three-story store and dwelling, 15 ft. by 46 ft., 4241 Main st., to Bridget Corcoran, Conshohocken.

One three-story building, 50 ft. by 35 ft., Race, above Fifteenth st., to George Watson & Son, 905 Marshall st.

One two-story store, 16 ft. by 15 ft., Fifteenth, above Race st., to same party.

Interior alteration, 10 ft. by 14 ft., 2100 Green st., to Jacob R. Garber, 52 N. Thirteenth st.

Two two-story houses, 14 ft. by 40 ft., Woodbine ave., above Boyer st., to Wm. Garber, 5008 Adams st.

Four three-story cottages, 22 ft. by 60 ft., Harvey, above Wayne st., to same party.

One two-story store and dwelling, 16 ft. by 50 ft., to N. W. Fox, 2131 Pine st.

Two two-story houses, 14 ft. by 30 ft., Ridge, above Penn st., to Amos H. Taylor 4708 Paul st.

One two-story addition, 12 ft. by 13 ft., Hanover st., opposite Prison to Geo. Sheppard, Shackamaxon st., above Richmond.

One two-story addition, 14 ft. by 15 ft., 1305 S. Eighth st., to J. W. Kuhn, 214 Godfrey st.

Front alteration, 346 N. Seventeenth st., to Wm. J. Doyle, 262 S. Fifteenth st.

One one-story stable, 34 ft. by 14 ft., 4111 Lancaster ave., to Benjamin Hoover, 4206 Lancaster ave.

One one-story factory, 32 ft. by 98 ft., Josephine, above Church st., to James Quigley, 1517 North Front st.

Five three-story houses, 14 ft. by 37 ft., South, above Eighteenth st., to B. Harvey & Son, 729 South Twenty-second st.

One three-story store and dwelling, 18 ft. by 58 ft., Columbia ave., above Twenty-second st., to P. H. Somerset, 1518 North Twelfth st.

One one-story boiler house, 30 ft. by 44 ft., 26 and 28 Hudson st., to Samuel Hart, 923 Noble st.

Eight three-story houses, 15 ft. by 50 ft., Huntingdon, above Ninth st., and thirteen three-story houses, 13 ft. by 28 ft., Hutchinson, below Huntingdon st., to John Loughran, 2544 North Eighth st.

New front, 1619 Bouvier st., to Hugh Clotwarthy, 705 North Forty-second st.

Seven three-story houses, 14 ft. by 50 ft., Twenty-ninth, above Poplar st., to J. L. Shoemaker, 310 Powelton ave.

One two-story back building, 12 ft. by 16 ft., 3604 Mt. Vernon st., to J. Stout, 2001 North Twenty-ninth st.

One two-story building, 188 ft. by 90 ft., Ludlow, above Thirty-third st., to T. H. Doan, 3827 Baring st.

One three-story store and dwelling, 18 ft., by 67 ft., Sixth and York sts., to John Duncan, 905 Chant st.

One two-story building, 32 ft. by 57 ft., Fourth and Norris sts., to F. Black, 849 Taylor st.

Four three-story and four two-story houses, 16 ft. by 42 ft. and 16 ft. by 28 ft., Snyder ave., above Seventh st., to Jas. J. Loughrey, 5124 Viola st.

Eight three-story houses, 16 ft. by 42 ft., Eleventh and Moore sts., to same party.

Two three-story houses, 18 ft. by 46 ft., Manayunk ave. and Shurs Lane, to Michael McMonegle, 171 East st.

Front alteration, 16 ft. by 30 ft., Seventeenth and Sanderson sts., to P. Martin, 1416 Chadwick st.

Four one-story kitchens, 8 ft. by 12 ft., Eyre st., above Girard ave., to Jas. Bennett, 1324 Otis st.

One two-story shop, 18 ft. by 56 ft., Germantown, above Erie ave., to Benjamin Walker, 3869 Germantown ave.

Second-story addition, 17 ft. by 12 ft., 4620 Richmond st., to D. K. Large, 4626 Richmond st.

Three two-story houses, 12 ft. by 38 ft., Fourth, above Somerset st., to T. F. Shuster, 908 Buttonwood st.

Three two-story houses, 12 ft. by 28 ft., Palethorp, above Somerset st., to same party.

One two-story back building, 12 ft. by 18 ft., 2833 Jackson st., to James Sharp, same place.

One two-story back building, 11 ft. by 15 ft., 420 Richmond st., to Wm. Cummings, 431 Allen st.

One two-story shop, 16 ft. by 42 ft., Tenth, above McKean st., to Samuel J. Glenn, 2039 Evergreen st.

Three-story warehouse, Lombard st., near Sixteenth, 20 ft. by 75 ft., Gray & Sheppard, 1604 Sansom st.

Four-story addition to No. 2107 Walnut st., 6 ft. by 14 ft., J. McClellan, 251 S. Twenty-first st.

Alterations and additions to church at Montgomery and Frankford aves., A. T. Richards, 1512 Otis st.

Alterations to 2212 Trinity Place, 4 ft. by 13 ft., W. Ferguson, 1926 South st.

Two two-story houses, Gray's Ferry Road and Forty-seventh st., M. C. McHaney, Forty-seventh st. and Paschall ave.

Two-story building on Ellsworth st , near Twenty-first, 12 ft. by 14 ft., W. J. Phillips, 252 N. Twenty-third st.

Two two-story houses, Wharton and Bancroft sts., 15 ft. by 45 ft., W. Shelly, 1530 Wharton st.

Three two-story houses, Main st., near Sumac st., 16 ft. by 32 ft., S. S. Kelly, 350 Green Lane, Roxborough.

Two three-story houses, 18 ft. by 58 ft., Germantown avenue, above Broad street, to Stewart Bros., 2154 North Fifth street.

One two-story house, 16 ft. by 24 ft., Aramingo and Tacony streets, to Julia Donovan, Cherry and Meadow streets.

Ten three-story houses, 14 ft. by 44 ft., Perot, above Twenty-fifth street, to W. L. Atkinson, 2214 Wallace street.

One two-story brick building, 12 ft. by 26 ft., 530 Morris street, to W. R. Green, 1520 South Fifth street.

A two-story fire engine house, 25 ft. by 86 ft., Richmond and Kirkbride streets, to A. W. Linn, 4767 Garden street,

One two-story stable, 27 ft. by 14 ft., Wilson and Haines streets, to John G. Schuyler, 205 Haines street.

Two three-story houses, 11 ft. by 22 ft., Rush, above Somerset street, to Benjamin Tindall, 2821 Frankford avenue.

One two-story kitchen, 11 ft. by 11 ft., 1521 Vine street, to Thomas Garber, 1519 Seybert street.

IN a recent editorial article, entitled "Architectural Conservatism Indoors," the *British Architect*, draws the following characteristics of English architecture:

"We are, as a profession, too conservative, and too apt to reject a useful suggestion because it happens to be new and contrary to our preconceived notions of what is right according to recognized rules and practice. We think some of the fault of this conservatism can be traced to a lack of thorough education, and the consequent inability to found a correct judgment upon things practical and theoretical, which may not have been included in past experience. Then, again, we need a more liberal spirit of inquiry amongst us, and instead of using a material or an article merely because it is made by a particular firm, there should be some certain knowledge on the part of the architect that no better is in the market. And when a new suggestion is made, or a new invention brought out, which has a reasonable likelihood of being turned to practical account, it is as well to try how best it can be utilized, rather than to see how effectually we can put stumbling blocks in the way of its adoption."

Much of which is, without doubt, equally true of our American architects.

Building and Real Estate Notes.

MR. MARTIN is reconstructing a house for Mr. Fulton, at Conshohocken, which will cost about $2,500. Mr. L. O. Howell is the sanitary engineer.

GEORGE GIBSON, builder, is putting up 3 houses on Berks street and seven on Seventeenth, above Berks street. M. L. O. Howell is doing the sanitary work.

MR. HEMERLE is making extensive alterations to the property 1907 North Twenty-seventh street, which will cost about $5,000. Mr. L. O. Howell, of Columbia avenue, is the sanitary engineer.

SIMPSON & MCVICKER, builders, are putting up 60 four and six room houses on Fernon, between Twentieth and Twenty-first streets, which are letting even before they are finished. They built them as an investment.

FRIEL & SIMPSON, Nineteenth and Wharton streets, are erecting 100 two-story dwellings of five and six rooms at Fifteenth and Dickinson streets. Also, 58 two-story houses, five and six rooms, on Chadwick street, which they are building as an investment.

L. P. SIMPSON, real estate broker and conveyancer, Nineteenth and Wharton streets, reports collections with him good and an increased demand for small properties both to rent and purchase. He has on his rent roll some 160 houses but has but three vacant. Real estate in his locality is good.

MR. ELKINS, builder, has just erected, and are nearly finished, 18 two-story houses and is adding 6 others to the block on Oakford, between Twenty-first and Twenty-second streets; they have six rooms and bathroom and well finished and, although not finished, the inquiries for them are great.

JAMES HAGAN, real estate agent, 912 Christian street, has considerable houses under his charge, only three of which are vacant. He is getting fair rents for his houses and collections are good, but says the demand for houses of four to six rooms are very scarce. Sales for the last two months have been a little slow.

THOMAS MARSHALL, builder, 2025 Oakford street, is erecting seven two-story, six-room houses on Monitor, between Twenty-first and Twenty-second streets. They are of brick with brown s one trimmings and all modern conveniences. Also, seven similar houses on Oakford street, both rows backing each other; they are an investment.

WILLIAM SHELLEY is erecting 36 houses on Latona, West of Twenty-second street, on both North and South sides of the street. They will be five-room houses with hot and cold water, front elevations are of brown, blue and white marble. Also, two dwellings and stores on Wharton, West of Sixteenth street, on the South side. These are all as an investment.

W. H. C. HARPER, real estate agent, 516 Christian street, reports that his collections are slow and, also, that out of 100 houses he has on his rent roll only two are vacant. He has a daily demand for properties ranging from $10 to $17. He thinks that it would be a good thing if every real estate man would keep a "black book" for the special protection of their business.

MORSE & KING, architects, 226 Walnut street, are erecting two houses on the corner Broadway and Benson street, Camden, N. J., for Mr. George Holl, to cost about $8,000. Also, four brick houses for Mr. Budd on Mt. Vernon, above Locust street, Camden, N. J., two stories, cost $5,000. Also, five houses and store at Sixth and Pearl streets Camden, N. J., for Roberts & Cohn builders.

DIXON & HALLOWELL, real estate brokers, Southwest corner of Ridge and Fairmount avenues, have just completed the sale of a lot on Broad, below Dauphin street, 17x177 feet, for $2,200, and are busy negotiating other new properties. Renting with them is good and collections satisfactory. The conveyancing branch of this firm is kept very busy and business generally is good.

JOHN BARR & SON, conveyancers, South Broad street, are being kept busy conveyancing and negotiating mortgages, and, in the latter case, more so than they can put out. Mr. Barr says that in the transfers that they have been making, the properties have in each case brought good prices. They have several valuable lots, also small properties for sale on their list in the neighborhood of the Twenty-sixth Ward.

J. T. JACKSON, real estate broker, 711 Walnut street, has lately made sale of over $33,000 worth of lots at Fairhill, formerly belonging to the Fairhill Land Association. Also, sold a lot at Ashborne for $1,500. Also, two lots at Lawnton for $1,200 and $2,800. Also, two dwelling houses, one 1541 Race street, the other at 1749 Francis street, for $8,800. He is negotiating for the sales of some very valuable properties.

GEORGE W. CARSON, real estate broker, 1916 Columbia avenue, has just completed the sale of a property on the corner of Carlisle and Diamond streets for $8,000. He says that with him collections are good but that the demand for houses to rent do not come up to the standard. He has several good properties for rent and sale North of Columbia avenue and West of Broad street. Mr. Carson is negotiating several properties.

W. H. HENDERSON has just taken up the business which was carried on by the late Morgan S. Ramsey at 722 North Fifteenth street for many years as real estate broker and conveyancer. Mr. Henderson is a thoroughly practical man and has had considerable experience in both buying and selling of properties. He anticipates doing considerable business. He has lately bought the property 1733 Oxford street for $4,800 and 1422 Master street for $7,200.

JOHN H. HUDSON, 1428 Columbia avenue, made sale of the following houses within the last few days: Dwelling N. W. cor. Sixteenth and Tasker streets for $3,500; also, Northwest corner Lambert street and Columbia avenue for $10,200. His conveyancing business is still keeping good. He contemplates erecting some properties in a short time.

A. P. CLULEY, 906 South Fourth street, reports that from the first of the year until May, rents with him of four and five room houses have been advancing from 50c. to $2 per month, and that out of 250 houses on his books only five are to let. The demand for houses at about $11 still continues. He has several profitable small houses on his list for sale. During the winter season every house was tenanted right along.

CHARLES MATHEWS, JR., real estate broker, Columbia ave., has just made sale of the following properties: 1722 North Fifteenth st. for $6,600; 1629 Columbia avenue for $7,000; 1832, 1834, 1836 and 1840 Ringgold street for $2,000 each; and 2124 Franklin street for $2,500. He has many inquiries for properties for investments of medium size houses from $1,800 to $2,000. Houses with him are selling better than they rent just now.

WILLIAM L. CRAVEN & SONS, real estate brokers and conveyancers, 1546 North Seventh street, have this week made sale of a dwelling, 287 Tuscular street, for $1,350. Also, a fine dwelling, 1703 Franklin st., for $10,000 Mr. Craven says that with them houses are not renting as briskly as they have been doing the last six weeks. They have several four-room houses in the Rosehill district both for rent and sale. Real estate with them is rather slow but are bringing good prices.

THOMAS J. CARROLL, real estate broker, Eighth street and Passyunk avenue, states that business in the lower part of the city is good and sales made freely with fair prices. His exchange and mortgage business keeps him very busy, and the demand with him for moderate size houses is much greater than the supply. Within the last few days he made sale of the following properties: 828 and 1508 Moore street, 730 Pluver street, 1121 Guirey street and 617 Pine street.

P. H. SCHAEFFER, real estate broker, 1309 Columbia avenue, has just completed the sale of a dwelling, 1711 Columbia avenue, which will be used as a store, and is also negotiating for the sale of others for the same purpose in the immediate neighborhood. Rents on Columbia avenue are bringing high figures and are readily taken up. He has quite a number of valuable properties on Columbia avenue, between Tenth and Broad streets, and many other dwellings in the vicinity.

J. P. MORNEN, real estate broker, 925 Walnut street, is being kept very busy in a general way and has within the last few days sold the following properties: Two dwellings on South, between Sixth and Seventh streets, for $12,000; five on Susquehanna avenue, for $15,000; one on Nineteenth street, for $2,800; one on Ellsworth street, for $3,000; two on Dean street, for $2,700; and, four on Bangor street, for $3,500. He has several very fine properties as well as many small houses for sale.

THOMAS J. COSTELLO, conveyancer and real estate broker, 1008 Passyunk avenue, reports business with him brisk, and has within the last month been doing a good business in mortgages, and within the last three months disposed of 15 dwelling houses. Last week sold a property on Reed street for $3,600 and another, 1137 Guirey street, for $1,500. He says that in the lower part of the city real estate is both renting and selling very freely, but complains of a want of small houses. Out of a large list of houses under his care only two are for rent. Sold property corner 18th and Tasker sts. for $3,500 clear.

ROBERT S. GALBRAITH, real estate broker, 1942 Reed street, has made sale of a property on Fernon, West of Twentieth street, for $1,350. Also, two on Lambert, South of Dickinson street, for $1,300 each, and is negotiating with several others. He says that as fast as four or five-room houses in his district are erected they are taken up, and the demand still grows. His collections are good and he has not a vacant house on his list which numbers about 160. He is negotiating for some lots in Southwestern portion of the city in behalf of a down town builder, who will erect small properties on it.

B. F. BILYEU, real estate broker and conveyancer, 809 Columbia avenue, has just completed the sale of 725 Montgomery avenue for $3,500. Also, one on North Seventh, above Montgomery avenue, for $7,000, which is one of a row of six. They are completely finished and are of brown stone and pressed brick fronts. He says that real estate is looking up and he is of the opinion that the labor troubles greatly increase the value of better properties by staying an over production. He also says that real estate on Columbia avenue is increasing in value, and that within five years it will be the acknowledged up town business street.

W. R. MATCHETT, builder, 1515 Sth. Broad street, is erecting 225 houses of two and three stories. The two-story houses are on Mole and Hick streets and the three-story ones are on Fifteenth, Sixteenth and Tasker streets, and have from 9 to 11 rooms with all modern conveniences. He is also building 15 houses on Diamond, above Nineteenth street, which will have 12 and 13 rooms and modern conveniences. Mr. Matchett is building them as an investment. He made sale within the last few days of the following properties: 1501 South Broad street, $8,500; 1443 South Broad street, $9,500; corner Broad and Reed streets $8.500; 1441 South Broad street, $8,000; 1439 South Broad street, $8,000 and 1403 South Broad street, $7,500. Sales for past few days foot up $50,000.

WILLIS GEORGE HALE, architect, Chestnut street, is erecting a fine store at 1708 and 1710 Chestnut street, 44x150 feet; it will be five stories and basement. The first story will be iron, the remaining will be of brick and rock-faced stone with terra-cotta set in. It is for the Grebble Estate. He will shortly commence extensive alterations at the Temple Theatre, extending hallway both in width and heighth, and making both the access to and the exit from the theatre much more ample and, at the same time, adding much beauty in mirrors, electric revolving lights, stained glass windows and, from the drawing, we should say that it will, for grandure of architecture, be one of the handsomest theatres in America. It will cost in the neighborhood of $30 000.

J. L. GALLOWAY, N. W. corner Eleventh street and Washington avenue, sold 153 lots to the Prospect Park Land Association, all of which lots have been resold for building purposes, on which frame cottage properties will be erected, each cottage to stand on a fifty feet frontage which is stipulated in the agreement. Also, sold a lot 50x200 feet at Prospect Park to Mr. Harris, who has commenced the erection of a two-story-and-a-half frame cottage. Also, a lot to Mr. Greer who will build a similar house. He is building three ten-roomed cottages at Ridley Park which he has already sold. Also, erecting two at Prospect Park for James Moore. Also, made sale of 270 foot lot on Swarthmore avenue, Ridley Park, to J. E. Allen, who will erect 8 ten-room brick dwellings on it with all the modern improvements. Also, disposed of two lots at Prospect Park to Charles R. Strode, who is erecting two frame cottages on them, to cost $3,600; they are as an investment.

—The land speculators finds tongues in trees, books in the running brooks, sermons in stones, and good in President Cleveland's recent purchase of a home in the suburbs of Washington. They have now formed a syndicate which has purchased 114 acres of land along the Woodley Park Lane, which is the drive the President must travel over in going to and from his home to the White House.

JUDGMENTS.

PHILADELPHIA.

Entered June 3, 1886.

*Acme Cement Co—Thos W Stuckey (Execution issued) 4 M 86 884..... 48
Bannon P H—J H Hentz et al D C D 74 68..... S F
*Cramp Michael—Eliza M Clamp 4 M 86 896..... 100
*Diehlman Lewis—C Gross & Bro 4 M 86 881..... 3,667
*Davis John G—George W Snyder (Bond and Warrant) 4 M 86 886..... 2,800
Dougherty Elizth—Theo F Scott 4 M 86 885..... E Judgt
*Flanagin Wm J—Real Est Title Co 4 M 86 888..... 4,100
Falls Allen—J H Hentz et al 1 D 74 282..... S F
Filon M—J H Hentz et al 2 D 75 1319..... S F
*Good Wm F—Jas Christian 4 M 86 882..... 440
*Hager Catharine—Linnard & Gibbs 4 M 86 883..... 225
*Haeberly Henry H—Margt Schnepp 4 M 86 889..... 500
Jones Wm—John D Krauss 2 M 76 1247..... 300
Lafferty Chas E—J H Hentz et al D C J 69 239..... S F
*Larkin Jas—Jas C McFarland 4 M 86 895..... 89
Mears Wm—Geo B Woodman 4 M 86 893..... 25
*McConnell John S J—John Loughran 4 M 86 892..... 500
*Pickup John F—Wm Davies 4 M 86 887..... 200
*Rhodes Ralph B—Th S Depuy 4 M 86 880..... 756
*Whinna Robert—John Loughran 4 M 86 891..... 506

Entered June 5, 1886.

*Bell Thomas R—A James Jr 4 M 86 939..... 6,000
*Butler Daniel—Tradesmans B & L 4 M 86 942..... 80
Buecher Albert E, Real Est Trust Co Committee—W W Koch 1 D 85 152..... S F
Banes B W—Rachel Banes 2 S 83 43..... .....
Barrett John A—John Hernig 4 S 86 4..... Sheriff's Costs
City of Phila—Geo S Webster 4 S 85 145..... .....
Church of the Holy Communion—Christ Church 1 M 80 163..... .....
Conroy Walter W—C F Haines Jr 3 J 75 668..... S F
*Darrah Robt T—F A Sharpe (Execution issued) 4 M 86 940..... 495
*Ellingsworth Rebecca & Thos—S T Kelly 4 M 86 938..... 100
*Feenan Wm—Bridget Coulston 4 M 86 932..... 300
Fisher Ellicott, Ross Thomas—John McArthur 2 S 84 555..... 219
*Garvin Wm—A Marland (Bond and Warrant) 4 M 86 929..... 3,400
*Greene Alpheus W and Frank N—A J Pierce 4 M 86 937..... 1,200
Henver Peter—T W McClelland O C P M 71 36..... S F
Herring Wm H—A Eidel et al 3 J 78 83..... S F
Knipe Danl L and Danl H—Michl Molony 1 J 87 1422..... S F
*Kaiser Charles—John Welde 4 M 86 936..... 200
Lee Jim—Emerson Conrad (Execution issued) 4 M 86 941..... E Judgment
*Mallock Sarah Jane, Molseed Jas—Jas Gallagher (Bond of Indemnity) 4 M 86 934..... 1,200
Mertz Wm—Fredk G Woerner 4 M 86 935..... E Judgment
Moore Robert—Allen Middleton 4 D 85 200..... 228
McDonough John—H J Smith 2 M 86 499..... 430
Neal Wm dec, Hambleton Neal exer Geo G Lennig 2 M 83 506..... 244
Rock John—Elizabeth Rockey 2 M 86 45..... .....
Truitt C B Jr—A M Conover 4 M 86 933..... 35
Weber Paul—Barbara Weber 2 M 86 50..... .....
Wark Wm—H A Perkins D C J 74 2701..... S F
Yerkes Robt H—C J Passmore 2 M 79 629..... S F

Entered June 7, 1886.

Balt & Phila R R Co—R G S McNeille 4 S 85 4 6..... 525
Balt & Phila R R Co—Geo Crangle 4 S 85 487..... 400
Balt & Phila R R Co—John A Childs 4 S 85 488..... 400
Balt & Phila R R Co—Ann Crothers 4 S 85 490..... 750
Balt & Phila R R Co—Geo W Gesner 4 S 85 492..... 600
Cunningham Richard and John—City (Bond) 4 J 86 388..... .....
Connel John, Spielberger John—City (Bond) 4 J 86 389..... .....
Dougherty Jos H, Gwinn L G—Carroll Thos J—Comth 3 M 86 41..... .....
Dobbins Jas H—Wm Rule et al 4 J 86 392..... 81
*Goodman John—P Berenstein 4 J 86 400..... 300
*Glaesser Lucas—John S Wesley 4 J 86 400..... 1,000
*Harmstad & Haeberie, Harmstad Wm R—Emily Wolverton 4 J 86 420..... 150
*Same—Ayers & Bro 4 J 86 421..... 170
*Same—Lewis Reimer 4 J 86 422..... 75
*Hoffinan Jos A—John C Hoffman 4 J 86 412..... 500
*Kirchner Christian—B F Teller 4 J 86 424..... 200
*Lightcap Solomon—John Stallman (Bond and Warrant) 4 J 86 397..... 5,000
*Love Sarah D—Robert Wilson 4 J 86 400..... 460
O'Connell Patk M—T P Covington 4 J 86 393..... 50
Pirnay Arnold C—Ade L Linon & Co 4 S 85 10..... 25,306
*Ruppel Charles, Anacker John—Stoeckle & Kornman 4 J 86 423..... 568
Roberts Wm T B—Emma J Gregg 3 S 77 247..... .....
Smith Stephen J, Reber H M C—W J Koch 3 S 79 564..... .....
*Stein Abraham and Simon—Jacob Enssler 4 J 86 404..... .....
*Sheridan Bernard and John—Bergner and Engel (Drivers Bond & Warrant) 4 J 86 408..... 200
Schen Fredk C Fairmount B & L (Treasurers Bond) 4 J 86 419..... 3,000

Entered June 8, 1886.

Brown Wm H, Conrow Jos D—U H Huntley 1 S 84 240..... 190
*Bailey Wm J—Jane Bailey 4 J 86 429..... 5,000
*Davis John G—G H Davis (Bond & Warrant) 4 J 86 426..... 19,000
*Davis Frank E—Wm Ernst (Bond and Warrant) 4 J 86 437..... 1,000
*Ewerwein Frank—Henry Bauman 4 J 86 433..... 200
*Fritze Wm—M J Dunn (Execution issued) 4 J 86 439..... 38
*Harbison Wm J—Fredk Rossell 4 J 86 450..... 125
Harper Alexr—Thos L Kelly 4 S 85 79..... 713
*Hoffman Margt—H B Luffberry 4 J 86 440..... 20
*Hanbest Annie—A A Hirst 4 J 86 443..... 250
Hammond Jos T—R S Watson 2 J 81 254..... S F
*Jacoby Frank P, Wetherby Edmund—F Lowder et al (Bond and Warrant) 4 J 86 444..... 600
*Kern Jos G—Wm J Cline (Execution issued) 4 J 86 436..... 440
*Lee Wm W—Chas S Lee 4 J 86 438..... 1,000
*Menzel Gustav, Kremer Chs—John W Martin 4 J 86 447..... 500
*Molony Mary—John K McCurdy (Bond and Warrant) 4 J 86 445..... 850
*Martin John K, Schollenberger Geo, Schollenberger Wm Son & Co—Jos C Ferguson, assignee of Bank (Execution issued) 4 J 86 431..... 30,837
*Muldoon & Bramble, Bramble Jas—Ann Bramble (Execution issued) 4 J 86 434..... 2,479
O'Donnell Margt—P Loughrey 2 J 81 236..... 300
Schuylkill River E S R R—John G Robinson 4 M 86 743..... 1,400
*Schwartz E, White S, Gordon M, American Cloak & Jersey Co—W C Richardson (Attachment Execution issued) 4 J 86 446..... 575
Stewart Rudolph K—Wm Jones et al 1 S 79 895..... 29
Stewart R K—W J Hele 1 S 79 894... 14
Thompson Wm L, O'Harra Wm—Oxford Bldg Asso (Bond of Indemnity against Liens) 4 J 86 430..... 3,000
*Weaber Jacob—H B Luffberry 4 J 86 441..... 201
*Winters John—Geo W Hyde B & L (Bond and Warrant) 4 J 86 449... 2,000
Watson Wm C, Costa Isaac, Large Chas H—City (Contract Bond) 4 J 86 455 (3)..... .....

Entered June 9, 1886.

*Burnett John—E T Maguire (Execution issued) 4 J 86 462..... 875
Beamish Chas—Samuel Boyd & Co 2 M 76 221..... 362
*Besselievre Rebecca Y—A M Frechie 4 J 86 469..... 200
*Bridle H C—F F Milne (Execution issued) 4 J 86 478..... 350
*Born John—John Weihman 4 J 86 488..... 94
City of Phila—W F Anderson 4 J 86 171..... 138
*Carson John W—W D Kelley 4 J 86 485..... 1,050
*D'Agate A—F Campiglia (Execution issued) 4 J 86 479..... 300
*Hubert C R—Aaron Thompson 4 J 86 488..... 200
*Horner Charles—Louis Friedman (Bond & Warrant) 4 J 86 484..... 4,000
Meyer Caroline and Bernhard, Muhly Conrad—Fredk Ubel et al (Treasurers Bond) 4 J 86 472..... 300
McCafferty Ellen—H Killion 4 J 86 459..... E Judgment
*Quinn Cath, Dolan John—Home Bldg Asso (Bond and Warrant) 4 J 86 470..... 1,632
Shick Martin—Susan Figgins 1 M 86 485..... .....
*Smith Mark L—John A Hunter 4 J 86 460..... 200

*Smith Michael—John Barry 4 J 86 461 61

Wheelin Patrick—Annie Breen 2 J 81 181 ..... S F

Mechanics' Liens.

Neal and Hugh O'Donnell owner, A M Greene cont—J and T Gillespie claimants, S W cor Moore and Swanson sts 1,515

Sallie F Hughes owner, Jos Stuckey cont—Jefferson J Davis claimant, 2 bldgs N s Cumberland st 26 ft and 55 ft W of 15th st 138

Robert D Clarke owner and cont—Thos Allen claimant, W s 13th st 177 ft S of Federal st 50

Collin Campbell Cooper owner, A T Gardner cont—I H Fleckenstine claimant, S E side Kensington ave and S W s Ontario st. 225

Satisfied Judgments.

John G Salter—C Hennecke [ent May 22 86 ....

J W Heald, N M Jones—Benjamin Atha [ent May 22 86 300

Geo W and Wm H Bumm—Edgar N Black [ent May 22 86 163

Henry Williams—Jesse Lewis [ent Apr 24 86 ..... S F

Abbreviations.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M.L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B —Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E.J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, June 7, 1886.

Brown st., N. s., 84 ft. 11 in. E. Forty-second, John H. Goldbeck to George P. Groves, May 26, 1886, 15 ft. by 73 ft. $1,250

Barker st., S. s., 65 ft. 6 in. E. Nineteenth, Elvira M. Cooper to Georgia A. Cooper, June 2, 1886, 15 ft. by 38 ft.; N. W. cor. Cherry and Friedlander, 27 ft. 3 in. by 36 ft.; also, lots on Third, Spruce, Spring Garden and Twenty-first sts. ..... nom.

Callowhill st., S. s., 13 ft. 6 in. E. Seventh, Samuel A. Willets to Henry S. Cannon, May 21, 1886, 13 ft. by 58 ft. 3,600

Chestnut st., 3811, Ann Main to Anna R. Giles, May 14, 1886, 25 ft. by 214 ft. 6 in.; mtge. $4,400 ..... nom.

Christian st., S. s., 18 ft. E. Twenty-third, Adam A. Catanach to Edw. Delancy, June 3, 1886, 68 ft. by 76 ft.; S. s. Christian, 86 ft. E. Twenty-third, 17 ft. by 76 ft. ..... nom.

Emerald st., S. E. s, 184 ft. $6\frac{3}{8}$ in. N. E. Ontario, H. W. Gimber to Frank A. Hamilton, June 4, 1886, 14 ft. by 80 ft.; mtge. $750; N. W. s. Emerald, 323 ft. N. E. Ontario, 28 ft. by 79 ft.; mtge. $800 2,200

Erdrick st., S. E. s., 199 ft. S.W. Vankirk, the Wissinoming Mutual Loan and Insurance Company to Orion Snyder, May 27, 1886, 33 ft. by 200 ft 125

Fairmount ave., 1910, Thos. B. Price to Jeanette Berger et al., June 3, 1-86, 20 ft. by 114 ft. 6,350

Fothergill st., W. s, 49 ft. 6 in. N. Lombard, H. L. Whipper, administratrix, to Levi Cromwell, May 25, 1886, 14 ft. 6 in. by 39 ft. 6 in.; g. r. $15 1,420

Germantown ave., W. s. Francis I. Gowen, administrator, to Annie V. Jones, May 31, 1886, irreg. shape 4,950

Harrison st., N. E. s., 440 ft. S. E. Frankford road, M. L. Vansant to Josephine Barnes, June 4, 1886, 50 ft. by 130 ft. 3,200

Kensington ave., W. s., 149 ft. 6 in. S. Venango, Hannah Battersby to Letitia Brown, June 3, 1886, 20 ft. by 62 ft. 1 in. and 70 ft. $4\frac{3}{4}$ in.; W. s. Venango, 149 ft. 6 in. W. Kensington ave., 20 ft. by 62 ft. 1 in. and 70 ft. $4\frac{3}{4}$ in. 1,000

Master st., N. s., 85 ft. 8 in. W. Twenty-fifth, John J. Ziegler to Anna M. Kennard et al., June 1, 1886, 16 ft. 4 in. by 52 ft. $2\frac{1}{2}$ in. 3,100

Morris st., N. E. s., 417 ft. N. W. School, Charles Wister to John C. Lightfoot, June 1, 1886, 25 ft. by 174 ft. $6\frac{1}{4}$ in 1,000

Montgomery st., N. s., 45 ft. 9 in. W. Twenty-fourth, Charles W. Derr to Charles McGlave, May 15, 1886, 15 ft. 3 in. by 72 ft. 6 in 3,150

Mulberry st., N. W. s., 214 ft. N. E. Harrison, Joseph C. Shock to Geo. M. Taylor, in trust, May 26, 1886, 40 ft. by 107 ft. $3\frac{3}{4}$ in 375

Ninth st., 511 S., William Biddle et al., trustees, to David Preston, May 24, 1886, 20 ft. 4 in. by 188 ft. 6,250

Ninth st., 724 N., Mary M. Zuchschwert to John L. Hendricks, June 5, 1886, 16 ft. by 45 ft.; g. r. $34 1,550

Nineteenth st., E. s., 368 ft. S. Dickinson, Patrick Denning to Bernard Kleine, May 17, 1886, 16 ft. by 65 ft.; g. r. $72 700

Nineteenth st., E. s., 59 ft. S. Latona, Rufus R. Thomas to Mary Gallagher, May 28, 1886, irreg. shape; g. r. $90 983

Pine st., 224, Frank P. Friel to Philadelphia Saving Fund Society, June 4, 1886, 28 ft. $6\frac{1}{2}$ in. by 142 ft. 5,750

Somerset st., N. E. s., and N. W. s. Amber, Adam Eickert to Thomas Crawford, May 31, 1886, 16 ft. by 59 ft. 6 in. 2,900

Tasker st., S. s., 310 ft. E. Twentieth, Peter Sheets to Edward Galen et ux., May 4, 1886, 17 ft. 6 in. by 66 ft. 500

Twentieth st., 1403 S., Robert Wilson to Sarah D. Love, June 5, 1886, 15 ft. by 75 ft.; g. r. $57 1,200

Vankirk st., N. E. s., 50 ft. S. E. Ditman, Wissinoming M. L. and C. Company to Margaret A McNally, Dec. 3, 1885, 50 ft. by 100 ft. 125

Wayne ave., N. E. s., and N. W. s. Harvey, Enoch Taylor to Carrie T. Riegel, May 27, 1886, 200 ft. by 89 ft. 8,500

Wilson st., E. s., 459 ft. $4\frac{1}{2}$ in. S. Haines, Thomas M. Locke to Edw. N. Cohn, May 21, 1886, 120 ft. by 121 ft. 1,000

Arthur st., S. W. s., 73 ft. $5\frac{5}{8}$ in. S. E. Crispin, Twenty-third Ward, David M. Hess to Amanda J. Enoch, May 27, 1886, 40 ft. by 135 ft ....

TUESDAY, June 8, 1886.

Alter st., 2927, 2931, F. Fowles to Wm. Turner, June 4, 1886, 43 ft. 6 in. by 94 ft.; 2809 Stewart, 14 ft. by 40 ft. ....

Banes st., Twenty-third Ward, John Rees to Amos Brown, April 2, 1886, irreg $232

Broad st., E. s., 233 ft. 6 in. N. Spruce, J. L. A. Garber et al to Frederick M. Pile, June 5, 1886, 38 ft. 1 in. by 130 ft.; N. s. Spring Garden, 274 ft. W. Thirteenth, 19 ft. by 150 ft.; N. E cor. Thirteenth and Noble, 60 ft. by 100 ft ..... nom.

Brown st., 2519, Chas. W. Henry to Sallie L. Ballenger, May 31, 1886, 20 ft. by 66 ft. 6,800

Callowhill st., N. s., 147 ft. 5 in. E. Twelfth, Jos. Taylor to Hannah Pallen, June 5, 1886, 18 ft. by 79 ft. 2 in 6,000

Cayuga st., N. s., 89 ft. $\frac{3}{8}$ in. E. Kensington and Oxford Pike, Benjamin Harper to Gottlieb Nagel, June 4, 1886, irreg. shape 250

Chancellor st., 3256, Edwd. N. Cohn to Thomas M. Locke, May 22, 1886, 15 ft. 2 in. by 68 ft. 1,000

Clifton st., S. E. s., 183 ft. S.W. Allegheny ave., Michael McManus to Susan B. Freeman, April 10, 1886, 148 ft. 9 in. by 45 ft.; S. s. Perot, 52 ft $10\frac{1}{8}$ in. E. Twenty-fifth, 13 ft. by 42 ft.; N. s. Melon, 63 ft. W. Tenth, 17 ft. by 68 ft. 3 in. 27,600

Dauphin st, S. s., fr. Ninth to Delhi, Wm. McKinney to Wm. C. Randall, Oct. 15, 1885, 175 ft. by 61 ft.; E. s. Delhi, 64 ft. S. Dauphin, 48 ft. by 86 ft.; W. s. Ninth, 64 ft. S. Dauphin, 48 ft. by 86 ft 10,000

Dauphin st., 3207, Hy. A. Duhring et al. to Kate Custard, June 4, 1886, 16 ft. by 80 ft 1,600

Dickinson st., N. s., 224 ft. 10 in. W. Twentieth, Lewis A. Riley to Thomas Robb et al., trustees, April 27, 1886, irreg. shape 500

Eleventh st., 2035 N., Charles H. Camp to David M. Hess, June 5, 1886, 17 ft. by 65 ft. 6,350

Emerald st., W. s., 54 ft. N. Clementine, Frank Merkel to Thos. McCloskey, June 5, 1886, 17 ft. by 60 ft 225

Enterprise st., S. s., 69 ft. 6 in. W. Fifth, Thomas J. Mendenhall et ux. to Joseph R. Tasker, June 1, 1886, 256 ft. by 48 ft.; also, lots on Mountain, Sixth, Tasker and Worth, in First Ward; Sixtieth and Lansdowne ave., Twenty-fourth Ward, and Venango, E. Eleventh, Twenty-fifth Ward ..... nom.

Fibert st., 3809, Twenty-fourth Ward, Anna S. Meredith to Michael Sullivan, June 4, 1886, 15 ft. by 44 ft. 6 in. 2,000

Front st., E. s., and S. s. Columbia ave., Wm. H. Jones, trustee, to Wm. T. Will, May 20, 1886, 27 ft. by 67 ft. ..... nom.

Fourth st., 2543 N., A. E. Eldridge et al. to Victorine and Philomene Charbonnier, June 1, 1886, 15 ft. by 62 ft. 2,750

Fifteenth st.. N. W. cor. Carpenter, James A. McCaffrey to Hugh McDermott, June 3, 1886, 18 ft 5 in. by 66 ft..... 1,225
Fifteenth st., 1709 N., F. A. Poth to Emma B. Schmidt, June 7, 1886, 18 ft. 1 in. by 84 ft. 7 in..... 7,800
Germantown ave.. S. W. s., 67 ft. 1½ in. S. E. Manheim, F. W. List to Wm. List, June 8, 1886, 21 ft. 4 in. by 153 ft..... 6,000
Germantown ave., W. s., 100 ft. N. Susquehanna ave., Elizabeth S. Carrigan et al. to Frederick Feil, May 13, 1886, irreg. shape..... 1,700
Girard ave., 2907, Wm. L. Elkins et al. to Jacob F. Wood, June 5, 1886, irreg. shape..... 4,500
Haverford st., 4233, Jacob Y. Smith to Mary R. Blair, June 5, 1886, 14 ft. 1 in. by 69 ft..... 2,700
Haverford st., S. s., 67.17 ft. E. Fifty-sixth, Wm. J. Fulton to Edwin W. Lehman, April 15, 1886, 36 ft. by 95 ft..... nom.
Haverford st., S. s., 85.17 ft. E. Fifty-sixth, Wm. M. O'Donnell to Ellen Tierney, May 27, 1886, 18 ft. by 95 ft..... nom.
Jackson st., S. E. s., 133 ft. 4 in. N. E. Funk, Wissinoming Mutual L. and I. Company to Edwin Campbell, May 7, 1886, 66 ft. 8 in. by 200 ft..... 2,050
Lehman st., N. W. s., 400 ft. S. W. Morris, Edward N. Wright to Edith Wright, Jan. 1, 1886, 100 ft. by 170 ft..... nom.
Leverington ave., S. E. s., 1079 ft. 7 in. N. E. Ridge ave., H. G. Jones to Samuel R. Shipley et al., trustees, June 4, 1886, 150 ft. by 400 ft.. 3,700
Market st., S. s., 200 ft. E. Fifty-ninth, James C. McCurdy to A. Graham Elliott, May 31, 1886, irreg. shape..... 100
Melrose st., N. s., 100 ft. W. Fifty-seventh, James Daly to Emily Lehman, Feb. 6, 1884, irreg. shape.. nom.
Ninth st., W. s., 64 ft. S. Dauphin, Thomas P. C. Stokes to William C. Randall, Oct. 15, 1885, irreg. shape nom.
Poplar st., 243, Magnus Hellmer to Wilhelmine Meier, June 3, 1886, irreg. shape..... 3,200
Reese st., E. s., 142 ft. S. Cumberland, Chas. Helmuth to Nathaniel Peacock, June 3, 1886, 14 ft. by 56 ft..... 2,050
Salmon st., 3102, James L Endicott to Ernest H. Steinmeyer, May 31, 1886, 14 ft. by 54 ft..... 50
Sixteenth st., E. s., 150 ft. N. Venango, Patrick Gorman to William J. Gorman, June 7, 1886, 25 ft. by 100 ft..... 200
Somerset st., N. s., 124 ft. 9½ in. E. Germantown ave., Chas. Wiederwilt to Mich'l W. O'Rourke, June 4, 1886, 15 ft. by 87 ft..... 1,600
Third st., 233-235 S., James C. McCurdy to A. Graham Elliott, March 31, 1886, 31 ft. by 195 ft..... nom.
Third st., N. E. cor. Buttonwood, Gott. Hammer to Charles Theis, July 2, 1880, 20 ft. by 112 ft..... nom.
Twenty-first st., E. s., 41 ft. N. Locust, Allen Evans to Robert V. Massey, June 1, 1886, 20 ft. by 54 ft.; mtge. $6,000..... nom.
Twenty-second st., W. s., 197 ft. 9 in. N. Race, George H. Cloak to Mary Gardner, May 19, 1886, 15 ft. by 60 ft.; g. r. $61.50..... 2,375
Twenty-fourth st., E. s.. 81 ft. N. Federal, Felix Barr to Hugh Black, May 31. 1886, 16 ft. by 60 ft..... 650
Twenty-eighth st., S. E. cor. Jefferson, John F. Davis to Frederick Hass, May 20, 1886, 16 ft. 4½ in. by 71 ft..... 3,500
Vankirk st., N. E. s., 150 ft. N. W. Dittman, Wissinoming M. L. and Imp. Association to Chester L. Butterfield, May 27, 1886, 50 ft. by 100 ft..... 125
Wallace st., S. s., 16 ft. 8 in. E. Thirty-eighth, James C. McCurdy to J. Thomas Ziegler, May 31, 1886, 33 ft. 4 in. by 60 ft..... 3,500
Westminster ave., 6057 and 6061, Ellen M. Broomal et al. to Emily Lehman, March 23, 1886, 22 ft. by 100 ft.; also N. s. Westminster ave., 88 ft. E. Sixty-first, 24 ft. 6 in. by 100 ft..... nom.
Westminster ave., S. E. s., 287 ft. 4 in. E. Fifty-eighth, Michael Kennedy et al. to Hyman L Lipman, July 5, 1877, irreg..... nom.
Woodlands ave., N. W. s., and S.W. s. Fifty-eighth, Lewis Albertson to Wm. Morris, June 1, 1886, 50 ft. by 125 ft..... 1,000

WEDNESDAY, June 9, 1886.

Ashmead st., S. E. s., 172 ft. 7⅛ in. N. E. Wakefield, Rosanna Antill et al. to N. Harper Steward, May 28, 1886, 25 ft. by 134 ft. 8 in.; N. E s. Wakefield, 134 ft. 8 in..... $8,500
Ashmead st., S. E. s., 172 ft. 7⅛ in. N. E. Wakefield, N. H. Steward to John C. Miller, June 1, 1886, 25 ft. 4½ in. by 134 ft. 8 in ; N. E.s. Wakefield, 166 ft. 4 in. S. E. Ashmead, irreg..... 5,500
Cambria st., S. E. cor. Boudinot, Mary K. Devine et al. to David McKibbin, May 1, 1886, 119 ft. by 100 ft..... 2,975
Clymer st., S. s., 41 ft. 10 in. W. Sixth, David Comrade to Catharine B. Howell, May 28, 1886, 90 ft. 7 in. by 42 ft.; N. W. s. Culvert, 77 ft. 6½ in. N. E. Fourth, irreg. shape..... 5,000
Columbia ave., S. E. cor. Marston, Wm. L. Elkins to Chas. W. Derr, May 31, 1886, 18 ft. by 79 ft..... 5,600
Columbia ave., 2315, Sophia Saxer to Israel T. Vandegrift, June 4, 1886, 18 ft. by 75 ft..... 1,200
Comly st., S. W. s., 50 ft. S. E. Ditman, Wissinoming Mutual L. and I. Co. to James Rowbottom, Dec. 3, 1885, 50 ft. by 100 ft..... 125
Cottage st., S. E. s., 164 ft. S.W. Vankirk, Wissinoming M.L. and I. Co. to Robert James Henderson, May 27, 1886, 64 ft. by 200 ft.; S. E. s. Cottage, 228 ft. S. W. Vankirk, irreg. shape..... 350
Duval st., S. E. s , 262 ft. S. W. Adams, David Harkinson to Marion C. Harkinson, Sr., June 8, 1886, 17 ft. by 64 ft..... 1,900
Elm ave., S. W. s., 45 ft. N. W. Forty-second, Daniel J. McCloskey to Chas. B. Wilkinson, June 7, 1886, 20 ft. by 200 ft..... 5,300
Federal st., 1537, Paul J. Hallowell to Paul Beck et ux., May 26, 1886, 16 ft. by 51 ft..... 3,500
Front st., 338 S., Wm. W. Jones et ux. to Hugh Fitzpatrick, May 26, 1886, 17 ft. 9 in. by 122 ft..... 3,000
Garibaldi st., N. s., 157 ft. W. Tenth, Wm. McDermott to Wesley De Frehn et ux., June 5, 1886, 20 ft. 6 in. by 73 ft. 4½ in..... 300
Green st., 2140 B. H. Feltwell to Rebecca C. Strickler, May 31, 1886, 15 ft. by 82 ft. 5 in..... 6,600
Lawrence st., E. s., 127 ft. 6¾ in S. Diamond, John S. Morgan to Chas. Carr, May 16, 1886, 32 ft. by 47 ft. ; mtge. $3,000 625
Lehigh ave., S. s., 20 ft. E. Fairhill, Fred. Lambrecht to Pauline Doehler, June 7, 1886, 20 ft. by 100 ft..... 5,200
Lawrence st., E. s., 18 ft. N. Cambria, Edward M. Davis to Emily Bethell, May 27, 1886, 288 ft. by 92 ft. 6 in..... 12,000
Lombard st., 2222, Maud Fisher to Peter Hagan, June 3, 1886, 20 ft. 9 in. by 78 ft..... 4,000
Long Lane, W. s., 21 ft. 8½ in. N. E. Oakford, Thos. Marshall to Catharine Nolan, May 25, 1886, irreg. shape..... 2,400
Long Lane, W. s., and S. s. Oakfork, Thos. Marshall to CatharineQuinn, May 25, 1886, irreg. shape; g. r. $96 1,950
McKean st., N. s., 123 ft. ¾ in. W. Eighth, David M. Hess to Abraham C. Prince, May 26, 1886, 16 ft. by 62 ft.; g. r. $72..... 1,800
Maria st., 408, Caroline Voigt to Kate Erskine, June 4, 1886, 20 ft. by 60 ft..... 1,975
Oxford st., 2237, Fred'k T. Spellisy to Louisa P. Sachs, June 7, 1886, 15 ft. 4 in. by 70 ft..... 3,800
Parrish st., 1436, Sibilla Ritter to Nicholas Heinemann, May 29, 1886, 16 ft. 8 in. by 50 ft..... 2,400
Philip st., E. s., 304 ft. N. Master, Edwin G. Booth to John F. Norton, May 26, 1886, 18 ft. 8 in. by 47 ft..... 1,700
Queen st., 329, Dan'l McBride to Sarah Ann Lilley, June 7, 1886, 14 ft. by 55 ft. 3 in..... 2,600
Sansom st., S. s., 40 ft. E. Seventeenth, Hugh W. Catherwood et al. ex'rs., to Chas. Sweeney, June 5, 1886, irreg. shape.. 9,200
Sixth st., E. s., 75 ft. S. Somerset, Martin Strotz to Ferdinand Stein, May 24, 1886, 18 ft. by 136 ft. 10½ in. ; g. r. $36..... 2,762
Sixtieth st., N. E. s., 215 ft. 5½ in. N. W. Greenway ave., life estate of Wm. McDonald to Geo. Wm. McDonald, June 1, 1886, irreg. shape; N. s. Sixtieth, 115 ft. 4½ in. W. Greenway ave., irreg. shape, and S. s. Greenway, 226 ft. E. Cemetery ave., 50 ft. by 185 ft..... 1,000
Smedley st., E. s., 149 ft. S. Venango, W. B. Canfield to Joseph M. Canfield, Oct. 13, 1885, 25 ft. by 55 ft. 4 in..... 300
Spruce st., N. s., 114 ft. E. Forty-first, C. H. Clark to Nannie L. Nevins, May 31, 1886, 18 ft. by 105 ft. 3 in..... 7,000
State st., N. W. cor. Filbert, West Philadelphia Germania Building and Loan Association to John Kinney, Nov. 13, 1885, irreg. shape. 6,200
Tenth st., 417 S , Jac. Weber to Mary M. Weber, June 8, 1886, irreg. shape..... 5,600
Twelfth st., E. s., 75 ft. 7 in N. Rising Sun Lane, Charles Donahue, trustee, to Frank Ewerwein, May 12, 1886, irreg. shape..... 1,475
Van Pelt st., E. s., 95 ft. S. Norris, George W. Dougherty to D. Marshall & Bro., June 1, 1886, 15 ft. by 70 ft..... 2,400
Wakefield st., N. E. s., 134 ft. 8 in. S. E. Ashmead, N. Harper Steward to Howard A. Buzby, June 1, 1886, irreg..... 3,000
Warren st., S. W. s., 54 ft. S. E. Forty-first, Chas. F Hall to Wm. J. Granlees, June 5, 1886, irreg. shape..... 1,125
Wharton st., S. E. cor. Hillary, William Henry Forsyth to Mary A. Kidd, May 17, 1886, 15 ft. by 60 ft.; g. r. $90..... 2,100
Crothers ave., N. W. s., 50 ft. N. E. Eighty-seventh, Elmwood Mutual Life and Insurance Company to John Maurer, March 16, 1886, 100 ft. by 100 ft..... nom.

Susquehanna ave., 918, C. F. Klinger to Geo. K. Cameron, May 25, 1886, 18 ft. by 65 ft. 3,000
Twenty-seventh street, N. E. cor. Fletcher, Alfred Warren to Samuel Stewart, Jr., June 9, 1886, 73 ft. 2¼ in. by 110 ft. 3,500

THURSDAY, June 10, 1886.

Berks st., N. s., 71 ft. E. Twenty-fourth, H. L. Roat to John C. Hahn, June 5, 1886, 16 ft. 6 in. by 66 ft. 6 in. $3,900
Buttonwood st., 923, Sarah J. Kerr et al. to Reuben Zeiner, June 2, 1886, 15 ft. by 61 ft. 3,000
Canal st., E. s., 80 ft. S. George, Geo. W. Doll et al. to Louisa C. Doll, May 4, 1886, 35 ft. by 83 ft. 2 in. 3,000
Chancellor st., N. s., 126 ft. 5 in. W. Fifty-first, Robert B. Griffith et al., trustees, to Wm. H. Jaggers, June 9, 1886, 19 ft. by 77 ft 8 in. 150
Collard st., N. W. s., 216 ft. 7 in. N. E. Farson, Richard McCambridge to Edward E. Warner, June 8, 1886, 13 ft. 7 in. by 27 ft. 6 in. 280
Cumberland st., S. W. corner Broad, C. K. Crawford to Walter Freeman, May 24, 1886, irreg. shape; mtge. $12,500. 10,500
Eighth st., 2215, 2221 and 2223 N., Wm. R. Munce to Edwin J. Armstrong, June 2, 1886, 16 ft. by 68 ft. 6 in. each; also 2220 and 2222 Franklin, each 16 ft. front; mtge. $10,000 5,000
Fairhill st., E. s., 72 ft. S. Somerset, Louis Horman to William Humes, June 4, 1886, 17 ft. by 70 ft. 2,575
Fifth st., W. s., 120 ft. 10 in. N. Oxford, Abraham Coates et al. to John J. and Henry J. Donnelly, June 1, 1886, 128 ft. by 190 ft. 24,000
Frankford Rd., 1333, Anna M. Tull to John Monteith, June 2, 1886, 20 ft. by 120 ft. 2,000
Greeves ave., Twenty-second Ward, S. W. s., 120 ft. S. E. Locust, Patk. J. Byrne to Jane and Bridget Hargan, April 27, 1886, 35 ft. 6½ in. by 60 ft. 2,400
Maplewood ave., N. W. s, 306 ft. 9 in. S. W. Green, Wm. R. Pugh to Evans Boyd, June 8, 1886, 43 ft. 8 in. by 143 ft. 7,000
Maria st., 408, Kate Erskine to Annie E. Sculley, June 8, 1886, 20 ft. by 60 ft. 1,975
Nassau st., 920, Georgina Williamson to Estella Williamson, March 29, 1886, 16 ft. 6⅝ in. by 16 ft. 1,000
Ninth st, W. s., 95 ft. S. South, Thos. E. Harper to Sadie Summerfield, June 8, 1886, 20 ft. by 114 ft. 5,000
Ninth st., N. E. cor. Firth, Michael Price to Sebastian P. Kunkle, May 27, 1886, 14 ft. 8½ in. by 65 ft. 5¼ in.; mtge. $2,800. 2,500
Orrianna st., 2341, Gustave Rosenbaum to Harry Frederick Bauer, June 10, 1886, 14 ft. by 42 ft. 6 in. 1,400
Parrish st., S. s., 82 ft. 4¼ in. W. Holly, William D. Kelley to John W. Carson, June 7, 1886, 16 ft. by 84 ft. 6 in. 3,600
Penn st., S. E. s., 250 ft. W. Morris, Thompson Bell to Samuel Bennett, April 20, 1886, 125 ft. by 103 ft. 4½ in. 1,600
Second st., 914 N., Herman Schoenstadt to Yetta Speier, June 10, 1886, 18 ft. by 74 ft. ¼ in. 8,200
Sixteenth st., N. E. corner Montgomery, Henry M. Jordan to Ann Schontz, June 5, 1886, 16 ft. by 74 ft.; g. r. $270. 4,500
Third st., cor. Winghocking, Julius H. Frey to Valentine Betz, June 4, 1886, irreg. nom.
Sixty-and-a-half st., W. s., 175 ft. S. Westminster, William Douglass to Rebecca A. Story, June 7, 1886, 25 ft. by 100 ft.; g. r. $24. nom.
Third st., 742 S., Catharine Horstmann to John F. Hortsmann, June 8, 1886, 19 ft. 6 in. by 128 ft. 3,000
Thirteenth st., 684-686 N., Edwin A. Maires, guardian, to Edwin R. Walker, June 8, 1886, 32 ft. 9¾ in. by 59 ft. 9¾ in. nom.
Cumberland st., 2508 E., Wm. J. McCrudden to Solomon Wolf et al., June 4, 1886, 18 ft. by 150 ft. 800
Clearfield st., N. W. corner Fourth, Edward M. Davis to Conrad Pfaff, May 27, 1886, irreg. 225
Thirteenth st., 686 N., Edwin R. Walker to Samuel E. Maires, June 8, 1886, 16 ft. 1 in by 58 ft. 2 in. 3,500
Twenty-second st., W. s., 90 ft. N. Oakford, Hy. R. Coulomb to Hugh Deary, May 28, 1886, 15 ft. by 72 ft.; g. r. $54. 1,200
Thirty-third st., 429 N., Eleanor L. Ayres to Juanna J. Wigton, May 25, 1886, 22 ft. by 76 ft. 8,800
Tyson st., E. s., 95 ft. 1¾ in. N. Huntingdon, John Loughran to Patk. Johnston, June 1, 1886, 12 ft. 11 in. by 46 ft. 1,500
Torresdale ave, N. W. s., 133 ft. 4 in. S. W. Comly, Wissinoming Mutual Loan and Improvement Association to Samuel T. Eshbach, May 27, 1886, 33 ft. 4 in. by 200 ft. 125
S. E. s. Erdrick, 100 ft. N. E. Vankirk, 35 ft. by 200 ft. 125
Van Kirk st., N. E. s., 100 ft. S. E. Cottage, Wissinoming Mut. L. and Imp. Association to William H. Petzelt, May 7, 1886, 50 ft. by 100 ft. 125
Walnut st., S. s., 104 ft. W. Eleventh, George H. Walsh et ux. et al. to Mary and Annie E. Hockley, June 7, 1886, 22 ft. by 145 ft. 15,720
Westminster ave., S. s., 161 ft. W. Meeting-house Lane, Ann O'Haleran to Patrick O'Haleran, March 20, 1886, 22 ft. by 100 ft. 1,600
Winton st., S. s., 183 ft. E. Tenth, John C. Ganler to Michael McAnally, June 3, 1886, 15 ft. by 36 ft. 300
Woodland Terrace, W. s., 273 ft. S. Baltimore, John C. Kelton et ux., et al., to Frank Kelton, June 1, 1886, 30 ft. by 135 ft.; mtge. $9,000. nom.

FRIDAY, June 11, 1886.

Atlanta street, N. s., 97 ft. 6 in. W. Thirty-ninth, Horace G. Knowles to Rachel R. Jones, June 9, 1886, 14 ft. by 64 ft., and 712 N. Thirty-ninth, 16 ft. by 80 ft. nom.
Atlanta st., 3916, H. G. Knowles to John W. Grace, June 9, 1886, 14 ft. by 64 ft. nom.
Atlanta st., 3926, H. G. Knowles to Henry C. Conrad, June 9, 1886, 14 ft. by 64 ft., and 714 N. Thirty-ninth, 16 ft. by 80 ft. nom.
Atlanta st., 3905, H. G. Knowles to Annie M. Kittenger, June 9, 1886, 14 ft. by 64 ft., and 710 N. Thirty-ninth, 16 ft. by 80 ft. nom.
Bambrey st., E. s., 237 ft. S. Parrish, John M. Pullinger to William M. Hayes, May 18, 1886, 14 ft. by 48 ft. 1,800
Cherry st., S. s., 86 ft. E. Seventh, James E. Hall to Edwin S. Armstrong, June 8, 1886, 15 ft. 1 in. by 72 ft.; S. s. Cherry, 2 ft. E. Seventh, 4 ft by 36 ft.; E. s. Seventh and S. s. Cherry, 18 ft. by 82 ft., and 125 N. Seventh, 18 ft. by 82 ft.; mtges. $29,100. 30,000
Dauphin st., S. W. s., 32 ft. 4 in. E. Memphis, H. A. Bosler to Emma L. Gion, May 29, 1886, irregular shape. 6,700
Eleventh st., 1809 N., Edw. Rosenberger to A. Atwood Grace, Nov. 29, 1882, 16 ft. 8 in. by 78 ft.; mtge. $2,500. 1,400
Emerald street, S. E. s., 22 ft. S. W. Kennedy, Thos. Smyth to Eliz'th A. Hammel, June 1, 1886, 22 ft. 6⅛ in. by 71 ft. 431
Fairmount avenue, N. s., 150 ft. W. Forty-third, Wm. Chas. Alderson to Anna M. Wistar, June 9, 1886, 20 ft. by 130 ft. 5,000
Franklin st., 2124, Margt. Farrell to Alice M. Hargraves, June 7, 1886, 14 ft. 2 in. by 70 ft. 2,500
Germantown ave., 5002, Wm. Owen to Laura H. McCann, June 9, 1886, irreg. shape. 6,300
Girard avenue, S. W. cor. Eleventh, Chas. N. Selser to Wm. C. Jeanes, June 9, 1886, 18 ft. by 60 ft. 7,500
Hart st., N. E. cor. Warnock, Paul Advena to Geo. K. Cameron, May 17, 1886, 14 ft. by 44 ft.; g. r. $108. 1,800
Haverford st., N. s., 164 ft. 6 in. W. Thirty-second, Howard Watkin to Charles E. Winnik, June 9, 1886, 16 ft. by 90 ft. 5,750
Hope st., W. s., 96 ft. S. Huntingdon, David Goodbread to John Doak, Jr., June 8, 1886, 12 ft. by 45 ft. 6 in. 975
Huntingdon st., 2429 E., Wm. McAlpine Wiswell to Edward J. McKeever, June 9, 1886, 16 ft. by 100 ft. 1,000
Huntingdon st., S. s., 42 ft. 3 in. E. Knorr, Henry F. Gotwals to Wm. A. Smithson et ux., June 8, 1886, 14 ft. by 61 ft. 7½ in.; g. r. $47; mtg. $741.67. 725
McKean ave., S. W. s., 150 ft. N. W. Clapier, Justice C. Strawbridge to Henry M. Steel, June 8, 1886, irreg. shape. 20,000
Manton st., 2141, John McConaghy to Robert Laird, June 1, 1886, 14 ft. by 48 ft.; g. r. $48. 1,000
Market st., N. s., 90 ft. W. Twelfth, George F. Bellmeyer et al. to Mary B. Jones, June 4, 1886, 20 ft. by 180 ft., one-fourth interest. 1,875
Mercy st., S. s., 102 ft. E. Seventh, John D. Wright to Crosby Sellick, May 13, 1886, 16 ft. by 45 ft. 8 in. 281
Moore st., N. s., 109 ft. W. Thirteenth, E. A. Armstrong to Clara E. Morrison, Feb. 23, 1886, irreg. shape. 1,000
Moore st., N. s., 109 ft. W. Thirteenth, S. H. Morrison to Edward A. Armstrong, Feb. 23, 1885, irreg. shape. 1,000
Norris st., 812, Joseph C. Nolte to Wm. G. Serrill, June 10, 1886, 14 ft. by 70 ft. 3,500
Ninth st., 1929 N., Wm. G. Serrill to Joseph C. Nolte, June 9, 1886, 13 ft. 4 in. by 54 ft. 1⅛ in.; g. r. $90. 1,300
Orianna st., 2427, Jos. F. Lamorelle to Dwight M. Lowry, June 1, 1886, 12 ft. by 45 ft.; W. s. Orianna, 125 ft. N. York, 37 ft. 6 in. by 44 ft. 6 in.; mtgs $4,000. 700
Orthodox st., S. W. s., 100 ft. S. E. Jefferson, Wm. H. Krail to James P. Pollard, June 1, 1886, 20 ft. by 95 ft. 2,000
Pine st., 1829, D. C. Wharton Smith to Edw. Starr, June 9, 1886, 20 ft. by 100 ft. 20,000
Sixth st., W. s., 266 ft. S. Oxford, Chas. H. Hays to Richard Tull, May 28, 1886, 16 ft. 1 in. by 85 ft. 7 in. 5,600
Sixth st., N. E. Erie ava., Abhm. Ruth to Hy. Heinemann, May 26, 1886, 17 ft. by 62 ft. 6¼ in. 3,750

Seventh st., E. s., 140 ft. N. Montgomery, Ezekiel Clarke to Edward C. Lever, May 20, 1886, 17 ft. 5⅝ in. by 65 ft. 4,500
Sprague st., N. E. s., 145 ft. 9¾ in. N. W. Stenton ave., Provident L. and T. Company, ex'rs., et al. to Michael Kennedy, May 11, 1886. 160
Spring Garden st., N. E. s., 92 ft. W. Ridge ave.. Hiram Miller to John Turner and George Harrison, May 10, 1886, irreg. shape. 10,000
Shackamaxon st., 1133, Theod. G. Rambo to Rosanna M. Smith, June 9, 1886, irreg. shape. 2,000
Twenty-second st., E. s., 86 ft. N. Spruce, Hy. W. Barton to Chas. Chauncey, June 1, 1886, 4 ft. by 38 ft. 750
Twenty-second st., E. s., 324 ft. N. Montgomery, Chas. O'Neill to Emma Boyle, June 3, 1886, 17 ft. 9 in. by 96 ft. 3,000
Twenty-fourth st., 1929, N. H. L. Roat to Elizabeth H. Knox, June 1, 1886, 14 ft. 3 in. by 87 ft. 6 in. 3,700
Twenty-sixth st., S. W. cor. Ellsworth, Joseph Fitzell to James McGurk, May 31, 1886, 46 ft. by 46 ft. 1,500
Twenty-seventh st., E. S., 187 ft. N. Oxford, Elizabeth Lomkey to Fannie E. Gabel, Feb. 2, 1875, 18 ft. by 87 ft. 6 in. 350
Twenty-seventh st., S. E. cor. Latona, S. E. cor. Oxford and N. E. cor. Oakford, H. C. Lea to John I. McDuffee, June 9, 1886, irreg. shape; g. r. $1,260. 1,000
Twenty-ninth st., W. s., 64 ft. W. Girard ave., Wm. L. Elkins et al. to Margaret Rodenbach, June 5, 1886, 14 ft. by 50 ft. 2,500
Twenty-ninth st., W. s., 78 ft. N. Girard ave., Wm. L. Elkins et al. to John Wilson, June 5, 1886, :8 ft. by 50 ft. 5,000
Woodbine ave., S. E. s., 260 ft. 1 in. N. E. Sullivan, Provident L. and T. Company, ex'rs, to Francis Keenan, March 7, 1886, irreg. shape. 1,100

SATURDAY, June 12, 1886.

Alaska street, N. s., 20 ft W. Sixth, Pennsylvania Company for Insurances on Lives, etc., to Valentine and Moses Levi, June 5, 1886, 20 ft. by 60 ft. $1,500
Berks and Gratz sts, S. W. cor., Jno. L. Kates to Lewis Uber, Jr., June 1, 1886, triangular. 700
Broad st., W. s., 44 ft. S. Ellsworth, Sybilla S. Findlay et al. to Christ Gallagher, June 3, 1886, 22 ft. by 178 ft. 10,000
Butler street, N. s., 40 ft. W. Broad, Samuel R. Clausen et al. to the Pomona Tribe, No. 239 R. M., and Rising Sun Lodge, K. P., No. 26, May 28, 1886, irreg. shape. nom.
Charlotte st., 841, P. A. B. Widener to Caroline Lane, June 10, 1886, 20 ft. 6 in. by 97 ft. 3 in. 2,000
D st., W. s., 68 ft. S. Cambria, Elizabeth L. Devine et al. to Wm. C. Ross et al., June 1, 1886, 32 ft. by 108 ft. 1,066
D and Cambria sts., N. W. cor., E. L. Devine et al. to James Wiley, June 9, 1886, irreg. shape. 5,625
Dickinson st., 607, Patsy A. Fuet to Pennsylvania Company for Insurances on Lives, etc., in trust, Dec. 31, 1885, 16 ft. by 67 ft. nom.
Evangelist st., S. s., 170 ft. W. Seventh, Thomas H. Hegan to Patrick Carmody, June 2, 1886, 15 ft. 7 in. by 50 ft. 2,150
Eighth street, W. s., 178 ft. 1½ in. S. South, Christiana Rohlfing to Andrew O'Rourke, June 1, 1886, 18 ft. 1½ in. by 59 ft. 4,500
Eighth street, W. s., 290 ft. 6½ in. N. Huntingdon, Harry Brockelhurst et al. to Isaac R. Landis, June 4, 1886, 13 ft. 7½ in. by 59 ft. 2,600
Eighth st., E. s., 340 ft., 356 ft. and 404 ft. S. Dauphin, Byron Woodward to Wm. R. Munce, June 1, 1886, each 16 ft. by 68 ft. 6 in., and W. s. Franklin, 340 ft. 1¼ in. and 356 ft. 1¼ in. S. Dauphin, each 16 ft. by 68 ft. 15,000
Fourth st., 422 S., A. H. Rohe to Anna Mary DeHarde, April 28, 1886, 18 ft. by 92 ft., and 604 Richmond, 14 ft. by 66 ft., moiety. 1,900
Fourth st., 422 S., A. M. DeHarde to Sophie J. Rohe, April 28, 1886, 18 ft. by 92 ft. 2,450
Fourth st., W. s., 117 ft., 11 in. N. Commerce, one-sixth interest, Geo. A. Twibill to Walter L. C. Biddle, June 5, 1886, irreg. shape. 4,000
Ewen st., N. s., 106 ft. W. Seventh, Patrick A. Stanton to Jos. Mullin et ux., May 31, 1886, 15 ft. by 90 ft.; g. r. $26. 2,800
Fernon st, N. s., 207 ft. E. Eighteenth, John Dougherty to Catharine Murphy, June 11, 1886, 14 ft. by 49 ft.; g. r. $36. 650
Fifth st., W. s., 127 ft. 6 in. N. Master, Peter A. B. Widener to Caroline Lane, June 10, 1886, 36 ft. by 69 ft. 10 in. 4,000
Fletcher st., S. s., 184 ft. 9 in. E. Twenty-eighth, Wm. S. Stewart to John G. Lawrence, June 9, 1886, 18 ft. by 120 ft. 550
Fortieth st., E. s., 21 ft. N. Pine, Annie P. Wilson to Emma L. Seidensticker, May 31, 1886, 25 ft. 9 in. by 108 ft. 6,000
Forty-fifth st., E.s., 3o8 ft. S. Wyalusing, Stephen A. Daly to William Biern, June 10, 1886, irreg. shape; g. r. $66. 800
Fifty-sixth st., N. E. cor. Downirg, Emily Lehman to Chs. H. Young, June 5, 1886, irreg. shape. nom.
Hamilton st., S. E. cor. Tenth, Chas. T. Parry, adm., to Clarkson Hogg, May 18, 1886, irreg. shape; g. r. $34 1,200
Hart lane, N.E. s., 226 ft. S. E. Kensington ave., Saml. Rotan to Wm. D. Huston, June 1, 1886, irregular shape. 1,800
Hutchinson st., W. s., 231 ft. 10¼ in. N. Somerset, John M. Kennedy, Jr., to George Leibig, May 28, 1886, 15 ft. 2¼ in. by 45 ft. 1,200
Hutchinson st., W. s., 231 ft. 10¼ in. N. Somerset, Jacob Marsch to Geo. Leibig, May 28, 1886, 15 ft. 2¾ in. by 45 ft. nom.
Arthur st., N. E. s., and S.E. s. New Rowland ave., David M. Hess to Patrick McGrother, June 9, 1886, irreg. shape. 250
Indian Queen Lane, N. W. s., 347 ft. 6 in. S. W. Norristown Railroad, George Clouse to George Wilcock, June 3, 1886. 1,150
Lehigh ave., N. W. cor. Germantown ave., Oliver Ottinger to Wm. B. Emerson, June 3, 1886, irreg. shape. 3,100
Locust st., N. E. cor. Dekalb, H. C. Gibson to Robert D. Maxwell, June 9, 1886, 18 ft. by 90 ft. 9½ in. 8,000
Marshall st., E. s., 102 ft. W. Cambria, Joseph H. Anthony to John A. Sailor, Jr., May 27, 1886, 34 ft. by 92 ft. 475
Master st., 1610, William Warnock to Charles S. Lincoln, June 2, 1886, 40 ft. by 160 ft. 17,000
Mechlin st., N. W. s., 103 ft. S. W. Baynton, John Rufe to Rebecca M. Gallagher, May 21, 1886, 13 ft. 10⅝ in. by 88 ft. 1,300
Mountain st., S. s., 114 ft. E. Twentieth, Bernard McCloskey to Bernd. McNicholl, Feb. 3, 1886, 14 ft. by 45 ft. 3 in. nom.
Mountain st., S. s., 100 ft. E. Twentieth, Bernard McCloskey to John J. Fitzgerald, Feb. 6, 1886, 14 ft. by 45 ft. 3 in. nom.
Nice st., W. s., 160 ft. N. Barr, Wm. H. Smith to Edward and Thomas Noon, June 9, 1886, 40 ft. by 100 ft. 1,000
Hart st., 1027, George K. Cameron to Kunigunda Advena, June 3, 1886, 14 ft. by 44 ft. 1,800
Nineteenth st., 902 S., Lewis C. Cassidy to Catharine S. Reilly, June 3, 1886, 18 ft. by 66 ft. 450
Orianna st., W. s, 238 ft. 7 in. S. Huntingdon, A. E. Eldridge et al. to John Horner, June 1, 1886, 12 ft. by 39 ft. 1,500
Parrish st., 723, Joseph R. Bacon et al., executors, to Christian Holmeger, June 11, 1886, 17 ft. 8 in. by 78 ft. 1¾ in. 5,250
Philip st., E. s., 304 ft. N. Master, John F. Norton to Edward Jones, June 7, 1886, 18 ft. by 47 ft. 250
Sixteenth st., 1718 N., W. s, 252 ft. 8 in. N. Columbia ave., Samuel F. Prince to Eliza F. Eldredge, June 5, 1846, 17 ft. 10 in. by 103 ft. 11,000
South Marshall st., N. s., 344 ft. E. Broad, Harriet M. Slocum et al. to Charles E. and Frederick H. Paine, June 4, 1886, 17 ft. by 100 ft. 600
South Marshall st., N. s., 184 ft. W. Thirteenth, Emmeline M. Slocum to Charles E. Paine et al., June 4, 1886, 16 ft. by 100 ft. 1,200
Susquehanna ave., 1310, Charles H. Crispin to Sophia M. Johnson, May 31, 1886, 18 ft. by 68. 2,400
Tulip st., S. E. s., 100 ft. N. E. Princeton, D. Ramsey Patterson to Catharine Gercke, June 7, 1886, 60 ft. by 180 ft. 900
Tulip st., S. E. s., 160 ft. N. E. Princeton, D. R. Patterson to Jos. P. Gillin, June 7, 1886, 40 ft. by 180 ft. 600
Tulip st., S. E. s., 200 ft. N. E. Princeton, D. R. Patterson to Peter R. Dietz, June 7, 1886, 40 ft. by 180 ft. 600
Twelfth st., W. s., 192 ft. S. Columbia ave., Bertha Wagner et al., ex'rs., to Joseph Brunett, June 1, 1886, 16 ft. by 116 ft. 4,933
Wakeling st., N W. Willow, John Shuttleworth to Sallie Lee, May 18, 1886, irreg. ......
Spruce st., 632, M. J. Dalton to Margaret J. Bainbreck, June 11, 1886, 18 ft. by 101 ft. 10,000
Wallace st., 2200, Wm. Hy. Thorn to Victoria Frishmuth, June 7, 1886, 19 ft. by 65 ft. 4,800
Washington ave., N. s., 65 st. E. Twenty-third, F. J. Dreer to Alex. Kirkpatrick et al., June 3, 1886, 50 ft. by 107 ft. 416
Webb st., E. s., 70 ft. N. Catharine, B. Kane to James Boyd, May 31, 1886, 14 ft. by 40 ft. and 46 ft. 1,308
Wharton st., S. s., E. of Bateman and E. Hillary, Wm. Hy. Forsyth to Lizzie J. Lynch, June 4, 1886. 6,500
Federal st., N. s., 37 ft. W. Twentieth, Charles Oberlies to Frederick Martin, May 22, 1886, 16 ft. by 85 ft.; g. r. $75. 1,550

—$499,000 will be expended this year by the Board of Education, for the erection of new school houses.

—A large and commodious building is being erected for Indian girls, on a ten acre tract purchased from the heirs of Richard Martin, in Upper Marion Township, Montgomery county.

Strength of Brick Walls.

The question of strength of brick walls is often discussed, and differences of opinion expressed. The following is one of the rules given: For first-class buildings, with good workmanship, the general average should not exceed a greater number of feet in height than three times the thickness of wall in inches, and the length not to exceed double the height, without lateral supports of walls, buttresses, etc., as follows, for safety:

Thickness.	*Safe Height.*	*Length.*
8½-inch walls.	25 feet.	50 feet.
13 "	40 "	80 "
17 "	55 "	110 "
22 "	66 "	130 "
26 "	78 "	150 "

Where the lengths must exceed these proportions, as in depots, warehouses, etc., the thickness should be increased, or lateral braces instituted as frequently as practical.

New Way of Making Glass.

After many years of the use in glass works of crucibles in the preparing of glass for the pipes of the blower, a German named Ferrari has found a way of doing without them by the use of a new furnace, which now reaches its highest exposition in the Bushwick Glass Works of William Brookfield, situated on Grand Street, Brooklyn. There, every day, Sundays, of course, excepted, a lot of glass-blowers may be seen exemplifying the new system, which is, or may become, a revolutionizer in glass blowing. It is a simple method, and one which it would seem ought to have presented itself to glass blowers or glass bottlemakers years ago. Given a certain mixture of sand, soda ash and lime, and the glass blower is happy, but the glass-maker is not necessarily so. He wants to reduce the cost of production, as well as increase the normal value of the material. So in Mr. Brookfield's establishment, where have been made three-fourths of the telegraph insulators used in this country, they are now trying the new system. Under the old fashioned method a crucible of molder's clay capable of holding a ton of glass mixture was made. The crucible itself was heated for thirty-six or forty-eight hours, carried on an iron frame called a "goat" to a furnace, in which, heated to about 3,000° Fahrenheit, the glass material was dumped. There the crucible and its contents sizzled and boiled until the following morning, when the blowers stuck their long, polished blowing tubes into the white-hot mass, and from that drew the material from which they drew bottles. So soon as the mass in the glass blower's crucible was exhausted so soon he had finished his work.

Technical Schools.

The effect of the teaching of drawing in primary schools on German pottery is very marked. Many rough designs on cheap earthenware are drawn and painted by mere lads just from the schools and at small wages, and are being imported largely into England. These common goods can be made much more cheaply than in England, owing to the artistic skill of the young apprentices.

There are many trade and industrial schools on similar lines and for similar purposes in Cologne, the Black Forest, Bavaria, Thuringia, all of which are adding to the commerce and prosperity of Germany.

In Austria, the government is largely aiding apprenticeship schools. There are over ninety for teaching various industries now established—schools for textile manufactures, for wood and stone work, for pottery and glass work, for metal work, for toys, for carpenters, for mechanics.

In Vienna, the joiners' school for winter teaching is organized and controlled by the joiners' trade society, but receives a grant of $2,500 a year from the government. The teaching spreads over three and a half years, when the students are supposed to leave with a practical knowledge of the trade.

At Riva, in the Tyrol, is a wood working school, where a general education is combined with special theoretical and practical instruction in modeling and carving wood.

It is stated that new industries have been created by such schools as these. Arco, near the Lake of Garda, in the Tyrol, being an instance where olive wood was once only used for fuel, is now the center of a flourishing trade, started by a technical school.

These Fach-schulen have been established in Austria to remedy acknowledged defects in the apprenticeship system, and have served, it is stated, to develop industry to a great extent in Austria.

In Belgium the apprenticeship schools are designed to give the workman a knowledge of scientific principles, which he cannot attain in the workshop, to develop his intelligence, to lead him higher than mere routine, and to enable him to contribute something toward increased production for his own and his nation's advantage. The hours of school-work are from 7 to 9.30 every evening, and for three hours on Sunday morning. The schools are free, supported by government and municipal grants.

About forty of these schools are so supported. The instruction varies to suit requirements of each locality. General courses comprise drawing, arithmetic, geometry, technology, physics, chemistry, mechanics, hygiene. But there are special classes to enable workmen to obtain certificates of competency in various industries. About ten thousand pupils attend these schools. There are industrial schools at Brussels, Antwerp, Ghent, Liege, Louvain, and other towns.

The Strength of Portland Cement.

The Portland cement, as it comes from the factory, is composed of an almost impalpable powder, mixed with coarser grains, which have but little adhesive quality. Mann's experiment's have shown that in a trial of seven days the proportion which passes through a No. 176 sieve (31,000 meshes per square inch) exhibit five times the adhesive strength of those which pass through a No. 103 sieve (10,600 meshes per square inch). The necessity of fine grinding is therefore obvious. In ordinary cement 45.6 per cent. is stopped by the No. 176 sieve, which is the finest that is made. The force of cohesion is much greater than that of adhesion, varying from threefold to tenfold. The adhesive force upon different substances, such as stone, brick, slate, marble, glass, etc., varies greatly. The degree of surface polish has less effect than one would think. According to these experiments, the best test of Portland cement is its adhesive power. The No. 176 sieve ought not to stop more than 45 per cent. of the cement; the part which traverses the sieve should have an adhesive force of 95 pounds, and the unsifted cement of 75 pounds per square inch.

—It is announced that Messrs. Appert of Clichy, France, have discovered a process that will make glass-blowing by the mouth unnecessary. Many attempts have been made to get rid of this painful process in the operations of glass-making, but to this day in every bottle house may be seen pale-faced men with their cheeks hanging limp, in folds, the result of years of glass-blowing by the mouth. Cases have been known in which men's cheeks have been worn so thin that they have actually cracked, and it is a common sight in a bottle house to see blowers at work with their thin cheeks puffed out like the fingers of a glove.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEECSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King AND Co.

910 & 912 CHESTNUT STREET.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

500,000 FEET
RUBBER, GARDEN
—AND—
++ PAVEMENT HOSE.++
Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.
Goodyear's only Headquarters.
D. P. DIETERICH,
308 CHESTNUT STREET,
Circulars Free Philadelphia.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.
When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.
They are sold by some good house near you.
Special terms to builders buying in quantities.
CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.
Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,640.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

BUELL'S
FIRE EXTINGUISHER.
Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.
PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.
1903½ Oxford Street, Philadelphia.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.
Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City.
Estimates for Philadelphia and vicinity cheerfully given.
Address,
JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 24. PHILADELPHIA, MONDAY, JUNE 21, 1886. PRICE 15 CENTS

A WONDERFUL INVENTION.

An Entirely New Manner of Making Shoes and What is Claimed for It.

"In William Penn's time," said a well-known shoe dealer last week, "journeymen shoemakers were paid two shillings a pair for making both men's and women's shoes. They sewed the shoes and made them up by hand, pretty much as they are made to-day. Although the character of the work has improved since that time the manner of building the shoe—with the edges of its upper drawn over the last and tacked down, the welt then sewed on and the sole attached to the welt—is about the same. The small pieces of leather requisite to fill in the sole, to make a flat surface inside, were put in the shoe in the olden time, just the same as the bits of shoddy, pieces of wood, brown paper and other things are found in the average sewed shoe of to-day. Did you ever carefully inspect an old, half-worn-out sewed shoe?" he continued. "You can pull bits of shoddy stuff out of it as soon as the sole begins to wear. Then you can find tacks, a nail or two here and there and pieces of rough wax threads, all of which hurt the feet. Many of the shoes—those of high as well as low price—sold nowadays are nothing more or less than feet torturers. They tear the stockings, make walking uncomfortable, distort the feet and create corns and bunions. Even the handsome feet of the ladies are often pressed into a nice-looking pair of shoes which make them writhe in offensive contortions.

"The introduction of pegged work, probably more than any other improvement before the invention of the McKay sewing machine, gave an impulse to the shoe business, which is to-day the leading department of American industry. The McKay machine turned out sewed shoes faster than by hand—that was all. But the shoes thus made were stiffer and rougher, and hence cheaper. Burt, the well-known shoe manufacturer, was the first to grade the shoes. His A, B, C, D and E shoes represented the width, while the numbers, 1, 2, 3, 4, etc., told of the length.

"There have been scores of improvements made in shoemaking ever since 1764, when a correspondent of the London *Chronicle* in this city wrote that some of the shoes made for women in this country exceeded in strength and beauty any shoes that were usually imported from England, but the latest invention of the Day sewed shoe reaches the sole of the shoe—pure and simple. It not only revolutionizes the manner of making a shoe, but it gives solid and absolute comfort to the wearer. It fits like a glove. It is as flexible and easy in the sole as in the upper. There is no welt, no filling of pieces of shoddy. The feet rest upon solid pieces of leather, with no ridges or gulleys or bumps on the surface of the inside sole.

"'How is this done?' would naturally be asked.

"Simply by taking a solid piece of good sole leather and splitting it inversely around its edge for three-eighths of an inch, then sewing the upper of the shoe to the lower half of the split sole by the McKay machine. then the upper split of the sole is laid back in its place inside the shoe, and in the language of the play, 'There you are.' You have at once a solid, flexible sole upon which the feet rest. There is no welt, which always necessitates a double row of stitches all around between the upper and the sole. So flexible are these Day sewed shoes that you can turn and twist them in every conceivable manner. So easy are they to the feet that a purchaser will buy none other after wearing them. A number of ladies and gentlemen of this city who have been wearing them for some time past say that they surpass anything ever worn before.

"George W. Day, the inventor of the shoe, is a Haverhill man. He has been many years at work in perfecting his invention. Hereafter the Day sewed shoes as a specialty will be sold to the public of this city. Several factories, one of which is at 501 Market street, have been at work during the past few months, manufacturing these shoes for men and women, boys and girls. The stock of these wonderful shoes at the start will be a large one. Philadelphians were the first to see the superiority of the Day sewed shoe over all others. A company was organized, with W. W. Apsley, president, J. W. Woodside, treasurer and J. Newton Walker, secretary.

"The handsomest, roomiest and best-equipped shoe store in the city is now open at No. 23 North Eighth street for the sale of the Day sewed shoe exclusively. The prices are lower in comparison than for any other shoe ever manufactured. Some of the handsomest shoes ever made in the city will be displayed, not for mere show, but as a sample of goods to be kept constantly on hand by the Day Sewed Shoe Manufacturing Company.

"There has been no such revolution in any branch of industry as it is believed the Day process of manufacturing shoes will make in the shoe trade. Eighty per cent. of the people of this city buy machine made shoes, with all their wax ends, tacks and nails forcing their way up into the soles of the feet. The Day sewed shoe will undoubtedly become the shoe of the future. What has been customary will not be allowed to continue so when the people are made acquainted with the wonderful advantage gained in the new over the old system of making shoes.

"A writer has said: 'The shoemaker and the shoe he makes are still at the present period of the world just as the shoemaker and the shoe have been considered at all former periods, a very common calling and a very common article.' The writer evidently did not know that Lackington, the shrewd, eccentric and fortunate old bookseller of London; Hans Sachs and Savidge, the poets; Roger Sherman and the late Vice President Henry Wilson were shoemakers at one period of their lives. Perhaps he was thinking of the typical old cobbler, with a thread like a pipe-stem, hauling, twitching and hissing away as he labored in his rickety seat. The author, unfortunately, did not live long enough to see or hear of the Day Sewed Shoe and the Magnificent Store at No. 23 North Eighth street."—From *The Times*, June 16th.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected, Mortgages Negotiated and Interest Collected, Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

LUKENS & MONTGOMERY,
1335 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title proved when desired. Conveyancing in all its Branches.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

M. THOMAS & SONS,
AUCTIONEERS,
Nos. 137, 139 & 141 S. FOURTH STREET,
PHILADELPHIA.

FINE ARTS,
PICTURES,
FRAMES,
SALTER'S MIRRORS,
Manufactory, 911 Market St.
Bronzes, Stationery,
BISQUE ORNAMENTS,
Decoration Wall Mouldings.

A TEASPOONFUL OF
Red Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

FINEST STOCK · THE BEST MAKES ·
ESPECIAL ATTENTION TO REPAIRS
SEND FOR CATALOGUE FREE ·
H·B·HART·
HEAD QUARTERS
CITY REPAIRS CALLED FOR AND DELIVERED FREE OF CHARGE ·
PHILAD'A
811 ARCH ST.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 206 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.
A. J. WEIDENER CHURCH LAMPS

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 24. PHILADELPHIA, MONDAY, JUNE 21, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JUNE 21, 1886.

THE Board of Health has taken steps to secure a systematic improvement of the sewerage and drainage system of the city.

THE operations of our Philadelphia capitalists in New York are familiar to the public. They are teaching the people of Chicago how to build city railroads.

THE Highway Committee is discussing the best way of laying granite blocks, whether with pitch cemented joints or in sharp gravel. There seems to be some little difference of opinion in this matter. Chief McDonald has complained that where blocks were put back, without removing the pitch, a poor job of work was done. The use of pitch makes the pavement water tight and helps to preserve it.

PHILADELPHIA is blamed with being behind the times, as being extremely conservative and so on, but its capitalists are making quite a stir in New York, Pittsburg, Chicago, St. Louis and some other cities. Some of their schemes have a Jake Sharpiness about them, but no one will hereafter say that Philadelphia capitalists are not enterprising. Their enterprise is not of the Sing Sing variety. At the recent election of directors of the Broadway and Seventh Avenue Railway of New York, a few familar names of Philadelphians appeared, and have practically gained control of the roads of that company. They promise to pay $40,000 due the city for rent June 22, and will also probably pay bondholders of the first and second mortgage bonds $53,000 due on coupons June 1.

SOME real estate agents speak of the quiet outflow from the city proper to suburban homes. Last year some two hundred very fine and costly residences, or mansions, properly speaking, were erected within seven miles of Independence Hall. This year as many more will probably be erected. Germantown and Chestnut Hill are preferred. The villas on the Pennsylvania Railroad are not forgotten. Some extensive real estate operations have been recently consummated along the line of that road, which clearly indicates the march of enterprise. The same spirit of enterprise will no doubt be exhibited along the line of the new road. There are some very attractive building sites along that line, and shrewd investors are not waiting until they are all picked up. The railroad managers are contributing their full share to the rapid development of suburban real estate interests by increasing the number of trains.

THE Baltimore and Ohio Railroad might, and probably would under like conditions, be as great a monopoly as the Pennsylvania Railroad; but, under existing circumstances, it comes to us as a rescuer from exactions that have made growth a slow development.

Another railroad line will be a boon to Philadelphia. The whole question has been explored in every direction. One result that will flow from the construction of this new line will be the development of real estate interests, not only immediately along the line of the new road, but throughout the city. The new company is the most, and of necessity must continue to be the most extensive purchaser of real estate in the city—the greatest builder, and the best and largest customer for a long line of building material.

The great benefits to result will be in the stimulus given to real estate and real estate operations. Philadelphia is what it is, largely, because of the Pennsylvania Railroad, with all its narrow policy. A new road that will place us in communication with the steadily developing South will bring activities and development and requirements that will be felt in every muscle of our body politic, not suddenly but slowly. It will be the work of years. The mighty South is our future great market. We are cut off from much of the West by more western competitors. Philadelphia can be, and ought to be, to the South what New York is to the great West.

THE most disgraceful instance of log-rolling that has cropped out for many years in the proceedings of City Councils is found in the ordinance that appropriates $80,000 for improved pavements on insignificant streets, while the business centre of Philadelphia is almost entirely neglected. Following is the list of streets on which that money is to be squandered:

Reed street, from Front to Second; Front street, from Christian to Federal; Christian street, from Front to Third; Appletree street, from Fourth to Fifth; Sansom street, from Twentieth to Twenty-first; Noble street, from New Market to Third; Long lane, from Mifflin street southward as far as can be done for $15,000; Brandywine street, from Fifteenth to Sixteenth; Buttonwood street, from Broad to Ridge avenue; Twenty-eighth street, from Oxford to Columbia avenue; Plum street, from Reach to Richmond; Thirtieth street, from Ludlow to Chestnut; Locust street, from Fifteenth to Eighteenth.

It seems incredible that Councilmen who are intrusted with the disbursement of the city's revenues could so far forget themselves as to countenance this scheme. If all the streets in the built-up portions of the city were well paved there might be a pretext for putting down granite blocks upon the approaches to brick-yards and upon back alleys, But with our highways in such condition that they shock strangers and shame ourselves it is strange that the better elements in City Councils permit such an ordinance to pass unnoticed.—*Phila. Record.*

LANDLORDS frequently complain that notices of charges for cesspool excavation are served on them and that this charge is the first knowledge they have had of the work or of the necessity for it.

Inquiry at the Board of Health office develops the fact that when Inspectors, of whom there are eight, report nuisances, a printed notice is served on the landlord or his agent, and if not known, is served on the tenant. Practically these notices are seldom handed to the owners or agents, perhaps because the tenants do not wish to appear in the role of informers, or do not care to incur the disfavor of the owners in consequence of the attendant expense. Whatever the reason is, the notices are destroyed or lost and the owner knows nothing of the complaint made or notice served. After five days if the nuisance is not abated, the Health Officer abates it; after it is abated an examination is made by the Inspector who reports the fact and a bill for the work done is left on the premises. These unreported nuisances runs from 100 to 150 a week at this season of the year. In order to show the workings of this Department we append an abstract from the records for the last year:

Properties examined		70,838
Owners notified		23,245
Bills served		1,830
Nuisances dismissed upon first visit		3,177
Nuisances found detrimental to health		24,589
Whole number of visits		110,589
Privy wells cleaned by owners		9,300
Cause of nuisance,		
Full privy wells	10,478	
Leaky privy wells	657	
Foul privy wells	1,514	
Filthy cellars	4,167	
Filthy houses and rooms	565	
Leaky hydrants and drains	1,961	
Defective W. C.'s	851	
Defective water causes	629	
Defective surface drainage of alleys and yards	2,252	
Miscellaneous	4,092	
Whole number of nuisances examined		27,766

REAL ESTATE.

Charters Granted.

Charters were issued at the State Department as follows: Standard Gas-lamp Company, of Philadelphia, capital, $30,000; Eisner & Mendelsohn Company, Philadelphia, for the importation and manufacture of medical preparations, capital, $128,000.

The Tenth National Bank Secures a Bui'ding Site.

The Tenth National Bank has purchased the property at the southeast corner of Broad street and Columbia avenue. The price paid was $30,000. At the expiration of the lease of the present occupants, in the early spring of 1887, a handsome banking house, with a frontage of 100 feet on the avenue and 30 feet on Broad street, will be erected. John K. Cuming, Esq., is president of the bank, which is now located at 1227 Columbia avenue.

Obituary.

Henry D. Sherrerd, President of the Insurance Company of the State of Pennsylvania, died on Monday last, of pneumonia. For 50 years Mr. Sherrerd had been engaged in the insurance business in this city. For many years he held the position of Secretary and Treasurer of the Philadelphia Board of Underwriters. He was Manager of the Union Benevolent Association, Vice-President of the Magdalen Society, President of the Seamen's Friend Society of Pennsylvania, and Treasurer of the Howard Hospital.

The Exchange Committee Visits New York.

The Exchange Committee visited New York on Wednesday, the 16th inst. A New York Exchange noticing the arrival of our delegates, said:

"A committee of prominent real estate men from Philadelphia visited the Real Estate Exchange yesterday morning. The committee consisted of D. J. Myers, Jr., George W. Hancock, J. T. Jackson, D. S. Lindsay, J. L. Stevenson and Henry C. Thompson. They visited the exchange to examine the methods by which the New York institution is conducted. President Cammann showed the deputation around, explaining the registration of ownerships, assessments and the method in which the 'wants' and 'offers' are issued and circulated. The real estate men of Philadelphia are thinking of forming an exchange in their city. Part of the capital is already subscribed. They propose to erect a building in the neighborhood of Broad and Chestnut streets, near the City Hall."

A meeting will be held in the Orphans' Court, at 4 o'clock on Monday of this week.

The stock has all been taken up. The scheme that was outlined by Mr. Stevenson will at that time be presented by the committee.

The City Trust, Safe Deposit and Surety Company of Philadelphia.

The City Trust, Safe Deposit and Surety Company, of Philadelphia, are now located at 1321 Walnut street. The Company embraces among its officers and directors many of the strongest men in the city. Mr. Chas. M. Swain is President; Franklin Hall, Vice-President; James F. Lynd, Secretary and Treasurer; Joseph A. Sinn, Trust Officer; B. K. Jamison, Chairman of the Finance Committee, and Messrs. Hughes and Eyre, Solicitors. The company, although recently incorporated, has already gained many friends and customers. The surety element of their business will fill a field, the necessity for which has been long felt in this city. The company is a strong one, and in the hands of its present practical and capable men it must certainly command the business prestige it justly merits.

The following gentlemen compose the directory: Andrew C. Sinn, Chas. M. Swain, Isaac Schlichter, Stephen Farrelly, John Field, James M. Anders, Franklin Hall, Wm. P. Kildare, Stephen F. Whitman, B. K. Jamison, Wm. R. Warner, Thomas A. Edwards, John H. Wheeler.

Quo-Warranto asked for Against the Traction Company.

Jesse Gyger, owner of thirty-six shares of stock of the Chestnut & Walnut street Passenger Railway Company, through his attorneys, Henry M. Dechert and James W. M. Newlin, of this city, has petitioned for a writ of quo-warranto against the Philadelphia Traction Company. Mr. Gyger sets forth in his petition that the Chestnut & Walnut has been leased at an inadequate rental to the Market Street Company, both being parallel and competing lines at the time of the lease. The Market Street line as lessors, has entered into an illegal contract with Elkins, Kemble, Widener and others, under the name of the Philadelphia Traction Company, by which the latter leases and operates the Chestnut & Walnut Street line. It is further claimed that the Traction Company had no authority to accept them. By operating these roads the Traction Company infringes upon the Constitution and laws for various reasons, chief of which are that the railway companies and the Traction had no lawful authority to execute the contracts; that the leased lines are parallel and competing; that none of the companies now operate the lines formerly maintained by them; that the Traction Company has no right to operate a passenger railway company, but only to furnish the motor to propel the cars, and that the only line of cars operated by the Traction by means of the motor is on Market street, while the cars on the other streets are drawn by horses. Mr. Gyger avers finally that he is greatly damaged by these illegal leases, and asks that the writ of quo-warranto be issued against the Traction Company.

Deputy Attorney General Snodgrass, before whom argument was made on the 16th inst., at Harrisburg, took the papers and reserved his decision.

A Half Million for New School-houses.

The census taken under the direction of Superintendent McAllister clearly demonstrated the necessity for greater school facilities for the children of this city. Many of the schools were found to be so overcrowded that the excess would fill 157 divisions.

The Board of Education have now got control of $499,000 for the erection and repairing of school-houses. $449,000 of the above sum was appropriated by Councils out of the Gas Trust surplus; the balance, or $50,000, was appropriated out of the tax levy.

The buildings to be erected by the Gas Trust surplus will afford accommodations for 185 divisions, and will be thus expended:

$35,000 goes to the First Section. Two-story brick buildings, of sixteen divisions, are to be erected at Eleventh and Moore streets.

$10,000 have been awarded to the Fourth Section. Six frame houses, on the south side of the William Meredith School, Fifth street above German, will be purchased and torn down, in order that more light and better ventilation may be obtained.

$6,000, for the Fifteenth Section, will be used in purchasing a property adjoining the Thaddeus Stevens School, Seventeenth street above Fairmount avenue. More light and better ventilation and sanitation, together with a fire-escape, is wanted.

$30,000 has been allowed the Seventeenth Section for the purchase of ground and the erection of a new building. An additional appropriation is to be asked for, as the Harrison School will probably be abandoned on account of the Reading Railroad tracks being so close to the school.

The Eighteenth Section will erect a two-story eighteen-division school, for which $35,000 has been appropriated, after which the Bringhurst building will be abandoned, as it is so completely hedged in with other buildings that its light and ventilation are wretched.

$40,000 will be used to erect a three-story brick building in the Nineteenth Section, at Fourth and Dauphin streets.

$15,000 will admit of the erection of a two-story stone building at Ridge avenue and Woodvale street for the Twenty-first Section.

The Board of the Twenty-second Section, which gets $30,000, wants to add twelve divisions to the Germantown Grammar School, Adams and Lafayette streets, and erect a one-story four-division school at Coulter avenue and Morris street. This proposition is not definitely settled upon.

$40,000 is to be received by the Twenty-fourth Section. A new two-story brick school-house, to contain nine divisions on each floor, is to be erected.

$40,000 for a new building for the Twenty-fifth Section. Some of the Board of Directors of this section favor replacing the old Fairhill School, 528 Cambria street, while others insist upon a new location at Bridesburg.

$18,000 for the Twenty-sixth Section will probably be used for an addition of eight divisions to the Landreth School, at Federal street above Twenty-second.

$25,000 will build a two-story brick school-house for the Twenty-seventh Section in the rear of the Newton Secondary School, Thirty-eighth street below Chestnut, as in time the old building will be torn down.

$40,000 also goes to the Twenty-eighth Section. A two-story brick building will replace one of the Forrest School buildings at the Falls of Schuylkill. A lot is to be purchased for a new school site in this Section.

Unless Councils change the ordinance, the $35,000 appropriated for the Twenty-ninth Section will be used for a new school-house. An effort is to be made to get Councils to change the ordinance so that the Elisha Kent Kane School, Twenty-sixth and Jefferson streets, can be enlarged.

$35,000 for a three-story brick building in the Thirtieth Section, to be erected on the site of the Curtin School, at Twentieth and Catharine streets. Plans have been approved. There will not be money enough to complete building, the Directors think, so three divisions will be left unfinished until more money can be obtained.

Gossip of the Week.

A nail mill is to be built at Lock Haven, Pa.

Improvements are to be made in the Mint. The present engine and boiler rooms are to be converted into vaults for the storing of coin.

Hallahan, the shoeman, will commence operations towards the erection of his new building, at Eighth and Filbert streets, on or about July 7th next.

A large three-story brick building, formerly situated at the corner of Forty-third and Chestnut streets, has been recently removed to a new location 135 feet away. The Christ Reformed Episcopal Church is to erect an edifice on the site made vacant by the removal of the building.

The Prospect Brewing Company has in course of erection, on the West side of Mervine, between Eleventh and Twelfth streets, a three-story building, 120 feet front by 73 feet deep, one portion of which will be used as a boiler house and the rest for stabling purposes. The building will have a height of 38 feet with a centre gable and corner towers. The chimney stack will be 10 feet square at the base with 5 feet opening and 140 feet high. The material of the structure is brick with granite and terra cotta trimmings. The boiler house will contain four boilers of 100-horse power each. The stables will be in the second story and have stalls for 60 horses. The wagons, for which there is room for 37, will be packed on the first

floor. The third story will be used for feed and harness purposes. Pipes from the boilers will run under the street to the main brewery on the East side of Mervine street. The plans for this improvement were prepared by William Gette, architect, of this city. The cost will be $45,000.

The American Fire Insurance Company building, 308 and 310 Walnut street, is about being extended upwards of 196 feet to Willing's alley, making the entire depth of the building 266 feet with a width of 46 feet. The extension will be three stories high, and be divided into 39 capacious and conveniently arranged offices, which, with 19 now in the front building, will give 58 offices in the entire structure. The present Walnut street front will be modernized by putting in new terra cotta window heads, surmounting it by an attractive mansard roof, covered with red tile, and replacing the present windows with large single panes of plate glass. In the front basement a large fire-proof will be constructed for the use of the company. The partitions of the present office will be torn away and the space thrown into one room, and the offices for the directors and agents placed in the new extension immediately in the rear of the main office. The upper floor rooms will also be modernized and have lavatories and other conveniences introduced.

Henry W. Brown is building a handsome residence in the fashionable part of Germantown, on Wayne avenue, near School lane.

Mr. J. F. Betz, the brewer, is having erected, from plans prepared by William Gette, architect, a large building on the East side of Ninth, below Race street, which it is proposed to call "Victoria Hall." The new structure will have a front of 40 feet, a depth of 100 feet (the width 47 feet back widening to 57 feet), and a height of four stories. The first story will be of ornamental iron. The rest of the front will be of strong, heavy brick work, relieved with trimmings of granite and terra cotta and be surmounted, 61 feet high, with a cornice of ornamental galvanized iron, finished in open balustrade work. The style of architecture is the modern Renaissance type.

Another extensive improvement will be made in Camden at the Southwest corner of Third and Federal streets. The properties 234, 236 and 238 Federal street, belonging to the estate of the late Joshua Jefferis, have been sold to Thomas M. Seeds & Son, of Philadelphia, who will immediately demolish them and construct a handsome four-story building, with a store on the ground floor, an opera house on the second story, and the third and fourth floors will be used for lodge purposes.

A Vast Undertaking.

THE TOWN THAT MR. SINGERLY HAS BUILT.

THE ENTERPRISE THAT IS CONSUMMATED BY THE OPENING OF DIAMOND STREET.

The actual opening of Diamond street through Odd Fellows' Cemetery, and the removal of the fences that crossed its line, signalized the completion of the most extensive improvement ever projected in this city. Its success is due to the tireless energy and courage of William M. Singerly, who held sixty-eight acres of land in that vicinity. Fourteen years ago Mr. Singerly's father attempted to secure the opening of Diamond street for the purpose of developing property on the line of that street, but he failed to make much progress. In 1880 the son, William M. Singerly, revived the scheme and with better results. He was interested in the improvement of property that had no western outlet, the Odd Fellows' and Mechanics' Cemetery completely blocking about three hundred acres of land which lay between Montgomery avenue on the south and Venango street on the north. He undertook the difficult task of removing this obstruction and for five years labored with characteristic persistency. He determined to open Diamond, Norris, Dauphin and Twenty-second streets through the cemeteries. To accomplish his purpose, he sacrificed two of the thirteen blocks of ground which he held; he exchanged land with the cemetery companies, squared their holdings and built new entrances for them, expending one hundred thousand dollars, and removing five thousand dead bodies from these sections which were cut off, reinterring them within the cemetery lines as readjusted. By arranging for this work and by securing a western outlet for his property at every thousand feet, Mr. Singerly brought a large area of territory into market. The stimulus he gave to improvement was felt as far east as Broad street, and building operations were begun on an extensive scale.

But part of the tract owned by Mr. Singerly required numerous municipal improvements before it could be made available for building purposes. A sewer was needed on Dauphin street, on the line of the old Cohocksink creek, and streets were to be raised to the city grade. Then a new obstacle arose. Directly on the line of Dauphin street there was a house which the owner declined to remove. It seemed as if the sewer building must be postponed until a jury could assess damages for the opening of the street. Mr. Singerly was equal to the emergency. He bought the house and adjoining land for $85,000, and dedicated the street. He next proceeded to grade the property. It is related that when Chief Engineer Smedley and Commissioner of Highways Baldwin visited the place with Mr. Singerly in 1881, the officials were appalled at the magnitude of the work yet to be done; Humboldt Park and other low land north of Susquehanna avenue were nearly 24 feet below the established grade of the city. Chief Engineer Smedley turned to Mr. Singerly and asked if it was proposed to raise all of that land to grade; to which Mr. Singerly responded in the affirmative. "Why," exclaimed the city's engineer, "that work will cost you $100,000!" Undismayed by this statement, Mr. Singerly went to work. Thus far he has spent nearly thirteen thousand dollars for grading, having raised the grade of nearly two miles of streets. He has erected, or caused to be erected, 683 buildings, and 126 additional houses are going up this summer, making a total of 708 houses built on Mr. Singerly's ground since 1881. Other property owners in the vicinity also began to improve, and 450 houses have been built by them. In the district bounded by Broad and Twenty-fifth streets, Montgomery and Susquehanna avenues, 1,096 new voters have been put on the assessors' lists since 1880, representing an increased population of more than five thousand, and equalling a large town. One-fourth of all the growth of Philadelphia last year was credited to the Twenty-eighth Ward, and the greater part of that quota was due to Mr. Singerly's enterprise.

But the greatest beneficiary in this work of improvement has been the City of Philadelphia, which is receiving an income by taxation of about $70,000 per annum from the work that Mr. Singerly has done, the increase in valuations in that territory being six million dollars, or one-tenth of the total increase of property valuations in this city during the last five years.

Persons who are unfamiliar with the locality as it was prior to the completion of these improvements can have only a faint conception of the transformation that has occurred there. Very few men had the capital or the courage to enter upon such a vast undertaking. Fewer men had the ability to carry it to successful issue, staking millions of dollars, reclaiming a large area, establishing a brickyard and a planing mill, taking extraordinary risks and entering upon a building operation that has already provided for seven hundred houses, and which, in the course of a few years will increase that number to fifteen hundred.

In the face of these facts, it is no exaggeration to say that Mr. Singerly has managed the largest improvement ever attempted in this city; and when the future historian shall describe the growth of Philadelphia he will credit the projector of that undertaking with having done more for its development than any man who has yet figured in its affairs.—*Sunday Republic*, June 20.

Items of News.

—The tarred paper manufacturers have organized a pool to maintain prices.

—A Philadelphia firm has secured the contract for increasing the water supply at Cape May.

—The American railway system is being investigated by a party of French civil engineers.

—An adjudication of the estate of Elizabeth Mifflin was made by Judge Hanna on Monday.

—The Traction Company has filed its agreement to pay for the conduits over the new bridge.

—The strike at Jacob Dingee's brickyard, Twenty-seventh and Lehigh ave., ended on Wednesday.

—Rachel McBride in her will bequeathed $1,500 for repairs on the Reformed Presbyterian Church.

—The Sundry Civil Appropriation bill appropriates $21,053,822. The appropriation for the present year was $26,205,747.

—Two hundred hands were thrown out of work on Tuesday owing to a strike at the yards of the Excelsior Brick Company at Nicetown.

—The Schuylkill East Side Railroad Company have purchased a number of the wharves on the Delaware, with the view of erecting depots.

—President Gowen seems positive that the money necessary to pay off the general first mortgage bonds of the Reading Railroad will be forthcoming.

—Charles J. Harrah, Esq., has resigned from the position of Vice-President of the Children's Society. He was elected an honorary member.

—Chief McDonald, of the Highway Department, charges the Traction Company with slighting the work done in repairing Columbia avenue.

—Jehu Evans & Co., are the agents of the Harleigh Cemetery Association. Lots are 9 feet wide by 18 feet in length and sell at $60, payable in instalments of $1.00.

—A large freight depot for the Baltimore and Ohio Railroad Company is to be built on the site of the Old Pennsylvania Steel Works at the foot of Laurel street, Delaware River.

—A party of tourists, including Mr. Wm. H. Rhawn, President of the National Bank of the Republic, have started on a pleasure trip to Yellowstone Park, Wyoming Territory.

—The Lincoln Institution has bought a tract of ten acres of land in Upper Merion township, and will erect upon it commodious buildings for the summer home of the Indian girls.

—Mr. Gowen says the South Pennsylvania Railroad will be completed, and that work will be commenced as soon as the decision of the Court on the Reading Railroad foreclosure suit is made.

—The Metropolitan Life Insurance Company, of New York, has been mulcted to the tune of $60,000 in the United States Circuit Court by Franklin G. Justice, who sued for malicious prosecution.

—The net earnings of the Texas Pacific Railroad Company from December 17, 1885, to April 30, 1886, amount to $290,479.08. Notwithstanding these handsome figures, the total deficit amounted to $452,457.92.

—Hereafter the books and accounts of the company will be kept under the control of the Real Estate Title Insurance and Trust Company, Tenth and Chestnut streets, where all transfers of stock must be made.

—Polished granite skirtings are being set around the sand-stone piers in the southern entrance of City Hall. The piers will thus correspond in appearance to the adjacent walls, the bases of which are made of granite.

—The Board of Health have declared the school-house at Seventy-second street and Powelton avenue a nuisance on account of a dangerous well, and directed the Board of Education to abate the same within ten days.

—Because George Rowe, the contractor, refused to discharge the non-union men which he employed with their carts, at his work on Willing's Alley and Third street, the General Assembly ordered a strike on Wednesday morning.

—About twenty-five carters in the employ of Edward Keenan, contractor, at Fifth and South streets, struck on Wednesday for 50 cents per load, in pursuance of the order issued by the General Assembly, No. 1, of the Carters' Protective Union, on Tuesday night.

—The Chief of the Bureau of Statistics, Washington, D. C., reports that the total values of the exports of dairy products during May, 1886, as compared with similar exports during the corresponding period of last year, was as follows: May, 1886, $392,-833; May, 1885, $634,028.

—A verdict in favor of the defendant was rendered in the United States District Court at New York in the suit brought by the Government against General Thomas Jordan for the recovery of an alleged shortage of $17,000 in his accounts while acting as Quartermaster during the Mexican war.

—The Committee on Plans and Improvements of the Park Commission on Wednesday heard Messrs. John Price Wetherill, John Wanamaker and Joseph Patterson in behalf of the proposition to devote money contributed for a memorial to the late Hon. John Welsh to finishing the Concourse in the West Park.

At a meeting of the Board of Highway Supervisors, on Wednesday, permission was granted to the Union Passenger Railway Company to lay tracks on Twenty-second street, from Montgomery avenue to Susquehanna, it being provided that the centre lines of such tracks should be 23 feet 3 inches from the east side of the street.

—The franchises of the Pennsylvania, Poughkeepsie and New England Railroad, were sold at Harrisburg by the Sheriff to Luther L. Cheney for $50. This road has been surveyed from Harrisburg and through Northampton county to the Delaware River. It also has a twenty-mile branch extending from the main line to the city of Reading.

—In the United States Circuit Court on Monday Judge McKennan made an order that Beauveau Borie should answer questions concerning the purchase of Reading general mortgage scrip, which he had hitherto refused to do in an examination before the Master relative to the payment of interest upon the floating debt of the Reading Railroad Company.

—It is said that the Hon. John Welsh, deceased, held a controlling interest in the North Chicago Street Railway; his holdings were 2,499 shares. Charles T. Yerkes, the President, is said to hold only one share. Messrs. Wiedner, Elkins and J. C. Moore, an employé of the Traction Company, own one share each. Mr. Welsh had no connection with the present scandals of the road.

—Testimony is being taken in the matter of the contested will of the late Pat'k Kane, of Seventh and Fitzwater streets, who died in March last. The contestants are the disinherited children of the deceased. Letters testamentary were granted Mich'l Gibbons, 1927 South Eleventh street. The opposing attorneys are: George McGowan and A. A. Hirst. The estate is valued at about $7,000.

—There are five public bath-houses in this city, three of which are ready for use, being situated at the west end of South street bridge and the two floating baths moored in the Delaware river at Hanover and Almond streets. The house at Twelfth and Wharton streets is being repaired and the new one at Twenty-ninth and Master streets is not quite completed. Mr. Dixey thinks he will have these two ready for service by July 1st.

—Counsel for the Traction Company on Monday announced to City Solicitor Warwick that they would stand by the answers already filed in defense to the city's suit for the establishment of 5-cent fares on Market street, and did not care to avail themselves of the privilege of demurring to the city's bill. This action will send the case to an Examiner and a Master, who will be appointed by Common Pleas Court No. 4 this week.

—St. Augustine's R. C. Church has purchased the double mansion No. 427 Vine street from the estate of Wm. H. Smith, and the property is being fitted up for St. Augustine's Select Academy.

—On Monday the annual election of the Germantown Railroad Company was held at the main office of the People's Company, at Eighth and Dauphin streets. Craig D. Ritchie was chosen President; Lewis S. Renshaw, Treasurer, and Craig D. Ritchie, W. H. Shelmerdine, R. N. Carson, Meyer Seidenbach, Clarence B. Moore and William Dulles as Directors. An effort was made to elect a ticket which would absolutely exclude a representation of the lessee.

—Considerable progress has been made towards the establishment of a Sanitarium. Ground has been purchased at Red Bank, N. J., sixty-five acres in extent and with a river frontage of 2,400 feet. For the present only 10 acres will be used with a frontage of 800 feet. A steamer will be built to accommodate 1,000 persons. Some $50,000 or $60,000 will be required to pay for what is wanted to put the place in shape. So far $6,000 has been paid in and collections are solicited.

—The National Cremation and Cemetery Company will be incorporated for the "purpose of purchasing land in the county of Philadelphia and adjoining counties, the said land to be used for a public cemetery, and for the erection of a public crematory, and such buildings and appliances as may be needed from time to time for the incineration and burial of the bodies of the dead." The names of the members are Berthold Trautman, Morris M. Newman, Isaac Herzberg, George H. Becker and Alexander Sinzheimer.

—The accounting officers of the Treasury are settling the accounts of the late Disbursing Clerk of the Court of Commissioners of Alabama Claims, and also of the other persons named in the act of June 3 to provide for winding up the business and paying the expenses of the Court. When these accounts are settled payment of the judgments of the Court will commence. The drafts, which will be issued about July 1, will be made payable to the judgment creditors, but sent to the attorney or attorneys of record. If there be no attorney of record, then directly to the creditors. The pro rata to be paid will be about 36 cents to the dollar.

—The bill forfeiting the unearned lands of the Northern Pacific Railroad Company as passed by the Senate declares forfeited so much of the lands granted to the company as are co-terminous with that part of its main line which extends from Wallula Junction to Portland, and that part of the Cascade branch which shall not have been completed at the date of the passage of this bill; and makes the right of way in the Territories subject to taxation. Nothing in the act is to be construed to waive any right of the United States to forfeit any other lands granted to them for failure, past or future, to comply with the conditions of the grant.

—The Dudley Homestead and Building Association, of Camden, is offering very attractive inducements to workingmen of that city. The lots are located on high ground, two miles from the ferry, near the Pennsylvania Railroad, near Dudley Station. The officers and directors are well known citizens. Lots are furnished at $200, payable $1.00 per week, or for $175 if paid within a year. Jehu Evans is secretary, office, 311 Market street. This association has distributed circulars, showing the manner in which a home can be acquired, the payments per month and all details, so that he who runs may read. A purchaser can buy a lot in a year for $175, borrow $1,000 at six per cent. and build a home and own it in eight years.

BUILDERS' ITEMS.

Real Estate Notes.

CHAS. F. HALL, real estate broker, will shortly build seven two-story dwellings at Forty-sixth street and Marion avenue.

WM. ARROTT and R. PITCAIRN are both making extensive alterations to their residences on Spring Garden street above Twentieth, and are putting in fine brown stone fronts.

JACOB RIDGWAY AND MCGRATH are making extensive alterations to two dwelling-houses on Spring Garden street, above Eighteenth street, on the South side, and putting in very elegant stone fronts.

JOHN E. ERICKSON, 3949 Lancaster avenue, sold a property at the northeast corner of Thirty-eighth street and Fairmount avenue for $3,500. This is one of the block of eleven; they have six rooms, bath and all modern improvements.

KERSHAW & MCGOWEN, builders, are erecting seven two-story houses, with all modern improvements, four on Laycock and Seventy-ninth streets and three on Seventy-ninth and Brewster streets, which will cost about $1,700 each.

MR. WAGNER, builder, is erecting four six-roomed houses and corner store at Sixteenth and Tasker streets. They are all very highly finished and are built as a speculation. Mr. Wagner has purchased other lots in the immediate neighborhood and will shortly commence other operations.

ROBERT MONTGOMERY, builder, is erecting 25 houses of six rooms and all modern conveniences on Bancroft, below Tasker street, and 25 similar houses on Sixteenth, below Tasker street, which are as an investment and, although but partially up, inquiries are already being made for them.

ABRAHAM RITTER, real estate broker, Walnut street, gives us as his opinion that property in Philadelphia is to-day fetching all it is worth, and further is of the opinion that real estate in Philadelphia is in a better condition now than it has been for the last twenty years. Mr. Ritter has on his rent roll large numbers of houses of all grades, and has but a single house to rent. He has within the last ten days made several sales of lots which brought good prices.

JOHN MCCONAGHY, builder, is erecting 28 houses of six rooms and bathroom, with all modern conveniences, on Chadwick, below Tasker street, and has just commenced 28 others of the same stamp in the rear, which will front on Bancroft street, also below Tasker street. Each of these rows will have a store at either end, and applications are already being made to rent them. He is also building 26 houses of six rooms and bath on Nineteenth and Federal streets.

GEORGE LAYCOCK, 914 Walnut street, real estate broker, has within the last eight weeks made sale of upwards of 300 lots for building purposes on Suffolk avenue, formerly known as Jones' lane, in the Twenty-seventh Ward, which is situated one square from Suffolk Park, and eight minutes from Paschalville station and fourteen minutes from Broad street depot. The total number of lots for sale was, on the outset, some 700, and are selling at from $125 to $225 according to location. They are 25 feet front by 100 ft. deep. The property is situated at the junction of the Island Road and the old P. W. & B. R. R., upon which it has a frontage of one-third of a mile. He is having daily inquiries and sales and is disposing of them under the instalment plan of $10 monthly if required. These lots were originally held by him as a farm until within a recent date.

WENDELL & SMITH, builders and contractors, 143 South Penn Square, are erecting a four-story store at 1209 Market street. Also,

building five modern cottages of Queen Anne design with all city conveniences at Haverford, P. R. R., and purpose to sink an artesian well for water supply. They have this week made sale of one of the houses of a row on Summer street, above Race and West of Thirty-second, for $5,800. These houses which were built under their own direct supervision are built in the best possible manner and are on a rock foundation. They have spacious rooms, wide halls, handsome staircases, large porch and front yard, and have had every care taken in the sanitary arrangements, and have Spears' heating and cooking arrangements. They are three minutes' walk to Powelton avenue station or the Market street cars. They are also putting up five cottage houses in the same street.

Camden Real Estate Notes.

SCUDDER & SON, Camden, are erecting two two-story stores on Broadway below Spruce street. They are as an investment.

MRS. E. J. DOUGHERTY has just made a purchase of the store and dwelling, 453 Kaighn's avenue, Camden, at the cost of $3,350.

GEO. HOLL, builder, Camden, has in course of erection for Wm. Myers a fine three-story store and dwelling on the southeast corner of Second street and Taylor's avenue.

FRANK J. BURR, real estate agent, 430 Federal street, Camden, has been kept very busy for some time in his conveyancing. He says that property is renting well, and that his collections are good.

HOLLINSHEAD & NEWKIRK, 927 Broadway, Camden, real estate brokers and conveyancers, have just completed the sale of two five-roomed brick dwellings, on Line street above Sixth, for $2,000.

This firm reports business looking up, and, from the many inquiries, anticipate a good fall business.

THAD. P. VARNEY, Kaighn's avenue, Camden, real estate broker, has sold a property, 608 Cherry street, Camden, for $700; also 651 Roydon street, for $1,400, and a lot on Tenth and Chestnut streets, Camden, for $1,000.

Inquiries for both purchase and rent in the lower end of the town are still numerous.

GEO. W. LAIRD, 1620 Broadway, Camden, real estate broker, has just completed the sale of a lot on Sixth street south of Jackson, Camden, for $350; also a lot on the northeast corner of Fillmore and Van Hook streets, 20x77, for $150; also a lot on the northwest corner of Broadway and Van Hook street, running northward 96 feet, for $2,500 (for E. Church).

L. B. HUMPHREY, Third and Market streets, Camden, has made a sale of a property, 428 Linden street, for $4,900.

Mr. Humphrey says that real estate is looking up. Inquiries are numerous, and he is negotiating several large sales. He has on his books some very desirable country seats for sale, within three minutes of Westmount Station, N. J.

ROBERT FREEMAN, real estate agent, has just removed from his old stand, 25 Market street, Camden, to more commodious premises, at 37 Market street. His rent-roll within the last few months has greatly increased, and out of his large number he has but few houses to rent. He thinks that real estate in Camden within the last few years has exceeded the anticipations of any real estate broker.

C. LETHERBURY, 1123 Broadway, Camden, real estate broker and conveyancer, has been appointed Commissioner of Deeds, and is also Notary Public, and within the last few months has made some considerable sales of properties, and has several fine dwellings, farms and lots on his books, for sale. His rent-roll, which has been steadily growing, now numbers up a large list, of which but few are untenanted. He states that collections are good, and, as a whole, business is satisfactory.

Building Permits.

One three-story building, 20 ft. by 67 ft., C st., above Poplar st., to L. Schwab, 161 West Thompson st.

Alteration to factory and shop, 16 ft. by 29 ft., Clementine, above Emerald st., to George Luntenberger, 2009 East Clearfield st.

One one story building, 40 ft. by 73 ft., Springer, above Main st., to Martin Hetzel, 45 Church st.

One two-story store and dwelling, 20 ft. by 49 ft., Lancaster ave., above Forty-third st., to John G. Ruff, 825 Filbert st.

Mansard roof, 18 ft. by 23 ft., 235 N. Sixth st., to Stephen Morris & Son, 121 N. Sixth st

One one-story brick kitchen, 14 ft. by 14 ft., 611 Vine st.. to same party.

One two-story house, 16 ft. by 40 ft., Third ave., above Eighty-fifth st., to Harry Loan, 123 Monterey st.

Six two-story houses, 16 ft. by 44 ft., Twenty-second, above Latona st., to Wm. Elkins, 2044 Reed st.

Twenty two-story houses, 14 ft. by 39 ft., Paschall ave., above Forty-ninth st., to Isaac Wood, Sixty-seventh st. and Woodland ave.

Twenty two-story houses, 14 ft. by 26 ft., Woodland ave., above Forty-ninth st., to same party.

Five two-story houses, Paschall ave., above Forty-ninth st., 14 ft. by 39 ft., to same party.

One four-story house, 20 ft. by 81 ft., 1316 Locust st., to Thomas Dittle & Sons, 718 S. Eleventh st.

Two-story addition. 16 ft. by 12 ft., Nice ave. and Township Line, to Joseph Hutelmyer, same place.

One two-story stable, 15 ft. by 50 ft., 1233 West College ave., to William Peoples, 1246 West College ave.

One French roof, 18 ft. by 32 ft., 2039 Pine st., to T. McClellan & Son, 223 Vaughan st.

Four two-story houses, 12 ft. by 30 ft., Garnet, below Somerset st., to Andrew Stevenson, 2735 Kensington ave.

Front alteration, 2202 N. Sixth st., to H. G. Schultz, 2633 Germantown ave.

A one-story shop, 14 ft. by 14 ft. 13 Rittenhouse street, to John L. Thomas, 57 Church street.

One three-story store and dwelling, 12 ft. by 53 ft., 704 South Third st , to Dahl & Kidd, 132 Bainbridge st.

One two-story stable, 15 ft. by 60 ft., Germantown and Susquehanna aves., to Wm. Seklenburg, 1614 Cadwalader st.

One two-story stable, 20 ft. by 20 ft., James, above Bridge st., to Charles H. Comly, 4035 Tacony st.

Third-story addition, 13 ft. by 16 ft., 133 Carmon st., to Joseph Miller and Bro., 318 North Thirteenth st.

One four-story building and factory, 57 ft. by 56 ft., Roland's Court and Seventh st., to H. C. Nichols, 1509 Montrose st.

Front alteration, 20 ft. by 26 ft., Columbia ave., above Twenty-first st., to Hugh Hazlett, 1935 Columbia ave.

One two-story store and dwelling, 16 ft. by 50 ft., Twenty-fifth and Federal sts., to Mich'l F. Dunn, 1413 S. Eighteenth st.

One two-story house, 16 ft. by 39 ft., Sixty-three and one-half and Vine sts., to Rebecca A. Stovey, 6315 Hamilton st.

Nine two-story dwelling, South side of Thirty-ninth st., between Braden and Aspen, 16 ft. by 47 ft., to Sarah Rightly, Franklin st., above Cumberland.

Two three-story dwellings, South side of Westminster ave., between Forty-first and Palm sts., 18 ft. by 52 ft., to J. Howard Bromley, Preston and Ogden sts.

New front, 1836 Huntingdon st., to David Fraser, same place.

One two-story dwelling, South side of Evergreen ave., between Twenty-fourth and Twenty-fifth sts., Chestnut Hill, 18 ft. by 28 ft., to George S. Poth, East Union ave., Chestnut Hill.

One three-story brick building, 3216 Germantown ave, 18 ft. by 36 ft., to William Davison, 515 N. Tenth st.

To remove frame chapel of Presbyterian Chapel of the Evangelist from South side of Tasker st., between Eighteenth and Nineteenth sts., to G. S. Benson, Jr., 1515 Sprucest.

One three-story brick house, South side of Lefever st., between Orthodox and Buckhive sts., 18 ft. by 84 ft., to Herman Gensheimer, 133 Kirkbride st., Bridesburg.

One two-story dwelling, Edward st., between Hancock and Second sts., 15 ft. by 38 ft., to George W. S. Hubbert, 1141 Hancock st.

One-story house, 18 ft. by 47 ft., Twelfth and Reed streets, to Harris & Sherlock, 933 Federal st.

Additions to building, 12 ft. by 24 ft., Adams st. and Walnut lane, to H. H. Buzby, 5258 Main st.

Three two-story cottages, 24 ft. by 39 ft., Emlin st., and Mt. Pleasant ave., to A. Rankin, 2104 Fitzwater st.

Seven two-story houses, 16 ft. by 32 ft., Main and Dawson sts., to S. S. Keely, 350 Green lane.

Eight two-story houses, 13 ft. by 30 ft., Field above Francis st., to Gurantee Land and Improvement Company, 1407 Chestnut street.

Three three-story houses, 16 ft. by 55 ft., Francis st. above Ridge ave., to same Co.

Four two story houses, 13 ft. by 28 ft., Crease and Belgrade sts., to A. McClay, 1520 Salmon st.

One one-story kitchen, 14 ft. by 6 ft., 1429 Arch st., to Geo. A. Fry, 1205 Sansom st.

One two-story store and dwelling, 17 ft. by 47 ft., 3086 Frankford ave., to Wm. Schrader, 216 Quarry st.

One four-story house, 20 ft. by 88 ft., 1314 Locust st., Tout & McLaughlin, 317 Cook st.

One three-story building, 87 ft. by 50 ft., Thirty-fifth st. and Gray's Ferry road, to Harrison Bros. & Co., same place.

One-story addition, 30 ft. by 12 ft., Forty-second st. and Baltimore ave., to W. S. Kimball, Forty-first and Chestnut sts.

One two-story office, shop and shed, Front and York sts., to Wm. Steele & Son, 2141 Howard st. One three-story store and dwelling, 20 ft. by 62 ft., Frankford road and Wishart st., to same party. One two-story factory, 52 ft. by 124 ft., Culvert and Amber sts., to same party.

One three-story house, 18 ft. by 30 ft., Middle alley and Sixth st., to F. Conroy, 1348 Moore st.

One two-story house, 16 ft. by 40 ft., William st., above Arch st., to Amos R. Croster 4621 Salmon st.

A one-story engine-house, rear 142 Oxford st., to Bricklehurst & Ewing, 523 W. Norris st.

One two-story stable, 16 ft. by 16 ft., Twenty-seventh and South sts., to C. W. Savage, 2524 Huntingdon st.

Interior alterations, Market and Thirteenth sts , 123 ft. by 172 ft. to John Wanamaker, Thirteenth and Chestnut sts.

One two-story back building, 11 ft. by 14 ft., 2722 Master st., to Charles D. Hill, 2623 Poplar st.

One one-story stable, 35 ft. by 52 ft., Township line and Main st., to Wm. H. Brunner, Adams and Duval st.

One one-story chapel, 75 ft. by 63 ft., Main st., near Negley's Hill, to same party.

Two three-story houses, 15 ft. by 42 ft., Third st. and Lehigh ave., to Charles Booth, 2052 Taylor st.

Three three-story houses, 36 ft. by 50 ft., Wayne ave. and Lafayette st., to Ashton S. Tourison, 5541 Germantown ave.

One bank building, 40 ft. by 50 ft., Girard and Ridge aves., to Northwestern National Bank, same place.

City Councils.

At a joint meeting of Councils' Committee on Schools and the Board of Education Committee on Property last Wednesday proposals were received for building a new school house, at Forty-third and Oregon streets, Twenty-fourth Section, and one at Twentieth and Catharine streets, Thirtieth Section. For the former, there were two bidders, John Maxwell, $59,000, and Thomas Gamon, $58,-592.

The committee of Councils refused to approve of the award, on the ground that it would take too much money out of the appropriation for one section.

For the school house in the Thirtieth Section there were four bidders: John Maxwell, $38,000; Charles O'Neill, $40,779; John O'Donnell, $46,773, and Thomas Gamon, $41,-500. The contract was awarded to Mr. Maxwell.

At a meeting of the Electrical Committee of Councils on Wednesday the general ordinance regulating the construction and laying of underground conduits and wires was reported from the sub-committee and directed to be returned to Councils with a favorable recommendation. Similar action was taken upon bills granting privileges to the Electric Pneumatic Transit, the Keystone Light and Power and the Philadelphia Time Telegraph Companies.

Before the Councils' Committee on Prisons, the Board of Health, last Tuesday, opened bids for building an extension to the brick fire-proof in the yard back of their office, and awarded the contract to James Turner, for $338.

The following work has been favorably reported to Councils: To grade and macadamize Stenton ave., Chestnut Hill, from Willow Grove ave. to the county line, without expense to the city; to pave Chester avenue with granite blocks from Forty-third to Forty-ninth streets; to grade Adams street from Walnut to Green, Twenty-third Ward; North street, from Seventy-second street to Island Road, Twenty-seventh Ward; and to the Finance Committee was referred the ordinance to re-surface and grade Island Road, Old Second street, Stone-house and Stamper's Lanes, First Ward.

Councils' Closing Work.

SELECT COUNCIL.

An ordinance to lay water-pipe on Moore, Mintzer, Emery, Hermit, Cresson, James, Forty-ninth, Orianna, Keith, Bambrey, Stillman, Herman and Thirty-first streets, was passed finally, with an amendment by Common Council striking out Emery street.

Common Council resolution of request to the Mayor to keep Delaware avenue, between Washington avenue and Walnut streets, from 7 A. M. to 6 P. M., clear of freight cars, was referred to the Committee on Railroads of Select Council.

Select Council resolution directing the City Solicitor to enter satisfaction upon the bond of the Electric Conduit Company, of New Jersey, which desires to relinquish its privileges, was passed finally.

Common Council ordinance to authorize the opening of Chestnut street and Lexington avenue, Twenty-first Ward, to which an indemnity provision was inserted by Common Council, was referred to a conference committee, Select Council insisting on its amendment, striking out the same.

Common Council ordinance to authorize the opening of Thompson, Almond, Edgemont and Salmon streets, was, on motion of Mr. Horn, referred to the Highway Committee of Select Council.

Select Council adjourned till September, though it was understood that a special meeting would be held next week to finish up business.

COMMON COUNCILS.

The following Common Council measures were taken up and passed finally:

To authorize the construction of sewers on Morris, Tasker, McKean, Moore, Dickinson, Hutchinson, Wilson, Morton, Leamy, Broad, Currant, Benton, Water, Locust, Second, Cypress, Joint, Berks, Fifth, Mulberry, South, Parrish, Thirteenth, Twenty-first, Sixteenth, Camac, Huntington, Fifteenth, Stillman, Kessler, Hancock, Palethorp, Darien, Mount Pleasant, Stiles, Bailey, Bambrey, Forty-fourth, Aspen, Fiftieth, Thirty-first, Brown, Hurley, Centre, Rubicam, Price, Pine and Eighth streets, and Kensington, Lehigh, Wayne, Allegheny and Lancaster avenues.

To revise the grade of Morrell street, in the Twenty-fourth Ward.

To permit Wm. Howell to pave Forty-fifth street, from Lancaster avenue to Merion avenue, and Forty-fifth street, from Merion avenue to Wyalusing avenue, with asphaltum blocks.

To authorize the construction of main sewers on Hieskill and Hancock streets, on Forty-seventh and Brown streets, and on Twenty-fourth and Ellsworth streets.

To authorize the Mayor to enter security for the payment of any damages arising from the opening of Forty-second street, from Market street to Powelton avenue, and to provide for the immediate opening of the same.

To authorize the construction of a sewer on Wakefield street, from Wister street to Wisteria avenue, and on Wisteria avenue to the Philadelphia and Germantown Railroad.

To revise the grades on the north side of Girard avenue, from Ninth to Hutchinson streets.

To authorize the macadamizing of Moyamensing avenue, from Eighth street to Penrose Ferry bridge.

To strike Boileau street, between Bustleton and Somerton turnpikes, and Starkey street, from the city plan, and to substitute a 50-foot wide street called Banes street.

To strike Thomas street, between Ruan and Church streets, from the city plan.

To authorize the paving of Diamond street, from Twenty-second to Thirty-third street.

To discharge the Committee on Fire Department from the consideration of the lease of premises on the east side of Twenty-eighth street, above Girard avenue, by the Fire Commissioners.

To authorize the repaving of the following streets, with improved pavement: Reed, Front, Christian, Appletree, Sansom and Noble streets, Long Lane, Brandywine, Buttonwood, Twenty-eighth, Plum, Thirtieth and Locust streets.

To authorize the grading of Queen lane, from Scotts lane to Thirty-fourth street; Diamond, between Twenty-second and Thirty-third streets, and Twelfth street, between Lehigh avenue and Somerset street.

To strike Wakefield street, from Coulter to Mill street, from the city plan.

To authorize the paving of Cotton, Grape and Mechanic street, Twenty-first Ward.

To authorize the construction of a bridge over the Norristown Railroad at Spencer street.

To authorize the grading of Musgrove street, from Sharpnack to Horter street, Twenty-second Ward.

To authorize satisfaction to be entered upon the official bond of Albert C. Roberts, late Receiver of Taxes.

To appropriate to the Park Commission $11,491.49 out of a sum of money in the City Treasury as a special fund for Park purposes.

To authorize the construction of sewers on Tenth, Perkiomen, Wood, Oxford, Bolton, De Kalb, Filbert, Aspen, Fortieth, Egglesfield, Barker, Broad, Baker and Fifty-second streets.

To authorize the opening of Mantua avenue and Thirty-fourth street.

To make an appropriation of $3,500 for a main sewer on Forty-sixth street, from Walnut to Samsom streets.

To authorize the revision of the grade of Forty-seventh street, from Woodland avenue to Gray's Ferry road.

To authorize the macadamizing of Seventeenth street, from Tioga to Venango street.

To authorize the paving of Melrose street, from Fifty-fourth to Fifty-fifth streets, and Springfield avenue, from Forty-fifth to Forty-sixth streets.

To appropriate $9,100 additional to the Law Department and County Commissioners for 1886.

Authorizing the Chief Engineer and Surveyor to appoint additions to the engineer corps on the Manayunk intercepting sewer.

To authorize the Centennial Baptist Church to continue its frame chapel at Twenty-third and Turner streets.

To authorize the grading of Monastery avenue, from Ridge avenue to the Wissahickon turnpike.

Ordinance authorizing the construction of two wooden box drains across the Almshouse meadow.

Granting permission to W. B. Wilson, agent, to erect a small frame office in the Kensington freight yard.

The following Common Council ordinances were passed: To authorize satisfaction to be entered on the official bond of Albert C. Roberts, late Receiver of Taxes; to authorize the grading of Diamond street, from Twenty-second to Thirty-third, and of Twelfth street, from Lehigh avenue to Somerset street; to authorize the grading of Musgrove street, from Sharpnack to Horter street, Twenty-second Ward; making an appropriation of $11,491, paid into the City Treasury by the Park Commissioners in 1885, to the Commission as a special fund for Park purposes; to authorize the construction of main sewers in Heiskell and Hancock streets, on Forty-seventh and Brown streets, on Twenty-fourth and Ellsworth streets; to appropriate $3,500 for a main sewer in Forty-sixth street, from Sansom to Walnut street; to authorize the paving of Diamond street, from Twenty-second to Thirty-third, at a cost of not more than $25,000; to authorize the macadamizing of Moyamensing avenue, between Eighth street and Penrose Ferry bridge, at a cost of not more than $35,000; to authorize the construction of branch sewers in Morris, Tasker, McKean, Moore, Dickinson, Hutchinson, Wilson, Morton, Leamy, Broad, Current, Benton, Water, Locust, Second, Cypress, Joint, Berks, Fifth, Mulberry, South, Parrish, Thirteenth, Twenty-first, Sixteenth, Camac, Huntingdon, Palethorp, Darien, Mount Pleasant, Stiles, Bailey, Bambrey, Forty-fourth, Aspen, Fiftieth, Thirty-first, Brown, Hurley, Centre, Rubicam, Price, Pine and Eighth streets, Kensington, Lehigh, Wayne, Allegheny and Lancaster avenues; to authorize the Chief Commissioner of Highways to employ a watchman at the city yard, Twenty-third street and Powelton avenue, at a salary of $600 a year; to set aside $1,500 in the Police Department appropriation for the salaries and fitting up of quarters for four matrons at police stations, the Mayor being requested in appointing matrons to comply with the recommendations of the chairmen of the committees from the New Century Club, Prison Society, Women's Christian Temperance Union, Peace Society, Society for Organizing Charity and Women's Christian Association; to authorize the grading of Monastery avenue, from Ridge avenue to Wissahickon turnpike; to authorize the paving of Rihl street, from Palmer to Hanover street; to place Freeland, lately Wetherill street, from Sumac street to the line of Fairmount Park, on the city plan; to authorize the revision of the grade of Forty-seventh street, from Woodland avenue to

Gray's Ferry road, so that the bridge crossing over the West Chester Railroad will have an elevation of 20 feet above the rail; to authorize the paving of Melrose street, from Fifty-fourth to Fifty-fifth, Twenty-fourth Ward; Springfield avenue, from Forty-fifth to Forty-sixth street, Twenty-seventh Ward; to revise the grade of Morrell street, between Warren and Fifty-second street, Twenty-fourth Ward; to strike Wakefield street, from Coulter to Mill street, Germantown, from the city plan; to authorize the paving of Cotton street, from Main street to the canal; Grape street, from Main to Cresson; Mechanic street, from Grape to Cresson; to authorize the Chief Engineer and Surveyor to appoint an additional leveler, rodman and chainman on the intercepting sewer at a cost of $180 per month; to strike from the city plan Boileau street, from Bustleton to Somerton turnpike and Starkey street, and substitute therefor Banes street; to authorize the paving of Gratz street, from Berks to Norris; to authorize the macadamizing of Seventeenth street, from Tioga to Venango; to strike from the city plan Thomas street, between Ruan and Church streets, Twenty-third Ward; to authorize the revision of the lines of Tower street, from Cotton to Mechanic, Manayunk; to authorize the opening of Glenwood avenue, from Fifth to Second street, Twenty-fifth Ward; to instruct the Chief Commissioner of Highways to permit William Howell to pave Forty-fifth street, from Lancaster avenue to Merton avenue, and from Merton avenue to Wyalusing avenue, without expense to the city; to authorize the Mayor to enter security for the payment of any damages arising from the opening of Forty-second street to Powelton avenue, and to provide for the immediate opening of the same.

Council Notes.

A resolution from the Board of Health urged Councils to take prompt action in regard to investigating the sewerage system of the city. It was referred to the Committee on Surveys.

Ordinances were introduced in Common Councils by Mr. Lloyd, authorizing the Commissioner of Markets and City Property to lease South street wharf; by Mr. Purnell, authorizing the construction of a sewer in Dugan street, from Spruce to Pine; by Mr. Mann, to pave Cherry street, from Nineteenth to Twenty-second streets; by Mr. Smith, to regulate the paving of sidewalks in front of unimproved property; by Mr. Fow, to repave Germantown avenue from Girard avenue to Second street; by Mr. Meehan, to authorize the grading of Chelten avenue, from Chew street to Stenton avenue; by U. C. Smith, to make a transfer of $25,000 to the item for paving intersections; to repave Commerce street, from Fourth to Fifth; by Mr. Hanifen, to lay water pipe and construct a sewer on Fifteenth street, Cumberland to York streets; by Mr. Baldwin, to build a sewer tn Keith street, from Columbia to Montgomery avenue; by Mr. Wisler, to grade Bodine street, from Cumberland to Huntingdon, all of which were referred to committees.

The ordinance to authorize the opening of Mantua avenue and Thirty-fourth street, in the Twenty-fourth Ward, which was defeated at the last meeting of Councils, was reconsidered, and amended so as to largely reduce the land damages which would have ensued, and then passed finally.

Common Council ordinances as follows were passed: To authorize the opening of Chestnut street and Leverington avenue, Twenty-first Ward; to revise the grade of the north side of Girard avenue, from Ninth to Hutchinson street; to place on the city plan Philip street, west of Second street, from Westmoreland street to Glenwood avenue; to appropriate $1,800 for stationery and blank books, $300 for janitor, etc., $1,200 for messenger, etc., $1,300 for advertising, $1,500 for experts and witness fees in the Law Department, and $3,000 to the County Commissioners for pay of road jurors; to authorize the opening and widening of Thirty-second street, from Spring Garden to Rockland; to authorize the paving of Marshall street, from Venango to Erie avenue; to authorize the paving of Mantua avenue, from Haverford avenue to a point 300 feet west of Thirty-second street; to authorize the paving of Thirty-second, Mount Vernon and Wallace streets, Twenty-fourth Ward.

Six inspectors of house drainage will be appointed at a salary of $333.33 each. Term of duty, July 1st to November 1st. The chief inspector will be paid $650 per year.

JUDGMENTS.

PHILADELPHIA.

Entered June 10, 1886.

*Arnold H W—Thos J Carroll 4 J 86 496 491
Ashton Eli H—Wm Weightman 4 M 86 702 3,793
Bustill Jos C et al—E D Jones 4 J 86 493 ..... Partition
*Donnelly Dominick and John—Mary McNally 4 J 86 507 500
Gray Truman N—Ellizth Colt 4 J 86 501 22
*Fritze Wm—L Bergdoll Co (Execution issued) 4 J 86 514 150
Fisler Jacob G—Wm Weightman 2 M 86 478 21,996
McDonough John—Penna R R Co—4 J 86 502 ..... E J
O'Rourke Michael, Manley Robert—City (Bond) 4 J 86 499 (5) ....
*Quigg Hannah P—7th Humboldt B and L (Bond and Warrant) 4 J 86 491 1,000
Roberts Edward and Joshua—A Wright & Co 4 J 866 ....
*Raynolds Samuel M — Enterprise Brewing Co (Execution issued) 4 J 86 497 131
*Russell Philip—Henry Glass 4 J 86 508 363
Sweeney Jas—M S Annadown} O C P M 71 185 ..... S F
The Press Co—Penn Glass Co 3 D 85 716 1,061
*Ternan Michael F—Lehigh Ave B and L (Bond and Warrant) 4 S 86 509 4,000
*Wetzel Fredk—F H Hahn 4 J 86 503 398
Wittmaier John—Casper Diehl 3 M 80 673 ..... S F
Ward Artemas—First Nat Bank 2 M 80 65 698

Entered June 11, 1886.

Bowers Robt N—Co-operative Land Co (Treasurers Bond) 4 J 86 541 ..... $5,000
*Burke A K—Bulkley, Raguel & Co (Execution issued) 4 J 86 516 1,672
*Burke A K—Jos Mellors (Execution issued) 4 J 86 522 1,400
Cloud Enoch W, Storey Geo—Saml Allen 4 J 86 3-2 617
Childs Harry K—Peter Smith 3 D 85 41 77
Conway Chas—Jas Duross B & L (Treasurers Bond) 4 J 86 537 5,000
*Collins Susan E and S W—John N Dryburgh 4 J 86 538 1,500
*Duffee Annie S—F P Moody 4 J 86 521 500
Delahunty Thos—Laurel Hill B & L (Treasurers Bond) 4 J 86 528 5,000
Haley Stephen H—C F Rockfellow 4 J 80 773 ....
Keichline Washington—Chas E Ellis at al 2 M 86 780 (2) ....
Kerper Josiah—N Kirsch 3 J 86 257 .. 690
*Mervine Wm M—Johanna Jordan 4 J 86 526 300
*Myers Geo—M A B Smith 4 J 86 529 500
Miller Amelior dec, Miller Alexr B admr—Annie Hanley 4 J 86 130 330
Maull Jos D—Chas S Knapp 4 D 76 177 ..... S F
McCaffray Thos—John K McCurdy 3 J 86 246 562
*McCloskey Mary—Patrick Sullivan 4 J 86 531 184
*McGrory Thomas—H A White (Bond and Warrant, Execution issued) 4 J 86 532 3,000
*McClain Chas—T H Sweeting 4 J 86 535 65
New Era Life Asso—Guarantee Trust Co 2 M 83 774 5,000
Neill Richard R and Mary C—H Lejambre 3 J 86 156 439
Phillips A J—John L Schiller 1 S 76 671 ..... S F
*Powers Nicholas—C A Powers 4 J 86 523 500
Patton John G—J Rushworth et al (Treasurers Bond) 4 J 86 524 1,000
Rurnur Jonathan H—B B Evans 3 M 86 82 2,024
Snell Wm G—Wm Fitzpatrick 3 J 86 116 707
Talmage Chas D—H S Paul 2 M 86 176 5,476
*Tomlinson Aaron—Emily A Tomlinson 4 J 86 525 1,500

Entered June 12, 1886.

*Allingham John—John A English 4 J 86 551 803
*Baynard Saml C, Schroeder Theo—Harp B and L (Bond & Warrant) 4 J 86 553 1,200
Burley Jos C—P F Young 3 D 85 386 ....
Crawford John—Sophia A Young 2 M 86 741 352
City of Phila—John R Senior et al 3 J 86 172 1,389
Clausius Edward G B—Bergner & Engel Co 1 M 86 334 127
City of Phila—R L Barry 1 M 85 709 153
Coulston W R—John K McCurdy 4 M 84 281 ..... Costs
*Dougherty John—John F Betz & Son 4 J 86 571 100
*Eckert A A—J M Jeittles & Co (Execution issued) 4 J 86 556 37
Glanzman Wm—Geo N Western Asso 4 J 86 474. 491
*Gaffney John L—Sterling B and L (Bond and Warrant) 4 J 86 570 4,000
*Heim Rudolphus I—Sophia T Kelly 4 J 86 563 150
Harris Amanda G—Justice Cox 4 M 86 10 ....
Jenkins Jos, Reilly Wm et al—L Pendergast 3 J 85 756 ....
*Kelly John H, Weber Sarah—Washn Lieber 4 J 86 545 850
*Kuntzelman Amanda—Sophia T Kelly 4 J 85 564 142
*Lewis Cath—E P Smithers 4 J 86 558 50
Muldoon John—Mary Kelley 3 J 86 336 481
Meyer Leopold—W B Maddux 2 J 79 594 ..... S F
*Martin Fredk—C C Oberlies 4 J 86 548 517
*Price Marcus—Lehigh Ave B and L 4 J 86 554 200
*Rutherford Emily C—G C Seidel 4 J 86 549 135
*Sauzenbacher John—R Blum B and L (Bond and Warrant) 4 J 86 546 ... 400
*Swartz P A—John Tunney 4 J 86 552 5,000
*Shoen Conrad—Lehigh Ave B and L 4 J 86 555 200

*Smith Thos—Wm Whiteside 4 J 86 559 2,600
*Schuchard Oscar—Louis Becker 4 J 86 560 150
*Stinebaker Michael—Sophia T Kelly 4 J 86 561 100
*Schreiner Louis—Sophia T Kelly 4 J 86 562 100
Vigo Bay Treasure Co—Patk Kearnes 4 J 79 64 ....

Entered June 14, 1886.

*Brown Thos—John C Miller 4 J 86 583 186
*Bollard Patk—John C Miller 4 J 86 586 100
Burley Joseph C—P F Young 4 D 85 178 576
*Cheever Thos W, Loran Thos—Chs A Smith (Execution issued) 4 J 86 589 142
*Drummond Robert (cor 19th and South sts)—Ann Drummond 4 J 86 590 500
*Eshbach Saml T—Wissinoming B and L (Bond and Warrant) 4 J 86 591 400
*Frantz G W—S L Hershey, Schwenk & Co (Execution issued) 4 J 86 577 1,999
*Grater F—C Welber 4 J 86 574 200
Hiller August—St Ursula M and F Asso (Treasurers Bond) 4 J 86 581 .. 500
*Jackson Saml C—W W Wood 4 J 86 592 475
*Lang Nicholas—John Kesslinger 4 J 86 583 500
*Levering Hannah H—Wm Smith 4 J 86 578 475
*Mason Wm R—Thos Williams 4 J 86 572 1,955
*McDonald Geo Wm—John Wanamaker 4 J 86 580 239
Quinn Patk & Michl—Owen Kelley (Treasurers Bond) 4 J 86 579 1,000
*Roulston Robert—Jas P Park 4 J 86 596 175
*Staffan Caroline—Herman Taenzler 4 J 86 588 200
Smith Patk—Peter P Kearns 1 S 82 47 ....
Weaver Electric Mail Box Co—L Lisberger 3 J 86 224 1,968
*Walters Chas W—Ninth Nat Bank (Execution issued) 4 J 86 575 398

Entered June 16, 1886.

*Bullock Chas A—Chas S Craven (Execution issued) 4 J 86 623 247
Bailey A D—M E Green 2 M 86 530 .. 1,651
City of Phila—Geo Concannon 4 J 86 629 144
*Dedlow Louis—S A Gleason et al (Execution issued) 4 J 86 636 505
*Delaney Roger A—C Pechin 4 J 86 641 100
Flood Thos H—Jas Corr 1 D 84 652 ... 233
Flanigan Wm J—Geo W Thompson 2 D 85 141 376
*Gannon Jno A—Ann Gannon (Execution issued) 4 J 86 630 1,150
*Haggerty Christy and Jane—John Buchanan 4 J 86 633 1,000
*Jacobi Otto—T P Walker 4 J 86 622 42
*Mellor David P—Relief B and L 4 J 86 625 400
*Massey G B—John W Priestly 4 J 86 642 1,000
*McKnight Rob—Jno Wilson et al 4 J 86 632 500
*McGrath Jas—Jno Dever 4 J 86 646 3,638
*Richards M—B Kress 4 J 86 634 100
*Ribl Annie E—Jno MacCart 4 J 86 624 200
Tew Harry—Wm A M Fuller (Execution issued) 4 J 86 635 ..... E Judgment
*Wittrock Frank, Ruffenach Chas—Edward Trainer 4 J 86 650 300
Zuelfle Gottlieb — Ger N Western Asso (Treasurers Bond) 4 J 86 645 .. 600

Mechanics' Liens.

Wm J Flanagin owner and cont—Wm W Thorn claimant, 8 bldgs S s W Logan st E of Wayne st 22d Ward 37
Jas P McGonigle owner and cont—Henry A Dutill claimant, 10 bldgs S s Snyder ave 18 ft to 105 ft E of 7th st 165
Same—Wm W Winship claimant, 11 bldgs S s Snyder ave E of 7th st 288
Same—Wm W Winship claimant, 12 bldgs N s Cantrell st E s of 7th st 180
Jas P McGonigal owner and cont—Henry Daubert claimant, 638 and 644 Snyder ave each 31
Same—Same, 640, 636, 634, 632, 630, 628, 626 Snyder ave ..... each 20
B and Ellen Cassidy owners, George Franck cont—Hill Bros claimants, W S Carlisle st 175 ft N of Girard ave 28
Cornelius McDevitt owner, V McGarry & Son conts—Cornelius McDonough claimant, N s Mt Vernon st 98 ft E of 22d st 188
Jos Stuckey owner and cont—Kidd & McIlhenny claimants, N W cor 11th st and Snyder ave 48
College of Physicians owners, T P Chandler cont — John M Lutz claimant, N s Locust st and E s 13th st 199
T F Miller owner and cont—Wm W Cox claimant, W s 4th st 66 ft S of Cambria st 26
Hayes Mechanics Home owner, Chs D Supplee cont—R C Loughrey claimant, Belmont ave and Christ Church Hospital 565
West Union Tel Co owner, Stephen Heise cont—Jos S Miller & Bro claimants, S E corner Broad st and South Penn square 119
Thos L Grinnan owner, Thos L Grinnan and John C Lynch conts—Real Estate Trust Co assignee of A M Greene & Co claimants, 12 bldgs N s Wharton st W of 16th st and W s 16th st N of Wharton st and S s Titan st W of 16th st 2,761
Elizth Miller owner, Chas E Miller cont—Geo C Magargal claimant, W s 9th st N s 68th st 1,092
Elizth Miller owner, Chas E Miller cont—Christian S Geiger claimant, W s 9th st near N s 68th st 131

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following properties were sold at auction on Tuesday last by M. Thomas & Sons, auctioneers:

Ground rent, irredeemable, $50 a year $1,250
Three-story brick tavern and dwelling, S. W. cor. Shackamaxon and Beach sts., with a frame stable in rear, subject to a mortgage of $4,650 .. 3,900
Three-story brick store and dwelling, 230 Vine st., subj. to a g. r. of $15.96 a year 6,000
Three and one-half story brick store and dwelling, 525 North Second st 2,800
Three-story brick residence, 961 N. Sixth st 7,400
Three-story brick dwelling, 968 Randolph st 3,400
Three-story rough-cast residence, with side yard, 3818 Locust st 6,000
Three-story brick dwelling, 1518 Mascher st., with a frame stable in the rear 4,500
Four-story brick store and dwelling, 54 N. Second st 6,525
Three-story brick store and dwelling, 2010 N. Fifth st 2,260
Three-story brick dwelling, stable, slaughter-house, etc., 1816 Otsego st 3,500
Ten building lots of the Sea Isle City Lot Association, each ..... 250 to 530

James A. Freeman & Co., auctioneers, sold on Wednesday at the Exchange the following:

Irredeemable ground rent $84 on stores and dwellings Nos. 1122-4 Pine st., lot 21 ft. by 78 ft. 6 in $1,915
Irredeemable ground rent $84 on stores and dwellings Nos. 1124-6 Pine st., lot 21 ft. by 78 ft. 6 in 1,915
Three-story brick store and dwelling, No. 1031 Master st., subject to a ground rent of $37.50, lot 15 ft. by 53 ft 1,000
Two-story brick dwelling, No. 1728 Reed st., lot 17 ft. by 57 ft 2,000
Three-and-a-half-story brick dwelling, No. 214 Lombard st., lot 20 ft. by 77 ft 3,750
Three-and-a-half-story brick dwelling, No. 216 Lombard st., lot 20 ft. by 77 ft 3,600
Two-story brick dwelling, No. 1736 Reed st., lot 17 ft. by 57 ft 2,000
Two-and-a-half-story frame store and dwelling, No. 529 N. Third st., with two court houses in rear, subject to a ground rent of $25, lot 20 ft. by 72 ft 2,150
Two-and-a-half-story brick dwelling, No. 929 Lawrence st., with frame house Orchard st., lot 16 ft. 11 in. by 90 ft 3,150
Four-story brick store and dwelling, No. 11 S. Second st., lot 12 ft. 3 in. by 80 ft 7,000
Three-story brick store and dwelling, No. 940 Gray's Ferry Rd., lot 16 ft. by 65 ft 1,775
Three-story brick house, No. 936 York st., lot 13 ft. 9 in. by 47 ft. 9 in 1,500
Two-story brick house, No. 1201 Taylor st., subject to a ground rent of $78, lot 26 ft. 3 in. by 49 ft 720
Three-story brick dwelling-house, No. 1703 Howard st., lot 20 ft. 8 in. by 57 ft. 9⅜ in 1,800

Three-story frame house, No. 77 Moore st., lot 14 ft. by 48 ft........... 650

Two-story frame dwelling house, No. 1705 Howard st., lot 17 ft. 4 in. by 57 ft. 9⅜ in.................................. 1,000

Three-story brick store and dwelling, No. 127 Canal st., lot 16 ft. by 40 ft.. 1,775

Two-story brick house, No. 2413, N. Second st., lot 19 ft. 6 in. by 109 ft.. 2,250

Stable and lot, 2245 and 2247 N. Fourth st., lot 32 ft. by 54 ft. 5 in... 2,500

CONVEYANCES.

PHILADELPHIA.

MONDAY, June 14, 1886.

Alder st., 1215, Robt. Boston to John E. Roberts, May 17, 1886, 17 ft. by 32 ft.; mtge. $1,000; 1333 Atmore, 16 ft. by 44 ft. 7 in.; mtge. $1,100........ $1,000

Allegheny ave., N. W. cor. "H," Mary Williams (interest) to C. Campbell Cooper, trustee, June 10, 1886; also 64 acres N. W. s. Macpherson's Road, irreg. shape; S. s. Market, 132 ft. E. Ninth, 48 ft. by 300 ft.; N. s. Race, 25 ft. E. Fifteenth, 40 ft. by 100 ft.................. nom.

Bailey st, 1606, Louis Wagner to Elizabeth Wilson, June 4, 1886, 15 ft. by 72 ft.............................. 1,850

Bancroft st., 3 lots, E. s., S. of Dickinson, Henry Young to Henry Longwell, June 9, 1886, each subj. to g. r. $48.................................. 2,500

Christian st., S. s., W. Sixth, Jacob B. Parker to Cora J. Claveloux, March 8, 1886, 15 ft. by 115 ft... ..... nom.

Coulter st., N. W. s., 144 ft. 8 in. N. E. Pulaski st., Chas. B. Williams to Ellen Kane, June 4, 1886, 18 ft. 4 in. by 46 ft................................ 2,000

Fifth st., 245 S., Frank Staley to Frank Moss, May 20, 1886, 18 ft. by 65 ft.; also 247 S. Fifth, 18 ft. by 65 ft., and N. s. Locust, 65 ft. E. Fifth, 10 ft. by 36 ft.................................. 15,500

Fifteenth st., S. E. cor. Cumberland, Walter Freeman to John M. Sharp, June 2, 1886, irreg.............. 29,000

Fletcher st., N. s., 164 ft. E. Twenty-seventh, Wm. A. Piper to Harry S. Stetler, June 10, 1886, 18 ft. by 20 ft.. 4,075

Fourth st., W. s., S. of Pine, Edmund Lucke to Sophia J. DeHarde et al., May 7, 1886, 18 ft. by 92 ft.. nom.

Fourth st., W. s., 124 ft. 8⅝ in. N. Somerset, Edw. M. Davis to Owen Osborne, May 27, 1886, 87 ft. 3⅝ in. by 92 ft.. 2,600

Haverford st., S. W. s., 154 ft. 9⅜ in. N. W. Sixty-eighth, Elizabeth Barlow to Mary J. Frederick, June 12, 1886, 1.452 acres........ 1,200

Kensington ave., N. W. s., 198 ft. 9¼ in. S. W. Cumberland, Hugh McInnes to John Frs. Xavier Markel et ux., May 20, 1886, 14 ft. by 85 ft.. 3,400

Lloyd st., S. W. s., 290 ft. S. W. Seventy-first, Mary Gledhill et al. to Sarah Gledhill, April 9, 1886, 40 ft. by 80 ft.. nom.

Janney st., N. W. s., 468 ft. N. E. Clearfield, Jas. C. Moore to David Harvey, May 14, 1886, 117 ft. 6⅞ in. by 110 ft.. 5,500

McKean st., N. s., 160 ft. W. Ninth, Thos. W. Gardiner et al. to John H. Pfander, June 9, 1886, 16 ft. by 60 ft.. 1,850

Mill st., N. W. s., 100 ft. S. W. Cumberland, Michael McNamee to Catharine and Rose Antill, April 9, 1886, irreg. shape...................... 3,000

Mill st., N. W. s., 129 ft. 6 in. S. W. Cumberland, M. McNamee to Rosanna Antill, April 9, 1886, irreg. shape.................................... 3,000

Montrose st., 2109, Wm. Jas. Moore to Jas. Ewing, June 10, 1886, 14 ft. by 50 ft.. 800

Mulberry st., S. E. s., 104 ft. 6 in. N. E. Baker, Elizabeth Knowles et al. to Bartholomew Rider, May 28, 1886, 17 ft. by 93 ft. 10 in................ 2,100

Ninth st., E. s., 18 ft. N. Huntingdon, Dwight M. Lowry to James Parsons, May 19, 1886, 232 ft. by 57 ft 23,000

Ogden st., N. s., 135 ft. 11½ in. W. Ninth, Wallace Mayhew to Mary L. Hardt, June 3, 1886, 18 ft. by 77 ft. 2 in.. 1,650

Pine st., N. s, 18 ft. W. Fifth. John A. Maitland, trustee, to Catharine G. Buchanan, June 3, 1886, 18 ft. by 78 ft.. 2,450

Richmond st., S. E. s, 11 ft. 11 in. N. E. Montgomery, Edmund Lucke to Sophie J. De Harde et al., May 17, 1885, 14 ft. by 66 ft.................... nom.

Richmond st., N. W. s., 20 ft. N. E. Kirkbride, Jeremiah Canty to Jacob Zimmerman, June 7, 1886, irreg. shape.. 1,000

Randolph st., 1018, Jas. B. McMinn to Mary E. Hartley, May 28, 1886, 17 ft. 7 in. by 65 ft.; Sixth st., 913 and 915 N., each 19 ft. by 89 ft........ nom.

St. David's st., W. s., 293 ft. 4 in. N. Race, Henrietta R. Willits to Robt. Garrett, May 13, 1886, 75 ft. on St. David's st.................................... nom.

St. David's st., W. s., 143 ft. 4 in. N. Race, James Caven to Robert Garrett, June 1, 1886, 75 ft. front; g. r. $240.. 15,500

Seventh st., E. s., 140 ft. N. Montgomery, Edward C. Lever to Robt. H. Neilson, May 28, 1886, 17 ft. 5⅝ in. by 65 ft.; mtge. $3,500 1,500

Sartain st., E. s., 206 ft. S. Girard ave., Adam Kropp to William B. Kropp, June 9. 1886, 16 ft. by 46 ft. 1,700

Swanson st, N. W. corner Mead, Daniel J. McCloskey to H. B. Foulke et al., June 11, 1886, 15 ft. by 47 ft.; mtge. $1,500.................. 1,000

Taney st., E. s., 164 ft. N. Girard ave., John Pleuder to Josephine L. Reeves, June 9, 1886, 72 ft. by 50 ft.. 4,500

Tenth st., 1948 N., Robert W. Fitzell to Fenton Fitzpatrick, June 11, 1886, 16 ft. by 54 ft........................ 2,500

Thirty-second st., 437 N., Susan Mackey to Leon Symonety, June 5, 1886, 16 ft. 4 in. by 92 ft. 6 in.; mtge. $3,700.................................. 2,550

Colona st., 1133-1131, John Adam to Wm. Spielberger, June 14, 1886, 33 ft. 3 in. by 60 ft................................ 4,287

Twelfth st., N. W. cor. Crumbach, John Cooney to Annie Reilly, May 28, 1886, 18 ft. by 68 ft.; g. r. $60...... 2,000

Tyson st., 2613, John Loughran to Christine Hoffman, June 10, 1886, 12 ft. 10 in. by 47 ft........................ 1,500

Vienna st., S. W. s., 118 ft. 1⅞ in. N. W. Gaul, John Sloane to Anton Eichler, June 8, 1886, 122 ft. 2⅜ in. by 144 ft. 4 in............ 14,000

Vienna st., E. s., 83 ft. 3¼ in. S. Belgrade, John Boyland to Mark Daniel, May 22, 1886, 30 ft. by 66 ft. 11 in.. 4,000

Ridge ave., W. s., Twenty-first Ward, Joshua Saunders to Joshua Saunders, Jr., June 3, 1886, irreg.......... 2,000

Ninth st., N. E. cor. Indiana, Sherman Building and Loan Association to Charles Knittel, May 3, 1886, 36 ft. by 114 ft. 2¼ in.............. 600

TUESDAY, June 15, 1886.

Beckett st., 1627, Joseph Warrington to Martha Maule, June 10, 1886, irreg. shape...................... .... $1,500

Beckett st., 1628, moiety, Martha Maule to Mary L. Warrington, June 10, 1886, 13 ft. 9 in. by 50 ft.... 1,700

Bolton st., S. s., 63 ft. W. Twenty-second, And. Kemmerer to Fred'k Hoeger, in trust, March 12, 1886, 37 ft. by 45 ft.................................... 2,125

Broad st., S. E. cor. Norris, Charles C. Moore to Charles Kirn, June 8, 1886, 182 ft. by 150 ft.; E s. Broad, 220 ft. N. Berks, 18 ft. by 150 ft...... 132,000

Cedar st., 2435, James McCann to Lewis J. Ogden, June 2, 1886, 15 ft. by 60 ft.. 1,950

Chester ave., N. W. s., 60 ft. N. E. Forty-ninth, Thomas Robb to Norcom L. Seguin, May 20, 1886, 45 ft. by 135 ft...................................... 7,650

Chew st., N. E. s., 180 ft. N. W. Tulpehocken, Alfred Moore to Amelia Leeds, May 26, 1886, irreg. shape............... .... nom.

Cope st., both sides, S. E. Ambler, Albert Kirn to James C. Moore, June 9, 1886, thirty-six lots 35,000

Corr st., S. E. cor. Seventeenth, Hy. Brunner, Jr., to Mary McIlvaine, June 14, 1886, 170 ft. 4 in by 57 ft. 6 in.; N. E. cor. Seventeenth and Corr, 170 ft. 4 in. by 59 ft; also N. E. cor. Venango and Seventeenth, 170 ft. 4 in. by 65 ft. 6 in................ nom.

Darien st., E. s., 262 ft. 4 in. N. Huntington, Harry Brocklehurst et al. to Catharine Scheidt, May 27, 1886, 13 ft. 4 in. by 40 ft. 1⅛ in................ 1,500

Darien st., 2621, A. D. Kennedy to Eli Strupp, June 2, 1886, 14 ft. 1 in. by 40 ft.; also 2631 Darien, 13 ft. 11 in. by 40 ft., and 2635 Darien, 12 ft. 11 in. by 40 ft 5,400

Dauphin st., 2621 E., Geo. M. Jacob et al., ex'rs, to Saml. C. Baynard, June 7, 1886, 14 ft. by 59 ft; g. r. $36.. 900

Dickinson st., N, s, 212 ft. W. Twentieth, one-half interest estate Chas. McCrea to Thos. Robb, June 8, 1886, 62 ft. 7 in. by 63 ft............ 600

Edgemont st., S. E. s., 20 ft. S. W. Tremont, James E. Magee to Danl. McFadden, June 7, 1886, 19 ft. 6 in. by 117 ft. 6 in................. 500

Edgemont st., S. E. cor. Fremont, Catharine Hofstadter, ex., to Michael Hubert, June 11, 1886, 20 ft. by 117 ft. 6 in............. 1,000

Ellsworth st., 1722. Sarah Jane Mallock to James Gallagher, May 10, 1886, 16 ft. by 80 ft.; g. r. $56........ 1,250

Emerald st., N. W. s., 204 ft. 10 in. S. W. Somerset, Aubrey H. Gillingham to Cornelius Coates, June 8, 1886, irreg 3,900

Fifteenth st., E s., 127 ft. N. Filbert, Hy. McIntire to George H. Holz, June 8, 1886, 17 ft. by 72 ft. 6 in..... 14,000

Forty-first st., 302 N., A. H. Williams to Lewis D. Bassett, June 10, 1886, 16 ft. by 110 ft 3,000

Forty-first st., 304 N., A. H. Williams to Annie S. Hoopes, June 10, 1886, 16 ft. by 111 ft.............................. 3,100

Forty-sixth st., 710-716 N., R. J. Sosna to Mark E. Rush, June 9, 1886, 56 ft. by 44 ft. 4½ in...................... 5,200

Forty-sixth st., N. W. cor. Woodlands, William V. Keating et al. to John Wood, June 8, 1886, irreg...... 26,500

Frankford and Bristol Pike, S. E. s., 150 ft. N. E. Decatur, William M. Frost to Wm. Hy. Titus et al., June 12, 1886, 25 ft. by 120 ft., irreg........ ......

George st., 409–413, M. H. Stulzbach to Maggie Beitel, June 15, 1886, 42 ft. 8½ in. by 37 ft. 5¾ in.; g. r. $69... 4,500
Hancock st., W. s., 325 ft. 6 in. N. Berks, Jno. J. Woods to Annie M. Henesy, June 10, 1886, 18 ft. by 62 ft. 3 in... 2,800
Harold st., N. s., 80 ft. E. Twenty-seventh, Jos. M. P. Praice to Jas. M. Gillin, June 8, 1886, 20 ft. by 84 ft. 6⅝ in.; E. s. Twenty-seventh, 33 ft. 6⅝ in. N. Harold, 51 ft. by 80 ft.. 1,608
Huntingdon st., N. E. s., 131 ft. N. W. Thompson, Alex. McDonnell et al., exrs., to Cornelius Crosson, June 10, 1886, irreg.; g. r. $54... 1,300
Lambert st., E. s., 236 ft. S. Dickinson, Wm. Elkins to Thos. F. Rodgers, June 2, 1886, 14 ft. by 44 ft.; g. r. $36... 700
Lawrence st., 2712, John J. Torpey to John Bellis, June 5, 1886, 15 ft. by 45 ft... 2,000
Lawrence st., 2730, John J. Torpey to Jane Burns, June 5, 1886, 15 ft. by 46 ft. 3 in... 2,000
Morris st., S. s., 15 ft. W. Front, Jas. Ghegan to Herman Wolter, June 1, 1886, 14 ft. by 47 ft... 2,100
Mountain st., S. s., 296 ft. and 311 ft. E. Eleventh, John P. Leonard to Wm. Harkins, Dec. 29, 1885, each 15 ft. by 45 ft... nom.
Mountain st., S. s., 70 ft. E. Twentieth, Bernard McNicholl to Bernard McCloskey, May 11, 1886, 15 ft. by 45 ft. 3 in... nom.
Ninth st., E. s., 18 ft. N. Huntingdon, Moses A. Johnson to Dwight M. Lowrey, Aug. 22, 1885, irreg... 5,000
Old Second Street Road, 159 ft. E. Sixth, Martin Kilhower et al. to John Waller, irreg. shape... 200
Oxford st., N. s., 202 ft. W. Twenty-fifth, Chas. T. Colladay to Wm. W. Hilt, June 12, 1886, 15 ft. 6 in. by 68 ft.; mtge. $2,250... 2,000
Diamond st., S. E. cor. Carlisle, Jno. M. Sharp to Johnston B. Simpson, June 12, 1886, 14 ft. by 80 ft... 8,000
Price st., N. W. s., 341 ft. 8 in. N E. Germantown ave., the Germantown Club to Michael McNamee, April 30, 1886, 51 ft. 6 in. by 88 ft. and 83 ft... 3,300
Second st., 1604 N., Jas. McGurk to Jas. H. McGurk, June 14, 1886, 18 ft. by 121 ft. 9 in... 2,500
Second st., 1504 S., David Mickle to Robert G. Montgomery, June 9, 1886, 16 ft. by 67 ft. 7 in... 2,700
Sixth st., 3536, Benjamin F. Hesser to Hendry Sandt, May 31, 1886, 14 ft. 6 in. by 89 ft. 2¼ in... 1,650
Somerset st, N. E. s., 20 ft. S. E. Summer, Jane Campbell to John J. Gaffney, May 14, 1886, 20 ft. by 106 ft. 6 in.; g. r. $40... 2,100
Somerset st., 1104–1106, H. W. Catherwood et al., exrs., to David and Charles Rosenbaum, June 10, 1886, 35 ft. by 68 ft... 11,200
Spring Garden st., N. s., 57 ft. W. Thirty-sixth, Eli H. Chandler to Jennette Grier, June 7, 1886, 24 ft. by 100 ft... 10,000
Stiles st., N. s., 181 ft. 8 in E. Seventeenth, L. Luebert to Henry W. Fehling, June 12, 1886, 16 ft. by 47 ft. 9 in... 2,700
Stillman st., E. s., 210 ft. 6 in. N. Jefferson, M. P. McLaughlin to James A. McCurdy, June 12, 1886, 18 ft. by 88 ft... 650
Tulpehocken st., N. W. s., 100 ft. N. E. Chew, Sarah E. Rhoads to Amelia Leeds, April 26, 1886... 3,500
Union st., 667 (Twenty-fourth Ward), Samuel Carver to Rebecca A. Garrigues, June 15, 1886, 26 ft. by 100 ft. 6 in... 5,750

WEDNESDAY, June 16, 1886.

Amber st., 2752, Samuel L. M. Barlow to John Bradley, June 7, 1886, 18 ft. 3¾ in. by 70 ft... $400
Aramingo st., N. E. s., 62 ft. S. E. Frankford, Lucy Graham, trustee, to Robt. W. Gibson, June 12, 1886, irreg. shape... ......
Bank st., 29, Frank Staley, exr., to Samuel H. Weller, May 22, 1886, 13 ft. 8½ in. by 45 ft... 5,825
Cumberland st., N. s., 16 ft. W. Warnock, F. S. Cadwallader to George W. Kenngott, June 7, 1886, 16 ft. by 66 ft... 3,700
Dean st., W. s., 149 ft. N. Tasker, Samuel L. Harrison to Leonard Roth, June 8, 1886, 15 ft. by 42 ft. 11⅝ in.; g. r. $36... 750
Dean st., W. s., 134 ft. N. Tasker, Samuel L. Harrison to Elizabeth R. Colbert, June 7, 1886, 14 ft. by 42 ft. 10⅛ in... 750
Eighth st., W. s., 214 ft. 5 in. S. Huntingdon, Jas. Cushman to Jno. W. Hallman, June 4, 1886, 14 ft. 6 in. by 121 ft. 4 in... 1,400
Fairmount ave., N. s., 15 ft. W. Brooklyn, Dr. Hugh J. Brennan to Patrick Kelly, June 9, 1886, 15 ft. by 80 ft... 2,000
Fifth st., 975 N., Geo. Locker, Jr., to Louis H. Frank, June 15, 1886, 16 ft. by 80 ft... 5,000
Fifth st., W. s., 18 ft. 1 in. S. of 5 ft. 4 in. alley, Sarah E. Fulton to Wm. McCarter, June 14, 1886, 17 ft. 9 in. by 79 ft. 10 in... 6,500
Filbert st., 3745, Chas. Sheldrake to Sarah B. Darker, June 12, 1886, 17 ft. by 43 ft... 1,200
Fox st., N. E. s., 60 ft. N. W. Cedar, John B. Connor to Patk. O'Conner, June 2, 1886, 14 ft. 3½ in. by 66 ft. 1⅛ in... 1,950
Green st, 333, W. Wilson West to Adam C. Wagner, June 14, 1886, 20 ft. by 145 ft. 2 in... 4,050
Hagerman ave., S. E. s., N. E. s. Vankirk, Walter W. Hood to Saml. C. Jackson, June 1, 1886, 90 ft. by 134 ft... 475
G st., E. s., 188 ft. S. W. Levick, Cheltenham Mutual Land Association to Wm. R. Brown, June 1, 1886, 47 ft. by 146 ft... 189
G st., S. E. s., 134 ft. S. W. Levick, Cheltenville Mutual Land Association to John Waldman, 44 ft. 10 in. by 140 ft. 1 in... 182
Grape st., N. W. s., 52 ft. 4⅛ in. S.W. Fleming, Wm. Lawton to Samuel Culp, June 16, 1886, irreg. shape... nom.
Hancock st., W. s., 135 ft. 11 in. S. Thompson, Enoch Remick et al. to Eliza Remick et al., May 25, 1886, 18 ft. by 54 ft... 1,142
Huntingdon st., N. s., 54 ft. E. Memphis, Jno. J. Sullivan to Ellen T. Davis, Oct. 8, 1885, 14 ft. by 50 ft... nom.
Huntingdon st., N. s., 77 ft. 10¾ in. W. Frankford rd., Thos. J. McCalmont to Sam'l Beebee, June 12, 1886, 16 ft. by 37 ft. 8¾ in... 1,500
Lambert st., E.s., 56 ft. N. Columbia ave., Wm. P. Fulmer to John W. Boyd, June 11, 1886, 14 ft. by 60 ft. 1,100
Levick st., S. W. s., 46 ft. 8 in. N. W. "H," Cheltenham Mutual Land Association to Alfd. Southey, June 1, 1886, 46 ft. 8 in. by 133 ft. 3 in... 188
Levick st., W. cor. Argyle, Cheltenham Mutual Land Association to J. Wilson Scott, June 1, 1886, 107 ft. by 166 ft. 9 in... 571

Lawrence st., 1429, Cath. Schanne to B. Franklin Engard, June 9, 1886, 18 ft. by 911 ft. 5¾ in... 4,000
Lingo st., 1017, Robert Bostin to Theo. F. Scott, Dec. 18, 1885, 14 ft. by 40 ft... 800
Moore st., S. s., and W s. Hicks, Stephen Flanagan to Edward McDonald, June 14, 1886, 17 ft. by 64 ft... 4,050
Mary K. English et al. to Isaac B. Culin to Mary B. Knowles, May 29, 1886, E. s. Moyamensing, 54 ft. S. Wharton, 18 ft. by 59 ft. 6 in... 1,850
Moyamensing ave., N. E. cor. Watkins, Pauline L. Lagorss to John McCoy, June 4, 1886, 16 ft. 1½ in. by 82 ft. 8⅛ in... nom.
Oxford st., 813, Fairmount B. and L. Association to Eliza R. Waters, June 12, 1886, 16 ft. 2¼ in. by 68 ft.. 3,400
Palethorp st., E. s., 135 ft. 11 in. S. Thompson, Eliza Rennick et al. to Enoch Rennick et al., June 11, 1886, 36 ft. by 50 ft... 1,328
Pine st., S. s., 37 ft. W. Penn, Philip R. Theobald, exr., to Dennis Murphy, June 10, 1886, 18 ft. by 20 ft... 1,200
Powelton ave., 4326, Jas. G. Boston to Rebecca W. Ellis, June 4, 1886, 20 ft. by 100 ft... 1,400
Sepviva st., W. s. 126 ft. 5⅜ in. S. Norris, Mary T Stauts to Sallie Cowan, June 5, 1886, 18 ft. ⅛ in. by 53 ft... 2,450
Sixth st., E s., 260 ft. S. Venango, Jas. M. West to Jas. West, Nov. 11, 1885, irreg. shape... ......
South st., 122, Ann C. McDowell et al. to Leonhardt B. King, June 12, 1886, 12 ft. by 60 ft... 3,000
South st., S. s., 45 ft. W. Eighth, John B. Champrony to Solomon Ashen, May 19, 1886, 15 ft. by 60 ft 3,000
Swanson st., 822, Robert H. Neilson, to John M. Cohen, June 10, 1886, 18 ft. by 71 ft. 10 in... 1,000
Thirteenth st., E.s., 18 ft. N. Brown, Philip Dieher to Augusta Bohlke, June 14, 1886, 18 ft by 44 ft. 2⅜ in... 4,000
Tenth st., 1519 N., James E. Hall to Edw. S. Armstrong, June 12, 1886, 24 ft. by 84 ft... 10,000
Thirty-fifth st., W. s., 50 ft. S. Wallace, Peter W. Ziegler to Joshua R. Jones, June 4, 1886, 20 ft. by 92 ft. 4 in.; also S s. Wallace, 92 ft. 4 in. W. Thirty-fifth, 20 ft. 8 in. by 73 ft... 2,210
Twentieth st., E. s., 340 ft. N. Montgomery, Geo. Ridey to Mary Ann Ridey, June 11, 1886, 18 ft. by 177 ft. 10 in... nom.
Uber st., 1711, Hannah E. Stetler to John M. Stetler, June 15, 1886, 14 ft. by 70 ft... 1,400
Wilson st., E. s., 199 ft. 4 in. S. E. Haines, Nancy C. Kille to John Bennis, May 24, 1886, 14 ft. by 118 ft... 1,600
Woodbine st., S. E. s., 360 ft. 1 in N. E. Sullivan, Provident Life and Trust Co., exr., to Francis Keenan, May 11, 1886, 50 ft. by 299 ft. 2 in.; also S. E. s. Woodbine, 210 ft. 1 in. N. E. Sullivan, 50 ft. by 244 ft. 9¼ in... 1,275
York st., S. s., 145 ft. 5 in. W. Twenty-seventh, Alfred A. Pancake et al. to Peter Byrne, June 8, 1886, 136 ft. by 60 ft... 3,000
York st., S. s., 145 ft. 5 in. W. Twenty-seventh, Peter Byrne to Louis Paul, June 11, 1886, 136 ft. by 60 ft. 900
Charles Holt to J. H. Mason Knox et al., June 12, 1886, irreg. shape lot, Mechanicsville, Twenty-third Ward... 250
Avenue F, John H. Scott to John H. Graham, June 14, 1886, Clearview lot No. 2774... 100

Berks st., S. s., 16 ft. E. Ringgold, Hy. C. Altemus to Sarah C. Wood, June 11, 1886, 16 ft. by 88 ft.; also S. s. Berks, 32 ft. E. Ringgold, 15 ft. by 55 ft. 6,700

Columbia ave,, 1633, John W. Murrow to Allen W. Richards, June 15, 1886, 18 ft. by 100 ft. 5,200

Edmunds st., N. W. s., 320 ft. S. W. Margaret, Hy. Harper to Richard Clarke, June 14, 1886, 44 ft. by 95 ft. 5⅛ in. 1,200

Emerald st., S. E s., 73 ft. 4 in. N.E. Sergeant, Henry G. Schultz to Jno. G. Schultz, May 14, 1886, 14 ft. 3 in. by 62 ft. 400

THURSDAY June 17, 1886.

Almond st., N. W. s., 173 ft. N. E. Susquehanna ave., Catharine H. McGrath to Thos. C. Kelly, June 15, 1886, 14 ft. by 54 ft. $1,550

Columbia ave., N. s., 53 ft. 6 in. W. Nineteenth, Isaac L. Miles to Isabella B. Thomas, June 14, 1886, 179 ft. by 99 ft.; g. r. $171.60 3,540

Dean st., W. s., 78 ft. N. Morris, C. S. Brooke to Thomas T. Rockett, May 23, 1886, 15 ft. by 39 ft. 950

Dean st., W. s., 123 ft. N. Morris, Emma J. Bolles to Thomas T. Rockett, June 3, 1886, 15 ft. by 39 ft 950

Dickinson st., S. W. cor. Long Lane, John Gillespie to Hy. L. Hayes, June 15, 1886; g. r. $102 300

Coulter st., N. W. s., 118 ft. N. E. Wayne, John D. Estabrook to Samuel Emlen, June 11, 1886, 50 ft. by 100 ft. 5,500

Edgemont st., S. E. s., and S. W. s. Clearfield, Wm. Nuttall to Reuben Berringer, May 22, 1886, 281 ft. by 105 ft.; mtge. $6,800 3,500

Edmund st., S. E. s., and S. W. s. Margaret, John Thomas Dowling to Richard Wennals, May 21, 1886, 474 ft. by 100 ft. 100

Eighth st., E. s., 20 ft. N. Orange, Gustavus English to John Garretee, June 14, 1886, 196 ft. by 100 ft. 7,850

Fawn st., 1728–1730, William F. Dougherty to Agnes B. Lippincott, June 11, 1886, each 15 ft. by 54 ft. 2,500

Fifth st., 306 S., Sybilla Krause et al. to John G. Drescher, June 8, 1886, 17 ft. 6 in. by 78 ft. 5,700

Fifteenth st., W. s., 214 ft. 6 in. N. Pine, Concord Building Association to Eliza J. Graham, Feb. 24, 1886, 16 ft. 6 in. by 60 ft. 4,700

Fitzwater st., 1339, Henry Bridge et al. to Jos. M Walsh, June 9, 1886, 16 ft. by 75 ft. 10 in. 4,000

Girard ave., N. W. cor. Thirteenth, Hamilton Disston to Henry Mosebach, June 10, 1886, 20 ft. by 120 ft. 6,017

Girard ave., N. s., 48 ft. E. Thirtieth, Peter A. B. Widener et al. to Robt. H. Beattie, June 5, 1886, irreg. shape 4,350

Hancock st., W. s., 254 ft. N. Columbia ave. Theodosia M. Hodge, trustee, to John Martin, June 12, 1886, irreg. shape ......

Lehigh ave., N. s., 156 ft. E. Broad, Hiram Miller to Henry S. Derr, June 14, 1886, 49 ft. by 96 ft. 450

Memphis st., S. E. s., 14 ft. S. W. Townsend, Henry Keizler to John Frederick Deck, June 15, 1886, irreg. shape; mtge. $1,200 475

Fourth st., E. s., 305 ft. 10 in. S. Green, Mary K. Robinson to Elias Wolf, June 5, 1886, 18 ft. 2 in. by 106 ft. ......

Montgomery st., 1431, Wm. L. Elkins et al. to Mary J. Smith, Dec. 14, 1885, 16 ft. by 72 ft. 5,500

Nice ave., N.W. s., 140 ft. 11⅜ in. W. Wissahickon ave., Anna Hutelmyer to Margaret C. Constable, June 12, 1886, 30 ft. by 70 ft. 400

Nice ave , N. W. s., 110 ft. 11⅜ in. S. W. Wissahickon ave., Anna Hutelmyer to Jos. Hutelmyer et ux 400

North st., S.s., 183 ft. 1 in. E. Twentieth, Andrew Zane to Charles H. Miller, June 9, 1886, 14 ft. by 60 ft. 2,800

Orkney st., 2823, Benj. H. Wisler to Christine Steinhauer, June 18, 1886, 13 ft. 5½ in. by 38 ft. 3 in. 1,200

Orkney st., 2825, B. H. Wisler to Karl W. Schmeltzer et ux., June 10, 1886, 13 ft. 6½ in. by 38 ft. 3 in. 1,200

Sixteenth st., E. s., 64 ft. 3 in. S. Brandywine, David M. Hess to Laura M. Grant, June 15, 1886, 16 ft. by 83 ft. 7,000

Susquehanna ave., 918, George K. Cameron to Kunigunda Advena, May 26, 1886, 18 ft. by 65 ft. 3,000

Susquehanna ave., N. s., 20 ft. W. Memphis, J. Harry Buscher et al. to Wm. E. Smith, June 10, 1886, 20 ft. by 74 ft. 1,700

Tenth st., E.s., 213 ft. 6 in. N. Jefferson, Joseph Lesley to Jas. E. Hall, May 31, 1886, 24 ft. by 81 ft. 6,100

Tenth st., 922 N., David Suessenguth, to Ella Mettler, June 16, 1886, 18 ft. by 62 ft. 4,000

Tenth st., 316 S., E. S. Carryl to Caroline M. Carryl, June 15, 1886, 21 ft. 4 in. by 90 ft. 600

Twenty-first st., W. s., 68 ft. 6 in. N. Montgomery, June 4, 1886, John William Beecher to Eleanor E. Warner, June 4, 1886, 16 ft. 6 in. by 85 ft. 3,900

Twenty-second and Lombard sts., N. W. cor. Geo. Connor to Patrick Kearney, June 17, 1886, irreg. 5,000

Thirty-fifth st., E. s., 201 ft. S. Clearfield, Twenty-eighth Ward, Thos. J. Dollard to Jas. Carroll, Sr., Mar. 22, 1886, 20 ft. by 100 ft 1,833

Thirty-fifth st., S. E. cor. Cemetery, Twenty-eighth Ward, Jas. Neely et al. to Edw. A. Carroll, April 20, 1886, 35 ft. by 100 ft. 3,000

Warnock st., W. s., 386 ft. N. Berks, Mary Ziegler to Waller H. Hayes, June 16, 1886, 16 ft. by 56 ft. 1,000

Woodstock st., W. s., 151 ft. 5¾ in. S. Dickinson, Wm. Forbes to Robert Henry, June 12, 1886, 28 ft. by 44 ft 1,400

FRIDAY, June 18, 1886.

Alder st., W. s., 58 ft. N. Girard ave., Norris A. Williams et ux. to Ignatz Summer, June 10, 1886, 16 ft. by 41 ft. $1,500

Allegheny ave., S.W. s., 68 ft. S. E. Gaul, John J. McElhone to Christian Schwaneberg, June 5, 1886, 67 ft. by 192 ft. 2,400

Allen st., 222, H. Glass, ex'r, to Geo. W. Leatherburg, June 16, 1886, 16 ft. by 57 ft. 1,655

Annin st., S. s., 427 ft. 11¾ in. W. Twentieth, Wm. Scott to Charles Wood, June 16, 1886, 14 ft. by 50 ft.; g. r. $38 650

Brown st., Thomas M. Coleman to Thomas M. Coleman, Jr., June 16, 1886, 17 ft. by 50 ft.; also, 1830 Brown, 17 ft. 11½ in. by 50 ft. 2½ in. nom.

Brown st., S. s , 94 ft. 4 in. W. Markoe, Hugh McLaughlin et al. to Wm. D. Haines, Nov. 18, 1885, 15 ft. 8 in. by 45 ft. nom.

Buttonwood st., N. E. cor. Chatham, John T. Snare et al., ex'rs, to Emma Ford, June 15, 1886, irreg. shape 3,000

Callowhill st., N. s., 144 ft. E. Nineteenth, Jeremiah L. Cresse to Theresa Hafer, June 12, 1886, 16 ft. by 58 ft.; mtge. $2,000 1,250

Carlisle st., 2042, Chas. E. Winnick to Sallie E. McCall, June 17, 1886, 15 ft. 9 in. by 65 ft. 3,200

Chester ave., S. E. cor. Forty-second, Elizabeth Montayne to Edward H. Cloud, June 17, 1886, 150 ft. by 136 ft. 4,000

Chester ave., S. E. cor. Forty-second, Edward H. Cloud to Chas. Kirn, June 18, 1886, 10 lots nom.

Cumberland st., N. s., 112 ft. E. Cedar, J. W. Supplee to Stokely Warrington, June 9, 1886, 16 ft. by 80 ft. 2,800

Cumberland st., S.W. s., 86 ft. N.W. Amber, Robert Brown to Patrick H. O'Brien, June 8, 1886, 17 ft. by 80 ft. 2,250

Cumberland st., S. s., 65 ft. 8¼ in. W. Fifteenth, T. W. Maclary to Chas. E. Coulston, May 6, 1886, 15 ft. 2¾ in. by 63 ft. 2,500

Currant Alley, W. s., 212 ft. 4 in. N. Locust, Anna C. McDowell et al. to Daniel G. Brinton, June 12, 1886, 14 ft. 8 in. by 78 ft.; g. r. $34 2,100

Eighth st., W. s., 34 ft. N. Locust, William C. Pritchett to John D. Lewis, June 15, 1886, 17 ft. 6 in. by 75 ft.; g. r. $54.50 6,100

Fifteenth st., E. s., 106 ft. N. Dauphin, to Hannah Campbell, June 1, 1886, 17 ft. by 100 ft.; g. r. $96 1,650

Fitzwater st., 1425, Jos. Halfner to Wm. Lutz et ux., June 7, 1886, 16 ft. by 80 ft.; g. r. $36 2,150

Fletcher st., S. s., 182 ft. W. Twenty-sixth, Harry F. Millick to Jacob R. Fox, June 15, 1886, 18 ft. by 120 ft 700

Franklin st., W. s., 558 ft. 1⅝ in. N. Poplar, Morris Rohrheimer et al., exr's, to Samuel Nathan, June 8, 1886, 25 ft by 113 ft. 8⅛ in. 11,800

Front st., 919 N., Guarantee Building Association to Samuel H. Weller, June 5, 1886, 25 ft. by 173 ft. 4,825

James st., S. E. s., 170 ft. 9½ in. N.E. Frankford rd., Wm. Chamberlain et ux. to Decatur Building Association, May 15, 1886, irreg. shape 100

Lisser ave., S. E. s., 200 ft. N. E. Eighty-seventh, Elmwood M. L. I. Co. to Eli Ward, Jr., May 28, 1886, 100 ft. by 100 ft. nom.

Locust st., S. s., 140 ft. W. Eleventh, Jno. C. Seville to Wm. Whiteside, June 16, 1886, 14 ft. by 61 ft.; N. s. Locust, W. Twelfth, 20 ft. by 110 ft.; N. s. Locust, 60 ft. E. Eleventh, 14 ft. 4 in. by 37 ft.; N. s. Pearl, 140 ft. W. Eleventh, 14 ft. by 40 ft.; W. s. Dean, and N. s. Canby, 19 ft. by 29 ft.; W. s. Quince, 181 ft. 10 in., N. Locust, 3 lots nom.

Berks st., N. s., 32 ft. E. Twenty-fifth, Michael Callahan to H. R. Shoch, May 22, 1886, irreg. shape, g. r. $150 1,800

Marlborough st., 1306, Eliza Newton to James J. Newton, June 12, 1886, 18 ft. by 101 ft. nom.

Medina st., 737, Jas. Maguire to Jos. Obermann, May 31, 1886, 14 ft. by 39 ft. 1,150

Null st., N. W. s., (two lots), John Fowler to J. Pierson Willits et al., ex'rs, May 14, 1886 nom.

Montrose st., N. s., 118 ft. E. Twentieth, John Lingo to Ephraim Morrow, April 5, 1886, 16 ft. by 54 ft.; g. r. $86 1,000

Mt. Vernon st., 1614, Richard R. Parry, ex'r, to Amos J. Boyden, June 9, 1886, 20 ft. by 68 ft. 6,000

Oxford st., 2525, Charles T. Colladay to Clara Lurker, June 10, 1886, 15 ft. 6 in. by 68 ft. ... 4,200

Reese st., E. s., 56 ft. 1½ in. S. Cambria, Wm. G. Fox to Charles. Birchil, June 16, 1886, 13 ft. 4½ in. by 67 ft. ... 2,000

Somerset st., 933, Benj. F. Mifflin to Christian Jacob Frederick Hoehle, June 15, 1886, 18 ft. by 87 ft., Twenty-fifth Ward ... 2,500

Stillman st., E.s., 80 ft. S. Montgomery, Robert J. Hanby to Anna E. Jones, June 4, 1886, 15 ft. by 51 ft. 7¾ in ... 600

Thirteenth st., 1929 N., Dan'l O. Hitner to Lucy Wick, June 14, 1886, 16 ft. 9 in. by 94 ft. ... .

Thompson st., 1508, Sarah Herse to Jacob K. Horner, May 3, 1886, 16 ft. by 60 ft. ... 2,350

Tulip st., E. s., 28 ft. S. Huntingdon, Louis Ladner to Julia A. Rink, June 11, 1886, 14 ft. by 51 ft. 6 in. ... 1,200

Twenty-fifth st., W. s., 80 ft. S. Montgomery, Edwin Sharp to Anna E. Jones, June 5, 1886, 15 ft. 3 in. by 68 ft. 6 in.; g. r. $120 ... 2,000

Wishart st., N. E. s., and N. W. s. Frankford road, F. D. Lewis to Robert Carson, June 14, 1886, irreg. shape ... 1,250

York st., N. E. s., 87 ft. 9¼ in. S. W. Beach, Thomas Hanna to Patrick F. Martin, June 15, 1886, 18 ft. by 68 ft. ... 1,400

Fifth st., N. E. cor. George, Martha Langebarhe et al. to John A. Martin, May 21, 1886, 17 ft. by 63 ft. ... 35,000

Fifty-second st., S W. cor. Suplee, Annie E. Suplee to Mary F. Suplee, May 11, 1886, 40 ft. by 90 ft. ... 500

Hanover st., 1428, Mary Miller to Louisa Herrmann, June 17, 1886, 17 ft. by 100 ft.; g. r. $38.35 ... 1,900

Leopard st., 1249, John M. Walter to William A. Heimgartner, June 17, 1886, 18 ft. by 59 ft. 6 in. ... 1,113

Ninth st., 1805 N., William A. Standacher et al. to Leffman Hope, June 15, 1886, 15 ft. by 52 ft. ... 2,500

SATURDAY June 19, 1886.

Auburn st., 837, Geo. Nebecker to Henry Behrens, June 10, 1886, 15 ft. by 49 ft. ... $1,550

Bartram ave., S. E. s., 375 ft. S. W. Seventy-ninth, George Laycock to George W. Crumback, June 1, 1886, 25 ft. by 100 ft. ... 150

Bartram ave., S. E. s., 225 ft. S. W. Seventy-ninth, George Laycock to Thos. Clegg, June 1, 1886, 25 ft. by 100 ft. ... 150

Bartram ave., N. W., and S. W. s. Seventy-ninth, George Laycock to Joseph Beaston, Jr., et al., June 9, 1886, 125 ft. by 157 ft. 6 in. ... 150

Bodine st., 2612, Chas. Booth to Regina Bondorfer, June 8, 1886, 11 ft. 5 in. by 46 ft. 1 in. ... 1,300

Brewster ave., S. E. s., 100 ft. S. W. Seventy-ninth, George Laycock to Wm. Coverdill, June 1, 1886, 25 ft. by 100 ft. ... 125

Broad st., 622 S., Thos. S. Harper et al. to William Galbraith, June 19, 1886, irreg. shape; g. r. $120 ... 4,950

Chester ave., S. E. cor. Forty-second, Chas. Kirn to Henry C. Altemus, June 19, 1886, 8 lots, each 17 ft. front; also 2 lots on E. s. Forty-second, 110 ft. S. Chester ave ... nom.

Emerald st., W. s., 16 ft. 1 in. S W. Cumberland, Thos. Needham to George Fisher, May 17, 1886, irreg. shape ... 2,700

Emerald st., S. W. cor. Firth, Kate Bourguigon, to Chas. L. Bourguigon, June 15, 1886, 14 ft. 8 in. by 55 ft ... 3,500

Fifteenth st., 2027 N., John Dickey to Wm. S. Rhodes, June 18, 1886, 16 ft. 6 in. by 90 ft. 8 in. ... 7,000

Fitzwater st., S. s., 16 ft. W. Twenty-third, Michael Gibbons to Kate L. Ross, June 14, 1886, 16 ft. by 62 ft.; mtge. $2,500 ... 1,000

Guilford st., E. s., N. Bainbridge, A. M. Stevenson et al. to George W. Stead, June 4, 1886, irreg. shape ... 3,500

Guilford st., E. s., 100 ft. N. Bainbridge, Geo. W. Stead to Cornelius E. Spenceley, June 4, 1886, irreg. shape ... 2,000

Holly st., W.s., 138 ft. N. Haverford, John Cassidy to Elizabeth Lannigan, June 16, 1886, 12 ft. by 50 ft. ... 1,400

Jefferson st., N. W. s., 102 ft. N. E. Selig, Francis L Cantrell to Jos. Mellors, June 17, 1886, 25 ft. by 128 ft. 10⅞ in.; S. E. s. Jefferson, 580 ft. N. E. Ridge ave., 25 ft. by 141 ft. 8⅝ in.; N. W. s. Jefferson, 77 ft. N. E. Selig, 25 ft. by 130 ft. 1⅜ in.; S. E. s. Jefferson, 605 ft. 8⅞ in. N. E. Ridge ave., 25 ft. by 141 ft. 10⅝ in ... 1,000

Irving st., S. W. s., Twenty-third Ward, Stanistan Cieslinski to Wenceslaus Stefanowiez, June 17, 1886 ... 735

Kenderton st., E. s., 82 ft. 7¾ in. S. Venango, Tioga B. and L. Association to Chas. D. Lynch, June 12, 1886, irreg ... 1,850

Kimball st., S. s., 136 ft. 1½ in. E. Twenty-third, Annie Black to Eunice Anderson, June 9, 1886, 15 ft. by 49 ft. 5 in.; g. r. $36 ... nom.

Liberty st., N.W. s., 140 ft. N. E. St. Vincent's ave., W. J. Brophy to Mary Ann Brophy, June 14, 1886, 60 ft. by 150 ft ... nom.

Lancaster ave., S. s., Wm. Duffield to West Park Presbyterian Church of Hestonville, June 9, 1886, 33 ft. by 141 ft. 9 in. ... 2,200

Lawrence st., W. s., 18 ft. N. Culvert, Peter A. Jacobs to Fanny Jacobs, June 16, 1886, 16 ft. 11 in. by 90 ft.; E. s. Third, 246 ft. 6 in. N. Buttonwood, 20 ft. by 72 ft ... 500

Lehigh ave., S. E. cor. Eighth, M. L. Heist to Alfred Hoffinan, June 16, 1886, 16 ft. by 84 ft. ... 7,200

Maple st., W. s., 816 ft. N. of road leading to Frankford, George G. Hunter to Sidney Van Artsdalen, June 15, 1886, 50 ft. by 177 ft. 2 in. ... nom.

Harrison st., S. W. s., 66 ft. N. W. Mulberry, Charles H. Marrot to Charles R. Griffin, June 3, 1886, 60 ft. by 118 ft. ... 1,500

Marvine st., E. s., 171 ft. N. Master, Emerson Conrad to Bridget A. May, June 14, 1886, 17 ft. by 69 ft ... 3,000

Nice st., W. s., 200 ft. N. Barr, Jas. S. Vanhorn to Edward and Thos. Noon, June 1, 1886, 40 ft. by 100 ft. ... 900

Park ave., 2919, Georgiana B. English to Lisle Stokes, June 10, 1886, 16 ft. by 54 ft. ... 250

Passyunk Rd., S.W. cor. Ellsworth, John Henderson et al. to Henry J. Witte, June 15, 1886, irreg. shape; g. r. $114 ... 4,150

Spruce st., 1629, Willard S. Brown to Virginia F. Campbell et al., June 4, 1886, 22 ft. by 119 ft. ... 26,000

Thirty-first st., E. s., 100 ft. N. Master, Peter Schemm to Bergner & Engel Brewing Company, April 29, 1886, 50 ft. by 180 ft.; W. s. Thirty-first, 100 ft. N. Master, 50 ft. by 200 ft. ... 11,000

Van Horn st., N. W. s., and W. s. Sophia, Alexander Hess to Christian Subers, June 14, 1886, 30 ft. by 80 ft. ... 400

Vankirk st., W. s., 50 ft. S. E. Cottage, Wissinoming M. L & I. Co. to Jane McCreight, May 27, 1886, 50 ft. by 100 ft. ... 125

Wakeling st., 162 ft. N. W. Willow, John Shuttleworth to Christ Riley, May 28, 1886, 25 ft by 125 ft. ... .

Wakeling st., 187 ft. N. W. Willow, John Shuttleworth to Horace Smith, May 28, 1886, 25 ft. by 125 ft. ... .

Westminster ave., S. s., 50 ft. E. Fifty-fifth, Rufus R. Thomas to Jas. F. Gregg et al., June 1, 1886, 50 ft. by 100 ft.; g. r. $120 ... 450

Wharton st., S. s., 165 ft. 10 in. W. Fourth, Ellwood Becker to Elizabeth Strien, June 1, 1886, irregular shape; mtges. $3,500 ... 1,000

Hancock st., 1911, Wm. Neill to Jas. L. Maxwell, May 31, 1886, 15 ft. by 44 ft. ... 1,700

The New Railroad for Philadelphia.

Philadelphia will, in a few months, be supplied with an additional railroad to the South and West. The Baltimore and Ohio Company will, no doubt, introduce a spirit of competition, which has not been known in this city heretofore. That company has purchased extensive properties, and will at once begin the erection of depots in convenient localities. Ground has been secured within a few days, for two freight depots at Dickinson street wharf. They will be built of brick, and will be for inward and outward freight. Freight will be shipped from them to all parts of the country. The talked-of depot at Pine street wharf will not be built at present. The purchasing agent of that company has bought the property of the old Pennsylvania Steel Works, on Laurel street wharf, on the Delaware. It is 600 feet deep and will be the Baltimore and Ohio up-town freight depot. Work on this will be pushed forward as vigorously as possible. It is the intention of that company to establish terminal passenger facilities at several points in the city. The operations of that company are being pushed with the greatest speed. The Schuylkill East Side Railway Company intends to purchase a good deal of wharf property on the Delaware River, for the purpose of establishing a series of depots along the Delaware. No through freight lines will be established until the completion of the connection with the road by means of the tracks of the Schuylkill East Side Road. Until that road is completed, the Baltimore and Ohio will not send any through freight over its own line from the West and South to New York. In addition to the depots on the Delaware front there will be a number of freight depots on the Schuylkill River front, and an exchange of depot facilities probably between the new line and the Reading Road. No plans have as yet been made for the Pine and Lombard streets wharf depots, but work will be begun at that point in a short time.

—Chief Engineer Ogden has reported that it would cost $49,500 to give Bridesburg a proper water supply, and the matter was left with him for action.

—It took about one and a-half hours for the flames to destroy over $1,000,000 worth of property in the town of Vancouver, B. C., on Tuesday last. The whole town was destroyed and over 1,000 persons were made homeless. A number of persons perished in the flames.

—The Philadelphia and Reading Coal and Iron Company has erected a new breaker at Alaska, Northumberland County, which will have a shipping capacity of $40,000 tons per month. The company will also erect machinery for treating refuse coal and making it merchantable.

—Chief Engineer Smedley, of the Survey Department, opened the bids last Wednesday which had been submitted for the construction of the new Market Street Bridge. Councils appropriated $300,000 for the work. The bidders were the Edgemoor Iron Works of Delaware, William Sellers, President, at $294,449, the works to be completed within twelve months after notice by the department; the New Jersey Steel and Iron Works, of Trenton, at $277,638.50; the Jones & Benner Company, of Philadelphia, at $311,000; the Keystone Bridge Company, of Pittsburg, at $308,000; the Phœnix Bridge Company, of Pennsylvania, at $294,205, and R. A. Malone & Son, of Lancaster, at $271,000.

The contract was awarded to Malone & Son, of Lancaster, Pa., which award was subsequently approved by Councils' Finance Committee.

—Henry R. Worthington, the noted engine builder, came out first in the contest last week for the contract to furnish pumping engines and boilers at the Spring Garden and Roxborough pumping stations.

The specifications called for an engine capable of pumping 20,000,000 gallons, or two engines with a capacity of 10,000,000 gallons each per day, for which there is an appropriation of $100,000 by Councils. The lowest bid was that of Henry R. Worthington, of Brooklyn, $57,000 for the one engine and $71,500 for the two.

The specifications for the boiler called for five tubular boilers for the Spring Garden station and two steel ones for the Roxborough station. The bidders were Robert Wetherill & Co., $21,500 for the five and $9,550 for the two; Southwark Foundry and Machine Company, $34,140 and $11,555; William Cramp & Sons, $22,800 and $7,950; Henry Warden, $28,385 and $10,205; H. A. Ramsey & Son, Baltimore, $34,418 and $13,550; I. P. Morris Company, $19,990 and $5,975; Edgemoor Iron Company, of Wilmington, $23,545 and $8,458; John Best & Son, Lancaster, $36,380 and $14,000; Sidebotham & Powell, 9,150 for the two; Hilles & Jones, of Wilmington, $10,800 for the two. Babcock & Wilcox put in a bid of $5,503 for the two boilers for the Roxborough station, but objection was made to it as not being according to specifications. For ten stop valves the Southwark Foundry and Machine Company was the lowest bidder, at $6,160. The bids were referred to the Chief Engineer to report at the next meeting which are the lowest and the best for the city.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEECSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

500,000 FEET
RUBBER, GARDEN
—AND—
PAVEMENT HOSE.
Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.
Goodyear's only Headquarters.
D. P. DIETERICH,
308 CHESTNUT STREET,
Circulars Free. **Philadelphia.**

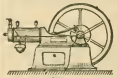
CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

"MERRIHEW PRINT,"
[A. K. BURKE,]
BOOK, JOB AND POSTER PRINTING,
501 CHESTNUT STREET,
PHILADELPHIA.

"GILBERTSON'S OLD METHOD."

Takes the Contract for the WHITE HOUSE roof at WASHINGTON,

at 70 cents per box over the so-called "Genuine 'Old Style'" for the IC 14x20 size (equal to $1 40 per box for the 20x28 size).

The award not made with reference to price alone, but also from tests made as to the BEST QUALITY.

The guaranteed weight of the "Gilbertson's Old Method" offered was 120 pounds net per box of 112 sheets; while the so-called "Genuine 'Old Style'" was offered at 112 pounds.

In order that consumers may more thoroughly understand WHY the "Gilbertson's Old Method" was accepted AT SUCH AN ADVANCED PRICE OVER THE SO-CALLED "GENUINE 'OLD STYLE,'" we quote the following from the specifications made by the Government for the Roofing Plates to cover the roof of the Executive Mansion:

"The Government desires to secure the BEST QUALITY OF DIPPED ROOFING PLATES, and samples showing surface imperfections or irregularities in size or weight will be rejected.

"Comparative tests will be made for weight, ductility, uniformity of plates and thickness and quality of coating, ALL of which, as well as the prices, will be considered in making the award.

"The United States desire ONLY THE BEST CLASS OF MATERIALS, and parties who imagine that any other class will be received are respectfully requested not to bid."

MERCHANT & CO.,

PHILADELPHIA. NEW YORK. CHICAGO.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY,
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT

ELEVATORS,

HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

BUELL'S

FIRE EXTINGUISHER.

Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,

STAINED GLASS

For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—

J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 25. PHILADELPHIA, MONDAY, JUNE 28, 1886. PRICE 15 CENTS

Items of News.

—Of the 23,000,000 outstanding bonds of the Buffalo, New York and Philadelphia Railroad Company, between $18,000,000 and $19,000,000 have accepted the reorganization plan. The scheme is bound to go through.

—The Merchants' Committee of the State Agricultural Society has issued an appeal for the aid of the public in the preparation for the coming State Fair, they being at present in debt to the amount of about $25,000.

—On Friday night the Clearing House Association decided against the Saturday half holiday plan. This action is final for this year at least, for the Clearing House Association has adjourned until October.

—An artesian well 104 feet deep was bored recently at Schuetzen Park, falls of Schuylkill, and now supplies pure cold water to all the buildings and stands on the ground. The well is flowing at the rate of 3000 gallons an hour.

—Senator Sewell on Monday submitted a proposed amendment to the Sundry Civil Appropriation bill, directing the Secretary of the Treasury to purchase a site and erect a public building at Camden, N. J., at a cost of $100,000.

—The annual appropriation bill for the conduct of the city government of Camden, N. J., for the ensuing year, appropriated a total of $192,550. This is an increase of $2,700 over last year, and insures a tax rate of $2.75 on the $100.

—Mayor Grace, of New York city, is gunning after Commissioner of Public Works Rollin M. Squire, for crookedness in the Fifth Avenue pavement job and other stealings in contracts that have been made by the Department.

—The new cemetery of the Most Holy Redeemer will soon have a beautiful entrance and gate lodge. All the designs, plans and specifications are proposed. John J. Deery, architect and engineer, has the work under his direction.

—The limit of time for the payment of State taxes by merchants, eating-house keepers, brokers, wholesale liquor dealers, billard-room keepers, bottlers and brewers expired on Friday last, a penalty of 10 per cent. is now assessed.

—The old cotton mill at Harrisburg, Pa., has been leased by two New York Frenchmen, who propose putting in the necessary machinery for the manufacture of silk. They will also erect a new factory if the necessary capital is forthcoming.

—The new Tenth National Bank, lately located at Camac and Columbia ave., has purchased a property on the Southeast corner, where they intend erecting a larger building to the one now occupied, their business having so much increased.

—The wood-working mill of George Smith, on Philadelphia street, below York, was totally destroyed by a fire of unknown origin on Monday night. The building was a two-story brick structure with frame back buildings. The loss is estimated at $8,000.

—The Executive Committee of St. Mark's Working Men's Club and Institute, at Seventeenth and Kater streets, has decided to add a gymnasium to the other attractions of the Club. This, it is expected, will be in working order on or before September 1st.

—Judge Hanna on Tuesday ordered the executrix of the estate of Mary Lane Davidson to hand over to Richard Arthur Carden the $5,000 legacy which the decedent had directed should be paid to him whenever he became capable of entering into business.

—The new scientific building, costing $30,000, presented to Smith College by Alfred Theodore Lilly, was dedicated at Northampton, Mass., on Tuesday. Professor J. P. Leslie, of Philadelphia, delivered an address on "The utility of physical science in education."

—The Board of Health has declared the slaughter-house, No. 928 Poplar street, a nuisance prejudicial to public health, and ordered the removal of all garbage and other refuse from the lot on the north side of Parrish street, between Twenty-seventh and Taney streets.

—The Street Committee of the Camden City Council on Monday night awarded the contract for clearing the streets and the collection of garbage and ashes in the First district to William H. Sherman for $4,040, and in the Second district to Benjamin F. Sweeten for $4,480.

—The stone masons are somewhat agitated over the report that the recently formed Stone Masters' Association will endeavor to increase the working day from nine to ten hours. The matter was brought up for consideration at the Building Trades' Council, Wednesday evening.

—In Vienna there were recently exhibited gas and water service pipes made of paper. The same kind of pipes will do for many factory purposes, and for laying electrical wires, etc., we should suppose it to be especially useful. The pipes, according to the *Paper World*, are made as follows: Strips of paper are taken, the width of which corresponds with the length of one pipe section. The paper is drawn through melted asphalt, and wound upon a mandrel which determines the inner diameter of the pipe. When the pipe thus made has cooled it is pulled off the mandrel and the inside is covered with a kind of enamel, whose nature is kept secret by the makers. The outside is painted with asphalt varnish and dusted with sand. It is stated that such a pipe will resist some 2,000 pounds internal pressure, though the thickness of the stuff is only about half an inch.

—Washington correspondence to *New York Herald* says, "I found one Congressman who has written 18,000 letters to his constituents since the inauguration of the new Administration. This is an average of 50 letters a day, or 1,500 per month. He is a menber of one of the important committees, and is flooded with inquiries on all sorts of subjects. When we recollect that there are 325 membersand eight delegates, it is not surprising to learn from the Congressional Postmaster that the mail for members has averaged as high as 16,000 letters per day for several months at a time. This does not include postal cards, circulars or newspapers. Of the latter some members get a basket-ful daily."

—Judges McKenna and Butler, in the United States Circuit Court, listened to the arguments of counsel, on Thursday, as to the application for a preliminary injunction, asked for by Fernando Del Valle, to restrain J. Lowber Welsh, as administrator of the estate of Donna Francesca Del Valle, from paying over to Antonio Modesto Del Valle and William W. Gibbs the sum of $262,000, they claiming the fund by virtue of assignments. The amount claimed represents the share of one of five daughters of the decedent, who was the widow of Don Roque De Lara, a wealthy Cuban. The latter died in 1884, leaving $1,374,000 invested in American securities, of which Samuel and the late John Welsh, of this city, were made the custodians.

—In disposing of a complaint of discrimination preferred by a firm of grain dealers of Hancock, N. Y., against the Ontario and Western Railroad Company, which charged more for a haul from Hancock to New York than for longer hauls which included the distance from Hancock to New York, the New York State Board of Railway Commissioners has ruled that a railway company in respect to its local traffic cannot lawfully charge a higher tariff of rates on a short haul than on a longer haul in the same direction.

This decision is an affirmation of the short-haul principle that is embodied in the Constitution of Pennsylvania and in the contract which the Pennsylvania Railroad Company made in 1861 with the Commonwealth of Pennsylvania. Why cannot Governor Pattison insist upon a fulfillment of the charter obligations of railroad companies? There is a riotus excess of evidence upon which he can proceed. The City Councils, the Commercial Exchange, the Maritime Exchange, the Produce Exchange, the Retail Coal Dealers' Association, and the Textile Association, all of Philadelphia; the Boards of Trade of Allentown, Wilkes-barre and Reading, and the Pittsburg Chamber of Commerce complained to the Legislature last year of the violations of law which marked the management of the railroads of Pennsylvania. The facts are within reach. Why, then, are these violations of law allowed to continue, to the loss of our people and to the injury of our trade?

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.

Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. MANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
REAL ESTATE BROKER

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

FINE ARTS.
PICTURES.
FRAMES.
SALTER'S MIRRORS,
Manufactory, 911 Market St.
Bronzes, Stationery,
BISQUE ORNAMENTS,
Decoration Wall Mouldings.

A TEASPOONFUL OF
Ged. Brown's Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263,509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS R. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 25. PHILADELPHIA, MONDAY, JUNE 28, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:
One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)
JOHN N. GALLAGHER, Prop'r.
Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JUNE 28, 1886.

THE eight Inspectors appointed by the Board of Health are having a lively and HEALTHY time fulfilling their duties. Their inspection is thorough and very effective.

"AS SLOW and as conservative as a Philadelphian," say the New York go-ahead people. We are undoubtedly a little slow, but our conservatism is of the right type, for we always measure the distance between our conceptions and their realizations and practical ends. We look twice before leaping, and we make sure that the direction we take does not lead to Sing Sing, or land us in the wrong place. Yes; "Slow and sure," is our motto.

STRANGE things happen sometimes in real estate operations. Some months, ago owner A placed a house in conveyancer B's hands, and told him to take $4,000 for it. In due time C came along, and after the usual negotiating agreed to pay $4,000. In the investigation it happened there was a little trifle of $19 of unpaid taxes, which A refused to pay or make good, and the upshot was, C refused to take the property and went away. In the course of time D came along and offered $3,-200, and got it, as that was the best price that could be had.

Moral—Keep your property clear.

THE tower at City Hall has now attained an elevation of 280 feet above the level of the pavement. The workmen are setting the Doric cornice. The stone work is intended to reach a height of 337 feet. Then the clock dials will be erected, and the whole pile surmounted by a large cupola. The derrick has been raised within four days, and is now 68 feet above the base of the scaffolding. A heavy load can be hauled up from the courtyard to the present terminus of the tower in 35 minutes

There is spread along the north front of the buildings an aggregate weight of 300 tons of material, which will all be laid on the tower some time next summer. The work this year will progress until about December.

Workmen selected must not only have skill, but great experience in high building operations, for fear of accidents occasioned by a sudden vertigo.

Last Tuesday they resumed the hauling of marble to the top of the structure, operations which had been suspended for a short time.

The gigantic proportions of these buildings, and the height of this majestic tower, vie with our handsome and spacious Post-Office, the glory of Philadelphia and the pride of its citizens.

OUR list of permits and conveyances exhibit a very fair degree of activity in real estate and building operations. Every week developes some points of interest. Our inquiries among architects and builders show steady progress in work. Much of the frightened off enterprise is returning. Great activity prevails in the southwestern, northwestern, as well as northeastern sections of the city; in fact no section is neglected. Real estate transactions are mainly of moderate proportions. One or two large operations are under way in Camden. It has been stated by good real estate authority that offers have been made in several instances for extensive tracts or building sites. Holders may make the mistake of refusing the best offer they will receive for years. Eligible sites are abundant. The B. & O. road will develop a great deal of desirable and valuable real estate for building purposes. The spirit of enterprise is abroad in the northeast, along the line of the New York Division. At Frankford, Bridesburg, Tacony and farther north there are evidences of progress. A great deal of small property has recently changed hands, and extensive building operations will be shortly projected. The property holders there are not, as a rule, exacting the last dollar, but are welcoming capital and building enterprise. In the southwest a great deal of work is under way, and much more building (we speak advisedly) will be undertaken during the third quarter of the year.

Real estate in the more central portions of the city takes strange fluctuations. Certain properties near Twenty-second and Arch streets, Race and Pine streets, have actually depreciated in value of late years, while along Broad street, north and south, a steady appreciation is in progress. Property along Sansom and Filbert and Cherry streets is improving, especially between Eighth and Broad streets, while on Arch street below Twelfth the improvement is slower.

The people feel that Philadelphia is in a transition state, that influence may develop what will change the currents. An elevated railroad, for instance, which the public will never lose sight of, would exert a marked influence, and advance properties in certain localities out of proportion to the advance in other places.

IT is probable that during the next twelve months several large business structures will be erected. The example furnished by the Girard Estate will not be lost. Business men by the score are clinging onto and into their little old-time houses. Store owners are seeking their annual rental year after year out of their old-fashioned three-story bricks, satisfied with their $1,000 to $4,000 a year. Instead of this they should, and many of them soon will, tear down these old structures never intended for commercial uses, and erect in their stead and under modern notions, grand five, six and seven story iron and stone structures, furnishing three, four, five or even eight times as much floor space and capacity.

This spirit of improvement is soon to break out. How many times more floor space, well lighted and ventilated, will be afforded in the new Hood, Bonbright & Co.'s building at Eleventh and Market? How much more rent will the Girard Estate realize? How much greater capacity and qualities for doing business will Hood, Bonbright & Co. have? How much cheaper in reality will their rent come in this new building than were they to continue in the old houses torn down? supposing for the sake of argument that they could continue in them. The way for owners to make the most money is to tear down and build anew. The cheapest rent is in such enormous buildings.

There are blocks and blocks of these old-time houses that ought to disappear. How much longer will we wait? Until the old fogies owning them depart, perhaps. But it would be economy to multiply the business capacity and the rent producing capacity per foot front along our principal business thoroughfares by tearing down and building up. Elevators annihilate stairs, labor and time. Electric lighting simplifies many difficulties. Those who have made the change wonder how they could cling to their dingy old holes so long.

There is room here for some splendid operations by our home capitalists. Storekeepers cannot take the lead. It is their business to sell goods, not to build stores.

WHEN a contractor or builder discharges workmen because they go fishing and twenty of their fellow workmen strike in consequence as was the case in Reading quite recently, it is very evident that labor troubles are not yet properly adjusted.

THERE are many complaints made against the new railroad bridge over the Schuylkill River by captains engaged in towing canal boats. The bridge is built diagonally across the river, and the beams are at right angles to the bridge floor. The matter is now under consideration by the Port Wardens' Committee on Navigation and Pilots.

MORE old houses could be sold, but owners are asking too much for them. Recently several transactions have fallen through because of the stubborn refusal to take a little less when the opportunity came to sell. Old houses are proverbially slow of sale. They do not have all the "modern conveniences," are time-worn and tenant-worn, need a good deal to fix them up and make them attractive; hence buyers expect to be liberally allowed for these defects or drawbacks. If owners would meet buyers' views a good many more old houses would be sold. But they hold on, thinking that, like whiskey, they improve with age. In consequence, buyers flock after the newer houses, with all their "modern conveniences," including cut up and pent up little rooms and nine-inch walls. The old house owners might take a hint if they want to sell. The tide of tenantry and of ownership is towards new houses, and nothing but a considerate shading in price will arrest it, even to selling some of the many old properties that are half on and half off the market.

ARCHITECTURAL iron work is being more widely used every year. Its low cost, its durability, its beauty and architectural effect, all unite in popularizing it for general use. Cornice work is comparatively new. Twenty years ago it was largely on trial, but since then its merits have been recognized. Such buildings as the Lafayette Hotel and Green's Hotel have been greatly improved in appearance by it, and at much less cost than would be possible in any other heavier but not more durable material. It is less liable to take fire than wood work, is cheaper than brick or stone work, and can be made as artistic in effect as either, even more so. Architectural iron work admits of more originality in design. The requirements of any particular building can be better met than with other material. Those who have used it recommend it highly. The manufacturers of it have exhibited no small degree of enterprise all these years in introducing it, and have been rewarded, as they deserve to be, with a constantly expanding market for building purposes. Austin Obdyke & Co., of this city, are prominently identified with its manufacture and sale.

A CAREFUL observer of the labor agitation cannot fail to have observed how much like a fever the strike epidemic has been. It starts, reaches its culmination and subsides, and after all is over the strikers themselves wonder what it was all about. Three-fourths of the strikes are caused by the imperative necessity men feel under for rest. As men's intellect becomes strained by intellectual action, there is created in them desires for more and more leisure, and this is the secret of strikes for higher wages and shorter hours. An ignorant hind is content to work ten hours a day, but the intelligent and well read mechanic feels ten hours a day, 312 days in the year, is irksome. Neither legislation nor arbitration can settle the labor question. They will simply oil the bearings. The only settling factor or force in the whole question is that growing tendency to a more just and more equitable distribution of the products of labor. The enormous accumulations of wealth are no longer so easy. Investments are no longer realizing 10 and 20 per cent. Returns are declining and so is the rate of interest. The opportunities for speculation are diminishing. All these things point to the fact that labor of hand and head is getting nearer its just share, near to what it produces. No power can arrest this tendency because the whole people are interested in its progress. Labor combinations cannot destroy anything.

THE law, as recently laid down in one of our Courts, in the case of the building occupied by Albrecht & Co., on Arch street, to the effect that Albrecht & Co., as tenants, having obtained from the owner the right to place signs upon the front of the building, to the absolute exclusion of the rest of the tenants, may at first sight seem arbitrary and unjust.

The learned judge ruled that the tenants, by virtue of their respective leases, merely occupied and controlled the inside of the building, and that they had no rights whatever to the outside, and that the privilege of placing signs having been conceded by the owner to Albrecht & Co. gave that firm indisputable priority to all sign privileges, and that it could hold the same against all comers, whether tenants or otherwise.

The principles involved, and on which the decision is based, are sound, inasmuch as in the case presented to the court a full surrender of the premises had not been made by the owner, and is never made where there are, as in this case, more than one tenant.

This case of Albrecht & Co. is but a single member of that family of cases which involve the right of landlord and tenant.

If Albrecht & Co. had leased the whole building from the owner, the lease in itself would have carried with it a full surrender of the premises, and the owner could have no control during the pendency of the lease over the inside or outside of the building; presuming always, of course, that upon the expiration of the lease Albrecht & Co. should surrender the premises in the same condition and repair—less the ordinary wear and tear—as when they took possession.

The decision of the Court in this case is entirely consistent with decisions heretofore rendered in cases where accidents have occurred from falling bricks or signs, or similar causes.

These cases cannot and should not be controlled by equity, and so long as the law strictly defines that a full surrender of a property follows the lease in its entirety, and that the owner is thereby relieved of all responsibility, the same having been assumed by the tenant, it is pure and simple nonsense to demand rights and damages where none exist.

Had a brick fallen from Albrecht & Co.'s building, and seriously injured or killed a man, the owner would have been responsible, but had Albrecht & Co. been the sole lessors, then the owner would have been relieved of all reaponsibility, and a suit would hold against Albrecht & Co. only.

The Water Question.

THE importance of this subject should not be lost sight of during the recess of Councils. The many municipal needs of this growing city are apt to receive more or less attention according to the persistency with which they are pressed. The repaving of the city with the Belgian pavement, a resurvey of our sewers (we have nothing worthy the name of system connected therewith, though a Councils' Committee, in their wisdom, have but lately decided a systematic consideration of the subject is unnecessary), increased school accommodations, more bridges spanning the Schuylkill to meet the requirements of that rapidly growing section of the city, West Philadelphia, new prison, new almshouses, and millions yet to finish that colossal pile, the new City Hall. All improvements seriously needed here, but paramount, is the improved water supply of the city. Statistics fortunately show no increased death-rate, but we take it, it is not a question that the waters of a city's supply should become so polluted as to cause epidemic and increased death-rate before the remedy is applied and the sources changed. When the conditions, such as are threatening our present source, in the increase of population and growth of great industrial industries (with all incidents thereto), presents a phase such as now exists. It becomes unmistakable that the day for theorizing has passed, the move for practical results is in order. In presenting this subject, one, which we hope to be able to keep before our readers until the change, which is sure to come, is achieved, we have no desire for unnecessary agitation, but its importance is of the first moment, both in the interests of the public health and the great industries supporting this community. It is a serious commentary upon the present condition of affairs when an important and rapidly improving section of the Northeastern part of the city, Holmesburg, in the Twenty-third Ward, is compelled to find ways and means for a supply of water, and this from private sources, to meet the absolute requirements of the people. Nearly $200,000 of improvements within the year impresses them with the importance of an abundant and good water supply, both for their convenience and protection. The city has no facilities to supply this section, though fortunately they are in the direct line of the proposed new source of supply from the Upper Delaware.

In a city of a million of people such provincialism should not exist. The necessity of this change of source is conceded by all who have considered the subject, especially by the various eminent engineers called to the aid of the city in its consideration. Meanwhile the causes become more urgent for a change and the longer the delay the more imminent the peril. A case directly in point is the pumpage of the foul waters of the river from Otis street wharf, Kensington, that is now in progress; and the complaint of residents of that section of its bad smell, its unfitness for use is aggravated by its service direct from the pumps, with no basin for subsidence and may well be considered alarming. This water station has been most emphatically condemned by careful expert authority, and its continuance in use is a most serious wrong.

The Real Estate Exchange.

At the meeting on Monday of last week of those favorable to the organization of a Real Estate Exchange the following was submitted by the committee appointed to draft a scheme:

"To create in the city a centre for dealings in real estate, and to establish a room for selling real estate and securities at auction—and furnish a general meeting room for real estate dealers and brokers, to unite the various real estate and building interests in the city and adjacent counties, to adjust controversies between members and to furnish full information by collecting statistics in regard to real estate and building matters, and preparing and keeping files of maps and other records relating to real estate and subjects connected therewith. This will include information of all legislative acts of the city and State governments, reports of the various committees on taxation, street and other improvements, and of awards and assessments affecting the realty in the city and neighborhood.

"The objects and aims of this Exchange are to secure united and harmonious action on the part of all persons interested in any way in real estate; to inculcate just and equitable principles of business; to oppose objectionable legislation and to support or suggest that which is necessary or desirable; to gather valuable statistics and other information as to all matters affecting real estate interests; to make and strictly enforce just, equitable and uniform rules as to commissions and fees in real estate transactions; to simplify and improve the present inefficient method of obtaining the standards of value of real estate, and to provide for an inexpensive and speedy settlement of disputes and differences in such transactions by means of arbitration.

"The corporation to consist of all original subscribers to the capital stock and all persons to be hereafter elected members to whom ten shares of the capital shall have been transferred. Any respectable person may be elected to membership. Firms or corporations, as such, cannot be members.

"No person to whom stock may be transferred shall be entitled to any of the rights and privileges of the Exchange and auction rooms until he has been elected a member thereof by the board of directors, and no person shall hold at one time a greater or less number than ten shares of the capital stock.

"Annual members shall pay into the treasury a sum equal in amount to ten per cent. of the par value of a full membership certificate."

The stock—1,000 shares, of $50 each—has been subscribed, and ten per cent. called for has been largely paid in to Drexel & Co.

REAL ESTATE.

Charters Granted.

Charters were issued at the State Department as follows: Apollo Iron and Steel Company, of Armstrong county, capital $300,000; Trust, Safe Deposit and Title Insurance Company, of Reading, capital $250,000 (the new corporation purchases the business of Kendall Brothers, brokers. 675 shares of paid-up stock; Robert Coleman, of Lebanon, and George Brooks, of Birdsboro, noted iron men, are stockholders); South Chester Gas Company, capital $5,000; James Duross Building and Loan Association, of Philadelphia, capital $1,000,000; Excelsior Building and Loan Association, of Philadelphia, capital $1,000,000; Moosic Water Company, of Lackawanna county, capital $10,000; Lewisburg Furniture and Planing Company, of Union county, capital $10,000; Schiller Building and Loan Association, of Scranton, capital $5,000,000; Wilkesbarre and Western Railroad Company; the line of which will run from a point near Watsontown, Northumberland county, a distance of fifty miles; the capital is $1,000,000, and the incorporators are from Millville and Milton.

New Building for the Medical Chirurgical Hospital.

The sum of $47,500 is to be paid for a piece of property on Cherry street below Eighteenth for the Medical Chirurgical Charity Hospital.

The lot of ground of the new purchase is 134 feet square, part of which is covered by two large brick buildings, three stories high, open to the light and air on all sides. It is not contemplated at present to make any additions to the buildings, and the only improvement definitely decided upon is the following: Just back of the vestibule of the main building is a large rotunda extending from the ground floor three stories to the dome, which it is intended to utilize below as the museum, and above as the amphitheatre, capable of accommodating 800 people. In the back part of the building (the L), in the third story, and removed from the hospital, after proper alteration, there is abundant room for an anatomical laboratory, capable of accommodating 100 operations. Of course, the buildings will require extensive alterations and improvements, rendered necessary by the character of the operations of the new occupants, and architects are now engaged in preparing plans for the same.

Gossip of the Week.

A lot on South St., west of 25th, 158x271, sold for $17,000.

The dwelling 1629 Spruce Street, and lot, 22x119, sold for $26,000.

The dwelling 1718 N. Sixteenth street and ot, 18x103, sold for $11,000.

The three-story brick store and dwelling, No. 230 Vine street, brought $6,000.

The four-story brick store and dwelling, No. 54 N. Second street, sold for $6,525.

Well-secured, irredeemable ground rents command a premium of 15 to 20 per cent.

St. Michael's Church, Second and Jefferson streets, is to be remodeled and the tower extended.

Broad street property is in demand; a lot 182x150, at N. E. corner of Norris, sold for $132,000.

A new Amusement Hall is soon to be erected on the east side of Ninth street, below Race.

The Bergner & Engel Brewing Co. has purchased two lots, 100x380, on 31st Street, above Master, for $11,000.

Work will commence next week upon the new County Prison, which is to be located near the House of Correction.

Wm. V. Keating has purchased the property N. W. corner Forty-sixth street and Woodland avenue for $26,500.

The Building Committee of the Germantown Almshouse has selected Charles P. Collom, architect, to prepare plans for the new buildings to be erected on the Stenton avenue farm.

A large schoolhouse is to be erected at Forty-eighth street and Lancaster avenue, to be of brown stone, pressed brick, corrugated iron and slate roof. John J. Deery is the architect.

A new station has been completed at Holmesburg Junction, on the New York division of the Pennsylvania Railroad. It is two stories high, and modeled after the prevailing Queen Anne style.

A new Presbyterian Church is to be erected on the corner of Eighteenth and Tasker streets, to accommodate 600 persons: The structure will be completed by January 1st. Theophilus P. Chandler is the architect.

A lot will soon be secured within the territory bounded by Twenty-fourth, Twenty-eighth, Ellsworth and Wharton streets, to establish Gray's Ferry Mission, which will be under the care of the Church of the Holy Apostles.

The Philadelphia Bicycle Club have laid the corner stone for their new club house, corner Twenty-sixth and Perot streets. The building will have a frontage of 26 feet on Twenty-sixth street, and a depth of 80 feet on Perot street.

Last Wednesday, the corner stone was laid at Twenty-sixth and Perot Streets for the new building of the Philadelphia Bicycle Club, which will cost $18,000 and is under contract to be completed by September 15. The structure will be built of black mortar brick and will have a frontage of twenty-six feet facing the Park, and a depth of eighty feet. The building will contain a parlor, billard-room, dressing-rooms for ladies and gentlemen, and a gymnasium.

Messrs. Hazlehurst & Huckle, architects have completed their plans for the Park Avenue Methodist Episcopal Church, to be built on the South-west corner of Park Avenue and Norris Streets. It will be 80 feet on Park Avenue, and 90 on Norris Street; will be built of Trenton brown stone, with trimmings of Euclid stone in gothic style. The roof and the tower will be covered with terra cotta tiles. The interior of the church will be of open timber construction, the ceiling plastered and panelled. The roof will be carried on four clustered stone columns, carved. The main roof will be covered with slate. The church will be a very fine one and work will be rapidly pushed upon it.

The old American Fire Insurance building, on Walnut street, above Third, is being remodelled. An additional story will be put up on the Walnut street side, and will provide eight additional rooms. An additional three story in height and 200 feet long will be built through to Willings Alley, making the entire length of the building 260 feet. The first floor will be even with the street and have a ceiling 14 feet high. A corridor will run along the left side paved with new granolithic pavement. An elevator and an iron staircase will connect with the upper floors. Newark buff-colored brick will be used with white mortar and limestone trimmings. Frank Furness is the architect.

Items of News.

—The Western Board of Prison Inspectors are on a tour of inspection.

—The Dominion of Canada has a deficit of about $5,000,000 this year.

—The silk mill to be erected in Reading at an early day will cost $50,000.

—The Gas Trust fireman have asked for a ten per cent. advance in wages.

—The manager of the Walnut Street Theatre paid $500 for his license of 1886.

—J. Cassatt has purchased the farm of W. W. Davis, in the Chester Valley, consisting of 165 acres, for $40,000.

—During this session 12,000 bills have been introduced in Congress, three-fourths of them being House bills.

—Notes falling due on Sunday in New Jersey, must be paid on Monday instead of Saturday as heretofore.

—Mr. Benjamin Moran, ex-United States Minister to Portugal, who has just died, was a native of Lancaster, Pa.

—The Gas Trust will occupy its present property on Seventh street, above Chestnut, for another year, rent $5,400.

—Work on the linen thread factory to be started at Allentown by Paterson (N. J.) capitalists, will be commenced at once.

—The Pittsburg National Gas Company, are working hard to form a pool, in order that they may command better prices for gas.

—The Indian Rights Association has adopted a protest against the removal of Wm. H. Lyon from the Board of Indian Commissioners.

—All the window-glass factories in the country will shut down on the 30th instant for the usual summer vacations of two months.

—The stockholders of the Bethlehem Iron Company have authorized the placing of an additional mortgage upon that property for $1,500,000.

—The Western Board of Prison Inspectors, began their examination at Huntingdon last Thursday, and from there go to other prisons throughout the state.

—It will be a very wise move for the Gas Trustees to establish branch offices in the Northeastern, Southeastern and Southwestern sections of the city.

—The cabinetmakers and furniture workers' strike was formaly declared ended at a meeting of the United German Trades' Association on Friday evening.

—The revenue due the Commonwealth from hotels, brewers, brokers, billiards and general merchandise was collected on Tuesday. $14,000 was received.

—A decree has been issued by Judge Simonton dissolving the New Era Life Insurance Association, of Philadelphia, and appointing J. W. Wiestling, of Harrisburg, Receiver.

—The Edison machine shops are to be removed from New York and Brooklyn to Schenectady, where labor is cheaper, and where there will be lessened danger of strikes.

—The following-named post offices show gains in receipts during the year ending March 31, 1886, as follows: New York, $112,-803; Chicago, $124,915; Boston, $108,545; Philadelphia, $47,734.

—A contract was closed on Monday at Montgomery, Ala., for the completion of the Birmingham and Sheffield Railroad and the erection at Sheffield of a second iron furnace with 100 tons capacity.

—The Keystone Enamel Company is the name of a thrifty enterprise to be located in Luzerne borough, Luzerne county, having been removed thither from Newport, R. I.

—In an adjudication filed on Tuesday of the account of the executors of the estate of Andrew Brofly, who died in 1878, Judge Ashman rejected a claim of $1,255 presented by Joseph A. Geiss for settling the books of the decedent and preparing a statement for the use of the executors.

—Boycotters will no doubt take notice of the advice of Judge Barrett of New York, to labor organizations on the subject of boycotting. He advises labor organizations to appoint a committee on law, and consult the best lawyers. The labor organizations will not take the Judge's advice.

—Mary Ann Bumm, widow of the late William Bumm, on Monday issued execution against George W. and Wm. H. Bumm, individually and as composing the firm of Wm. Bumm & Sons. The execution was upon a judgment note for $26,000, dated Monday and payable on demand.

—The will of the late Henry Havemeyer has been filed for probate in the Surrogate's Office at New York. It is dated March 22, 1884. He bequeaths all his property to his wife, Mary J. Havemeyer, whom he appoints sole executrix, and leaves to his children whatever remains after her death.

—Officials of the Pennsylvania Railroad Company state that the tonnage loss of that company from the strike in the Clearfield coal region was 500,000 tons. This was, however, made up by the increased shipments of gas coal, coke and anthracite, which amounted to 950,000 tons more than usual.

—About 450 Gas Works employés have presented a petition to the Chief Engineer, asking for an increase of wages of 25 cents per day. The men now receive $2.75 and want $3. The petition will probably be referred to the Committee on Works of the Gas Trust at its meeting this afternoon.

—The Anglo-American Insurance Company, of Washington, D. C., has suspended. It was devoted to marine and fire insurance. $33,000 of its drafts to pay insured losses having gone to protest in London, the company failed. Its liabilities amount to about $60,000 on policies insured in this country.

—The Committee of the Board of Port Wardens granted a license for the construction of a ferry slip on the Schuylkill river at the western end of Schuylkill avenue; also a license for the filling of the dock and the building of a bulkhead at the western end of Kent street, which is above Pine street.

—The Philadelphia and Reading Railroad Company has not thus far placed the car-trust certificates authorized by Court. The new equipment for the company, however, is being built, and the Receivers are confident that they will be able to place the certificates by the time that the money is needed.

—The Sprague Electric Motor, which some French engineers have been examining, as it is applied on an elevated railroad in New York, seems to satisfy them as to its practical use. It is governed automatically, and can be better controlled than the average steam engine, subjected to similar variations in load.

—The recommendation of the Master that the Reading Railroad Company be allowed to give an indemnity bond of $20,000 to secure property-owners on Cedar and Commerce streets against possible losses in connecting with the River Front Railroad in the Thirty-first ward has been confirmed by the Court.

—The United States District Court at Cincinnati has given a decree on a judgment of the United States Supreme Court in the celebrated McArthur will case, which gives some 15 000 acres of land, valued at $2,000,000, to the grandchildren and heirs of General Duncan McArthur as against those who purchased from his immediate children.

—Representative King, of Louisiana, introduced in the House on Monday a bill appropriating $11,000,000 for the construction of coast defenses to consist of revolving steel-turreted forts at the entrance to important harbors. The first appropriation is to be followed by a yearly appropriation of $8,-000,000 until the system of defense is perfected.

—Sheriff Smith, of Camden, on Thursday arrested Cornelius O'Connell, a stone dealer of Yardleyville, Pa., on a capias at the instance of J. Moore White, who sues to recover damages of $5,000. O'Connell a few weeks ago caused the arrest of White for an alleged embezzlement, and then failed to appear to the trial. He has entered security in $10,000.

—The reorganization of the Central Railroad of New Jersey proposes the creation of a new 5 per cent. loan into which the present loans of the company will be funded. The first mortgage bondholders are not to be asked to scale their holdings. That mortgage is payable in a few years, and then it will either be extended at a low rate or funded with another loan.

—On Monday last Judge Penrose, of the Orphans' Court, filed an adjudication of the account of Joseph DeF. Junkin and others, executors of the estate of John A. Wallace, who died in August, 1884. The account showed a balance on hand for distribution amounting to over $14,000, which was directed to be disposed of in accordance with the terms of the decedent's will.

—The southwest corner of Girard and Ridge avenues is undergoing considerable change. The property belonged to the Weightman estate, and for many years had been occupied as a hardware store and weather-vane establishment and saloon. The recently incorporated Northwestern National Bank has purchased it and is now engaged in erecting thereon a large and substantial bank building.

—Camden will soon have a regularly organized Safe Deposit and Trust Company, similar to those doing business in this city. The company is founded upon a capital stock of $200,000, divided into 2,000 shares, of $100 each. These have all been subscribed. Ex-United States Senator A. G. Cattell, of Merchantville, will be the President, and Edwd. S. Hall, also of Merchantville, will be the Secretary and Treasurer.

—The Harleigh Cemetery Association of Camden, Jehu Evans, Secretary and Treasurer, has a fine cemetery property at City Line Station, on the Camden and Atlantic Railroad. The spot is a beautiful one. The plan has been adopted of laying the grounds off into lawns, each surrounded with a drive. The grounds are cared for without cost to lot holders. Opportunities are offered to purchase lots in an easy manner.

—The new Ninth National Bank building, located on the West side of Front street, below Norris, is being constructed by Messrs. Hazelhurst and Huckel, architects. It has a frontage of 36 feet and a depth of 90 feet. Limestone from Indiana is used; the front is ornamented with carved belt courses. The general style is Romanesque. Mr. John Dickey is president and Charles F. Giles cashier. On October 1st they expect to take possession.

—Judge Butler yesterday filed an opinion in the United States District Court in favor of the steamboat Mary Morgan in the suit brought by the Delaware River Iron and Ship-building Works, in which it was sought to hold the vessel liable under a lien for about $700 worth of supplies which had been furnished her. The Court decided that the boat was not subject to a lien, and that if it had been it was discharged by a subsequent sheriff's sale.

—The Executive Committee of the District Assembly of the Knights of Labor held a conference last Wednesday evening with representatives of the Master Bricklayers' Protective Association concerning the Nicetown strike on the question of wages. The matter will be settled in a few days. The same committee visited Bridesburg on Thursday, and investigated the trouble at McCay & Sons' yard, and advised terms of settlement, which perhaps by this time have been accepted.

—The Camden City Council on Thursday night confirmed the following nominations by Mayor Pratt for members of the new Board of Health: Dr. J. D. Leckner and Dr. W. M. B. Miller, each for one year; Dr. Donger, for two years; Herman W. Milller and George Hammond, each for three years, and Charles Watson for four years. The ordinance creating the position of Assistant Tax Receiver at a salary of $1,000 was passed. Frank S. Jones' nomination for that position was confirmed.

—The Acting Secretary of the Treasury, on Monday issued the 138th call for the redemption of $4,000,000 of the 3 per cent. loan of 1882 on August 1, 1886. Following is a description of the bonds, the numbers being original and inclusive in each case:

$50—No. 136 to 147.
$100—No. 1813 to 1883 and 9922 to 9926.
$500—No. 825 to 843 and 4226 to 4228.
$1,000—No. 5963 to 6194 and 23,730 to 23,737.
$10,000—No. 12,966 to 13,344 and 28,209.

—Henry R. Coleman the surviving trustee of the estate of Robert Earp, who died in Philadelphia in 1848, has been ordered to file an account inasmuch as the suits brought by Elizabeth and Mary Earp, of Baltimore, widow and daughter of George Earp, who died in 1875 and who was the son of Robert Earp, has been decided against him. A decree was made, as prayed for by the plaintiffs, directing that certain legacies bequeathed them under George Earp's will should be taken out of the trust estate created by his father.

—Christian Rudolph, the owner of the property at the southeast corner of Gay and Baker streets, Manayunk, seeks to enjoin the Highway Commissioner and his assistants, together with Michael O'Rourke, the contractor, from tearing down his house. He alleges that the highway authorities are about paving Gay street to the width of 30 feet, and so shift the street that the curb line will go through his house. Rudolph has been notified to set his curb on the new line. He claims that the street has never been properly opened.

—The Gas Works have been for some time the subject of some consideration, and on Saturday Mr. Maloney, with the Law Committee of Councils, listened to the opinion of the City Solicitor in Select Council Chamber. The ordinance offered by Mr. Maloney and referred to by the City Solicitor was read. Several motions were made, but the Law Committee and the members of the Sub-Committee of the First Ward were equally divided in their opinions, and the matter was left without any decision being taken.

—The Board of Surveyors on Monday approved the plans of an iron truss bridge over the Richmond branch of the Reading Railroad at Somerset street, for which an appropriation of $30,000 has been made by Councils. The bridge will be 58 feet wide, with a roadway of 36 feet and two footways. The span over the tracks of the railroad will be 100 feet, and the height of the bridge above them 18 feet.

—Work is being pushed forward along the line of the Baltimore and Ohio Railroad, and the arching of the tunnel that crosses the boundary of the Park at Fairmount has already been begun in the vicinity of Twenty-sixth street and Fairmount avenue. Iron girders have also been placed in position across the walls of the cut on Twenty-fifth street, between Callowhill and Hamilton streets. Workmen are now riveting on to these girders buckle plates, upon which will be laid the pavement that will cover the cut leading to the tunnel, and once more open this portion of Twenty-fifth street for traffic.

—The long-standing suit of Richard T. Tuttle and others, trading as G. B. Olin & Co., of Canandaigua, N. Y., to have Oliver M. Blair enjoined from making an infringement upon patented improvements in spring tooth harrows was before the United States Circuit Court upon exceptions to the Master's report. The Master awarded the plaintiffs $1.90 upon each harrow sold by Mr. Blair. After argument by council the report of the Master was set aside, and only nominal damage were awarded to the plaintiff. Respecting the validity of the patent counsel for the defendent took an appeal to the Supreme Court of the United States.

—$3,483,275 is the aggregate of the House Harbor and River Bill. Items have been increased, while others have been decreased. Some $615,000 making a net increase of $2,867,775. The Senate Bill appropriates a total of $18,049,975. The totals of the appropriations recommended by the Senate Committee are as follows: New Jersey—Atlantic City, $5,000; Raritan Bay, $50,000. Pennsylvania—Susquehanna River, between Salt Lick River and Buttermilk Falls, $10,000; Allegheny River, for Herr's Island Dam, $50,000; Delaware River, $280,000, of which $40,000 is to be expended between Camden, N. J., and Philadelphia. Delaware—Nanticoke River, $10,000; St. John's River, $10,000.

—The Board of Port Wardens has been considering the question of the Baltimore and Ohio's right of way through the city, with a view of making some minor changes. Col. Douglass said that to change the plan the company would be obliged to abandon rights of way already obtained for a distance of 3,800 feet; that the curve could not be changed without changing the line north and south, and that it would be impracticable to reduce the width of the roadway, because, on account of the company's depot at Chestnut street, it is necessary to have width enough for four tracks north of the depot, the company being confined to two tracks north of Chestnut street.

—The New Jersey Safe Deposit and Trust Company, of Camden, has purchased the property on the Northeast corner of Third and Market streets, with a front of 180 feet on Market street by 140 feet on Third street. The building will have a front of 40 feet by 71 feet in depth, will be of pressed brick with terra cotta and stone trimmings. The building will be artistic in design and a credit to Camden. The company will be organized under a recent act of the Legislature, which gives to them similar powers to those of the Philadelphia institutions. The company will have a capital stock of $200,000, divided into 2,000 shares of $100 each. The stock has all been subscribed, and an organization will be effected in the early part of July.

—Eastern Pennsylvania is becoming attractive as a manufacturing locality to more than silk manufacturers. Within a year or so past, quite a number of New Jersey silk manufacturers have located in Eastern Pennsylvania, and one firm is now about selecting a site at Harrisburg. Other manufacturers are looking in this direction, because of the cheap coal and cheap labor to be had.

—The several committees of the Guardians of the Poor met at the Almshouse on Friday afternoon. The contract and specifications for rebuilding the burned wing were approved by the committee and ordered to be sent to Paul J. Essick & Son, the contractors, for signatures. Messrs. McMurtrie, McAleer, Paxson and Chapman will have charge of the rebuilding. Dr. McLaughlin reported 871 patients in the hospital, an increase of 61 over the same period last year, and Dr. Leidy reported 271 patients in the insane department, an excess of 121 over the estimated capacity. The number of prescriptions compounded for the month was 7,952, of which 7,376 were for the hospital and 576 for the outwards. The expenditures of the drug department were $551.85 out of the monthly appropriation of $666.70. Bills amounting to $1,121.57 were approved.

City Councils.

The Philadelphia Time Telegraph Company will shortly be accorded permission to place an electric metallic current in the territory bounded by Delaware avenue, Fifth, Market and Walnut streets.

An ordinance was passed in Select Councils on Thursday granting permission to the Keystone Light and Power Company to lay underground cables on certain streets.

The Board of Highway Supervisors have been authorized to grant permission to the Postal Telegraph Company to lay underground conduits under certain streets for the purpose of making connections with the Bennet-Mackay cable.

Bills were passed in Select Councils last Thursday as follows:

To lay water pipe on Knox, Rittenhouse, Collom, Green and Meadow streets, Fairmount and Trenton avenues, and to relay water pipe on Adams and Johnson streets.

Regulating the laying and construction of underground wires, electrical conductors, conduits, cables and tubes in this city.

Granting the Electro-Pneumatic Transit Company the privilege of placing pneumatic tubes under certain streets.

The Select Council ordinance to grant an extension of time to the Cosmopolitan Underground Telegraph, Telephone and Electric Light Company to lay its patent conduits under certain streets, was postponed.

Common Council ordinances and resolutions were considered and concurred in as follows:

To authorize the paving of Mantua avenue, from Haverford avenue to a point 300 feet West of Thirty-second street; to authorize the Chief Commissioner of Highways to employ a watchman at the City Yard, Twenty-third and Powelton avenue, and to provide for the payment of the same; to authorize the paving of Rihl street, from Palmer to Hanover street; to set aside $1,500 from the appropriation to the Police Department to pay the salaries of, and fit up quarters for, four matrons at police stations for the remainder of the year; to authorize the grading of Tyson and Hutchinson streets, in the Nineteenth Ward; to place Freeland, lately called Wetherill, street, from Sumac street to the line of Fairmount Park, upon the city plan; to authorize the opening of Glenwood avenue, from Fifth to Second street, in the Twenty-fifth Ward; to authorize the paving of Gratz

street, from Berks to Norris street, and Harrison and Thompson streets, from Oak to Gay street; designating the Produce National Bank as a depository of the city's money; to authorize the opening and widening of Thirty-second street, from Spring Garden to Rockland street; to make an appropriation to the Board of Health to pay salaries of six inspectors of house drainage and cesspools and one clerk, from July 1 to November 1; to authorize the revision of the lines of Tower street, in Twenty-first Ward; discharging the Committee on Police from the further consideration of the ordinance providing for licensing newsboys and bootblacks, and to provide means for their education. Also, the ordinance prohibiting the mooring or discharging of vessels, barges or other boats laden with baled hay or straw at or in the vicinity of any wharf on the Delaware front within the city limits. Requesting the Schuylkill River East Side Railroad Company to erect suitable temporary bridges for the convenience of public travel to and from Fairmount Park at the Fairmount avenue and Green street entrances. To place Philip street on the city plan. To authorize the paving of Marshall street, from Venango street to Erie avenue. Requesting the Mayor to instruct the police to flush the gutters on their beats once a day during July, August and September. Instructing the Chief Commissioner of Highways to see that the various passenger railway companies put in crossing stones on the streets occupied by them at the distances required by ordinance of July 7, 1857. To authorize Peter Woll & Son to lay a pipe under and across Berks street, East of Hancock street. The ordinance regulating the duties of the Police and Fire Surgeon, and instructing him to make an inspection of the members of the Fire Department, was postponed till the next meeting, it being said that the subject had not been fully considered in committee.

Contracts for improvements and repairs and for improved sanitary arrangements in various schools, were awarded as follows, at a meeting held at 713 Filbert street: Fifth Section, placing new water closets in the Horace Binney School, D. & P. McNichol, $897; Sixth Section, placing new floors in the Northeast Grammar School, F. Thurwanger, $956; Fourteenth Section, new water closets in Vaux School, $1,295; Fifteenth Section, skylights in Stevens School, C. O'Neill, $639; Eighteenth Section, putting new floors in the Douglass School, F. Thurwanger, $581; Twenty-seventh Section, draining water closets in the Newton Primary School, D. & P. McNichol, $590; Twenty-ninth Section, new water closets in the Meade School, D. & P. McNichol, $1,350. Contracts were also awarded for small repairs to a large number of schoolhouses in all portions of the city.

The committee also received proposals from these persons for the sale of lots: Peter Lamb offered the lot at the corner of Mascher and Master streets, in the Seventeenth Section, for $21,500; John McCarthy the lot at Marshall and Cambria streets, in the Twenty-fifth Section, with a frontage of 200 feet on Marshall street, at $2.50 per foot; Thomas Corson the lot at Twelfth and Cambria streets, in the Twenty-eighth Section, for $11,200, and Hiram A. Miller the lot at Richfield and Fremont streets, in the same section, for $5,000. Action in the matter was postponed until a committee could visit the lots and inspect them. A proposition from the Dobson Brothers to sell to the city for $3,000 the lot at Crawford and Front streets and purchase the lot at Ridge avenue and Crawford streets from the city for $3,000 was accepted.

The Chief Engineer says that about 500 lengths of 4-inch cast iron pipe is needed for extensions to the street mains. The matter has been referred to the Gas Committee on Distribution with power to act.

BUILDERS' ITEMS.

Real Estate Notes.

J. R. CLAGHORN has nearly completed 37 six-roomed houses on Sixteenth, Smedley and Ontario streets.

J. R. WHITE is erecting a block of dwellings (12), which will face Clearfield, Clementine and Emerald streets, and are being put up as an investment.

GREY & SHEPPARD are erecting a large warehouse, 1620 Lombard street. Addison Hutton, 400 Chestnut street, & Kline & Bros. are the sanitary engineers.

HORACE FRITZ, 713 Walnut street, the well-known conveyancer, we regret to say, is confined to his house, suffering from an attack of nervous prostration.

DIXON & HALLOWELL, conveyancers and real estate brokers, report business in renting properties with them good, and have but two or three vacant, and business generally satisfactory.

THE dwelling-house, 217 S. Ninth street, is undergoing extensive alterations, and having fine store window put in, and when completed will be occupied by Mr. J. L. Boesch, optician.

THE JOSEPH BROWN ESTATE is taking down some old houses and replacing them by six handsome stores and dwelling, at Eighteenth and South streets. They will be three stories, back and front.

THOMAS J. COSTELLO, 1008 Passyunk ave., has disposed of the property 823 McClean street for $1,480, and is busy negotiating several other real estate sales. His business generally is very satisfactory.

J. H. HUDSON, Columbia avenue, has just made sale of a property 837 North Fifth street for $7,000; also, one on French street, No. 158, for $1,800. Mr. Hudson finds his time constantly employed conveyancing.

CHAS. S. HENDERSON of Columbia avenue has been killing two birds with one stone at Atlantic City, taking in the fresh air and looking after some valuable lots he has there, and from all we can learn it will be a long job.

DANIEL FITZPATRICK, 812 Passyunk ave., has made sale of the property 778 Evangelist street for $2,150; also, dwelling, 1106 South Eleventh street for $3,100. He has 400 houses on his rent roll, and has but two of them vacant.

B. F. BILYEU, 809 Columbia ave., has just completed the sale of property, 721 Berks street, for $4,150. Mr. Bilyeu reports that inquiries are increasing for properties to purchase in his vicinity of about four to six rooms.

W. S. RINGGOLD & Co., 629 Walnut street, real estate brokers, have just completed the sale of two houses, 2027 and 2029 Oxford street, for $3,500 each.

This firm do an extensive business in mortgages, and report business satisfactory.

HENRY R. SHOCH has been selling considerable property which he has lately completed; 26 on Twentieth street, sold for $3,200 each; 35 on Taylor and 15 on Ringgold streets sold for $2,000 each. Most of these properties were purchased for investment and are bringing $18 per month.

JAMES E. DINGEE & T. ENGEL are building a fine fancy stable and house for coachman at Greenhill and Seybert streets. Otto C. Wolf is the architect. It will be fitted up in the most improved manner, and have great attention paid to its sanitary arrangements, which will be done by Messrs. Kline Bros.

WM. L. CRAVEN, 1546 N. Seventh street, has just completed the sale of house 1855 N. Eighth street for $4,300, and ten on Kip street, north of Somerset street, for $1,250 each; also, one, 285 Tusculum street, for $1,300. Mr. Craven is also erecting twenty-two five-roomed houses in the immediate vicinity, which he will offer for sale as soon as ready.

SAMUEL T. FOX, real estate broker and conveyancer, Ninth and Callowhill streets, has commenced the erection of two semi-detached dwellings, which will be built in the Queen Anne style. They will contain eleven spacious rooms and have all the modern conveniences, and will stand on a lot 50 by 150 feet on the S. E. cor. of Eighteenth and Tioga streets.

ROBERTS & COHN, builders, Camden, are erecting fifty-four four-story dwellings, which will be fitted up with all the modern conveniences, hot and cold water and bath. Also, sold twenty-three six-roomed houses on Point street, above Penn, for $46,000, and are negotiating many other large sales. Mr. Cohn says that properties in Camden are fetching very good prices.

KLINE & KEYS, 1112 Ridge avenue, have within the last few days made sale of the following: four and half acres of land, at Roxborough, for $11,000; also a dwelling, on Twenty-fourth street below Wallace, for $2,400, and two, on Brandywine street below Broad, for $2,400 each.

Properties with them are letting well, and they report collections fair.

WEIDNER & ELKINS are erecting a row of three-story dwellings on Seventeenth street above Jefferson, on the West side. They will be very elegant, brown stone fronts with marble trimming and high steps and will be very commodious with all the latest sanitary improvements. Also, a block on a smaller scale on the North side of Jefferson, similar in construction, with brown stone fronts.

J. R. MASSEY, S. E. cor. of Thirteenth and Green streets, reports having sold a private residence, 532 N. Twelfth street, for $3,200, clear.

Mr. Massey says that real estate transactions are a little dull with him, but is in anticipation of a good fall business; and further says that owners of old properties are asking too much for their houses.

THEO. F. SCOTT & J. E. ROBERTS report having within the last 30 days sold four houses—1624, 1626, 1628 and 1630 Swayne street; 1629 and 1631 Olive street, and 701 Fowler street—for $18,600; also 1017 Lingo street for $1,500; also 535 Dillwyn street for $3,475 (three-story ten-roomed house), and a lot on the east side of Nineteenth street, 108 feet front by 177 deep, for $10,600.

Small houses with them are in great demand.

PAUL BRANDER, architect, has completed plans for the erection of a Parochial school building for the Roman Catholic Church of the Holy Trinity, to accomodate 250 pupils. The new building will have a front on Spruce street of 45½ feet and a depth of 47 feet, and be three stories high with a high basement. The material will be brick, with terra-cotta and brown stone trimmings, with ornamental galvanized iron work at necessary points. The style of architecture is of the Renaissance type. Surmounting the Southeast corner will be a tower finishing with a cross, rising 79 feet above the pavement. The entire cost of the building will be $18,000. Thomas McCary is contractor. The building will be finished by November. The basement story will be 8½ feet. The first floor will contain a music room, 18x 18 feet, reception room, 9x14 feet.

SALES by Coleman & Co., 703 Walnut St., Philadelphia, Pa., two furnished cottages at Cape May, N. J., to Laura H. Chandler of Wilmington, Del., and two large cottages there to Geo. W. Gilbert, of Camden, N. J. The "Berkeley" a 100 room hotel at Sea Side Park, to R. J. Dobbins. No. 3502 Spring Garden St., Philadelphia, to Janette Grier. An 82 acre farm at Freehold, N. J., to Sarah A. Cox, Camden. 14 brick dwellings in Camden, to S. H. Morison, Camden.

CHAS. H. SHARP, 256 Kaighn's avenue, Camden, real estate broker, has just completed the sale of three houses (two stories), for $3,000, on Sycamore street; also a dwelling at Centreville for $800.

Mr. Sharp succeeded Mr. Geo. G. Bundick last August, and since that time has been very successful, having more than doubled the business. He says that collections are good, and the demand for small properties, both for rent and sale, in his section of the town, is active, and properties are being sought after.

P. E. GARDENER, Seventh and Washington ave., has just completed the sale of three houses on McKean street, above Ninth, for $1,850 each, which are a portion of a row of nine, five of which are already sold. He is also negotiating the sale of some lots on the Southeast corner of McKean and Ninth streets. Also, four lots in the rear, which will be consummated in a few days and buildings erected on them. Within the last thirty days Mr. Gardener has sold several properties, most of which have been four and five roomed houses and located in the lower part of the city. He reports that the applicants for properties from Dickinson to Christian streets is in excess of the supply.

GEORGE LODGE, conveyancer, corner of Third and Federal streets, has just completed the sale of property 409 Lombard street, store and dwelling, for $2,000; also 56 ground rents within the last thirty days, for $800 each, at the corner of Sixteenth and Tasker. He has several new properties in his care which he has for sale in the neighborhood of Eighteenth and Tasker, all of which are tenanted. Mr. Lodge is kept very busy conveyancing and has had to have additional help. His office is fitted up with all the most modern office requirements, lighted with electricity, and has several fans constantly playing, and as a down-town office would be difficult to find its equal. Andrews & Lodge are erecting twenty-three well finished two-story dwellings on the east side of Seventeenth, Tasker and Norris streets, which will have all the modern conveniences. The lots are 16x70, with a four-foot alley to each.

THE WARREN EHRET ROOFING COMPANY are being kept very busy, especially with their Slag-Stone Composition, which is both fire- and water-proof, and is a decided improvement on any other composition used for roofing. It is well adapted to all flat or nearly flat surfaces., and is being largely used in all kinds of buildings.

Long experience has enabled them to overcome some few objections so frequently made to roofings of this character, and they now claim it to be perfect.

Much attention has been paid to the particular kind of felt used in the composition. Roofing which is made entirely of wool, when prepared by their new process of saturation, is entirely impervious to either water or gases.

They have styled this felt the "Acme," and it has become quite a favorite amongst the architects and builders.

The Slag-Stone Roofing will stand a fire test that no metal or slate roof will endure. The cement used is composed almost entirely of hydro-carbons. The felt saturated with a similar compound would require a very high degree of heat to liquefy them, and to have a practically fire-proof roof is certainly a great desideratum.

Building Permits.

One two story stable, 14 ft. by 36 ft., Seventy-third st. and Greenway ave., to Michael McCue, Church lane.

Two three-story houses, 18 ft. by 44 ft., Michlin st. and Germantown ave., to George R. Baxter, 121 Wister st.

Twenty two-story houses, 14 ft. by 28 ft., Wensley st. and Kensington ave., to Joseph Sheckey, 1832 Reed st.

Third-story addition, 14 ft. by 58 ft., Sixteenth and Pine sts., to Chas. R. Jarden, 415 Wetherall st.

One addition, 40 ft. by 40 ft., 1336 Spring Garden st., to Wm. R. Dougherty, 1419 Sansom st,

One two-story back building, 11 ft. by 16 ft., 707 South Fifteenth st., to Jas. Maxwell, 1308 South Thirteenth st.

One two-story back building, 18 ft. by 16 ft., Township line and Walnut lane, to H. C. Wright, same place.

One brick kitchen, 14 ft. by 10 ft., 620 North Sixteenth st., to D. W. Blyler, 1328 Olive st.

Alterations and additions, 44 ft. by 18 ft., Broad and Sansom sts., to Tout and McLaughlin, 317 Cook st.

One two-story brick building, 12 ft. by 16 ft., 2315 Jefferson st., to Isaac Scales, 2519 N. Twenty-third st.

Ten two-story houses, 16 ft. by 42 ft., Buist ave. and Sixty-second st., to Geo. Laycock, Sixty-second st. and Elmwood ave.

One three-story house, 16 ft. by 41 ft., Germantown Road and Fifteenth st., to C. Ellwanger, 2210 East Dauphin st.

A one-story stable, 18 ft. by 56 ft., 2218 Columbia ave., to John S. Cornell, 2104 N. Twentieth st.

Seven two-story houses, 16 ft. by 42 ft., Ashmead, above Mercer st., to Wm. Garvin, 5008 Adams st.

A two-story factory, 50 ft. by 75 ft., American and Cumberland sts., to John Dawson, 1855 Frankford ave.

Two one-story storage sheds, 60 ft. by 218 ft., Delaware ave., above Poplar st., to Joseph D. Ellis, 325 Walnut st.

One one-story storage shed, 143 ft. by 25 ft., St. David st., above Race st., to same party.

One one-story shed, 150 ft. by 25 ft., Dickinson st., above Swanson st., to same party.

One two-story store and dwelling, 20 ft. by 44 ft., Kensington ave. and Harrowgate Lane, to D. C. Schuyler, 2263 Fairhill st.

One two-story house, 16 ft. by 40 ft., Erie ave., above K st., to same party.

One two-story back building, 9 ft. by 10 ft., 252 S. Eleventh st., to Corson & Spore, 914 Walnut st.

Corner alterations, Eleventh and Thompson sts., to A. M. Strader, 802 Nectarine st.

One two-story house, 26 ft. by 43 ft., Fifty-eighth and Elmwood ave., to John A. Palmer, 223 S. Fortieth st.

Twelve three-story stores and dwellings, 16 ft. by 56 ft., Berks, above Third st., to John S. Sernee, 1413 N. Broad st.

Five three-story stores and dwellings, 14 ft. by 45 ft., Third st., above Berks, to same party.

Five three-story houses, 13 ft. by 30 ft., Oriana, above Berks st., to same party.

Twenty two-story houses, 14 ft. by 39 ft., Lawrence, above Cambria st., to Michael Melody, 2111 Uber st

One two-story house, 16 ft. by 44 ft., 3712 Silverton ave., to Matthew King, 3700 Fairmount ave.

One two story house, 16 ft. by 44 ft., 3714 Silverton ave., to Anthony Kiley, 704 N. Thirty-seventh st.

Front addition. 14 ft. by 8 ft., Cadwalader and Oxford sts., to Elias Gramlich, 514 Oxford st.

Two brick fronts, Federal, above Twelfth st., to Wm. Thompson, 1524 S. Eighteenth st.

One two-story house, 16 ft. by 40 ft., Sixteenth, above Dickinson st., to same party.

Nine two-story houses, 14 ft. by 28 ft., Cumberland, above Fifteenth st., to John M. Sharp, 1936 South College ave.

Eighteen two-story houses, 14 ft. by 28 ft., North and South side of Bertha, above Fifteenth st., to same party.

Eighteen two-story houses, 14 ft. by 28 ft., North and South side of Kay st., above Fifteenth, to same party.

Front and interior alterations, and Eighth Winter sts., to Michael Whelan, 1120 Mifflin st.

One two-story house, 18 ft. by 30 ft., Eighty-sixth st., to Jas. P. Erwin, 1937 Brandywine st.

Front alterations, 1129 Filbert st., to Jas. Beatty & Son, 2114 Green st.

One two story house, 20 ft. by 20 ft., Reas st. and Lehigh ave., to John Mitchell, 2141 Mascher st.

One three-story building, 39 ft. by 63 ft. Ninth st., above Susquehanna ave., to Geo. Woolford, 1640 Cayuga st.

Four two-story houses, 13 ft. by 36 ft., Fourth, above Somerset st., to H. E. Chambers, 1042 West Dauphin st.

One three story house, Thirty-fifth and Sunny-side sts., to Charles E. Bartle, Thirty-third st. and Lehigh ave.

Eleven two-story houses, 15 ft. by 42 ft., Venango and Smedley sts., to Mary McUlman, 1636 Venango st.

Two-story addition, 15 ft. by 22 ft., 2345 Ridge ave., to J. C. Hirst, 2328 Montgomery ave.

Ten three-story houses, 17 ft. by 60 ft., Forty-second st. and Chester ave., to Henry C. Altemus, 112 South Thirteenth st.

Twelve two-story houses, 14 ft. by 33 ft., Fraley and James sts., to John Cairns, 2739 Kensington ave.

One one-story 10 ft. by 16 ft., Juniper, above Walnut st., to L. Koder, 1520 Fairmount ave.

Rebuild stable, 70 ft. by 80 ft., Aspen, above Forty-second st., to James H. Garrett, 735 N. Forty-first st.

Third-story addition, 60 ft. by 70 ft., Broad, above Vine st., to R. J. Dobbins, 308 North Broad st.

Addition to store, 9 ft. by 11 ft., Twelfth and Vine sts., to P. H. Somerset, 1513 North Twelfth st.

One two-story house, 32 ft. by 30 ft., Seventy-eighth st. and Buist ave., to R. B. Clark, 781 Pennock st.

One three-story store and dwelling, 18 ft. by 57 ft., 2232 Frankford ave., to Robert Beatty, 2046 East York st.

One three-story house, 25 ft. by 73 ft., Frankford ave. and Arrott st., to Wm. Keas, Frankford.

Two three-story houses, 17 ft. by 50 ft., Paul and Meadow sts., to same party.

One two-story house, 16 ft. by 44 ft., Franklin, above Harrison st., to same party.

A two-story church, 33 ft by 45 ft., Greenway ave. and Seventy-second sts., to Geo. S. Pathel, Darby.

One three-story house, 10 ft. by 42 ft., Germantown ave. and Venango st., to Benjamin Walker, 3869 Germantown ave.; one two story house, 18 ft. by 50 ft., Sixteenth, above Venango st., to same party.

One two-story back building, 15 ft. by 16 ft., 2220 North Fifth st., to George Kessler, 1332 Marshall st.; one-story kitchen and alterations, 12 ft. by 16 ft., 2041 Germantown ave., to same party.

One two-story back building, 11 ft. by 20 ft., 926 Green st., to Henry Koch, 559 Chatham st.

Two one-story houses, 35 ft. by 29 ft., Richmond, above Bristol st., to Wm. R. Dougherty, 1419 Sansom st.

Twenty two-story houses, 14 ft. by 28 ft., Stillman st., above Columbia ave.

JUDGMENTS.

PHILADELPHIA.

Entered June 17, 1886.

Coulston Chas W—Richard H Coffey 4 J 86 663 6
Coulston Jesse C—Richard H Coffey 4 J 86 664 54
*Donnelly John—Frank P Beal 4 J 86 660 225
*Jones & Co Wallace—Almira Jones (Execution issued) 4 J 86 667 2,155
*Keating Margt—Thos J Keating 2 J 81 388 ..... S F
Schmidt Wm—L Rugart et al (Treasurers Bond) 4 J 86 666 300
*Steel Wire Belt and Hose Co, Camden—S F Appolonio (Bond and Warrant) 4 J 86 668 5,000
*Sellick Crosby—Jos H Chubb 4 J 86 769 200
Snyder A W, Daniels E R—A G Murphey D C J 73 2627 ..... S F
*Taylor P J—Thos W Smith 4 J 86 652 145
Wheelin Patrick—Jas C McFarland 2 J 81 172 780
*Wolf Will—J E Nachod 1 J 86 695 .. 155

Entered June 18, 1886.

*Booth Chas—C Seidel (Bond of Indemnity Liens) 1 J 86 34 1,300
*Beck J Chas—Wm Tauber 1 J 86 37 600
*Burns Thos—Isaac Nathans 1 J 86 39 400
*Brown Patrick—H R Coulomb 1 J 86 48 100
Beck Henry—Albert Welsh (Execution issued) 1 J 86 51 ..... E Judgmt
*Brown Theo J—A B Luffberry 1 J 86 52 201
*Barnes Howard—Mary Held 1 J 86 60 800
*Carlin John—H B Bunting 1 J 86 58 700
*Devine Ellen—J D Howley B and L 1 J 86 49 64
*Dougherty Jno—Boyle & McGlinn 1 J 86 42 300
Grieb Henry—H A Cozens 2 M 85 319 126
*Hasskarl Elizth—Barbara Gaiser 1 J 86 41 300
*Kettenring Jacob—Peter Engel 1 J 86 35 300
Logan George—H B Bunting 1 J 86 59 150
*Murphy Thos—Lukens & Montgomery 1 J 86 54 200
*Muldoon Henry C—J & P Baltz & Co 1 J 86 56 800
*Miles Jas, Kelley Wm J—Bergner & Engel Co (Drivers Bond and Warrant) 1 J 86 40 200
*News Patrick—Mary Willis 1 J 86 38 200
*O'Donnell Henry—John K McCurdy (Bond and Warrant) 1 J 86 50 ... 1,000
Starr Jesse W Jr—Chas Frazier at al 1 J 81 140 ..... S F
Schaefer Otto—Alexr Kilpatrick 3 J 28 277 ..... S F
*Schmidt Chas F—Otto A Seidel 1 J 86 44 83
*Thomas W Harmar—Susan Pugh 1 86 43 500
*Toner Margt—Monitor B and L (Bond and Warrant) 1 J 76 46 200
*Toner Margt—H R Coulomb 1 J 86 47 400

Entered June 19, 1886.

Bardsley John—Geo W Hall 4 J 84 455 ....
*Banes Howard—Mary A Held 1 J 86 60 800
*Banes Howard—Casper Stocklein 1 J 86 62 428
*Butler W T—P G Mason 1 J 86 68 ... 803
*Brooks Wm S—Jno O Broadbent 1 J 86 90 123
*Carr John—Fidelity Ins &c (Bond and Warrant) 1 J 86 91 120,000
Clark Sarah, Bunting Elizabeth A, Townsend Jos Bexter—C W Bunting 4 J 83 103 2,000
City of Phila—R L Barry 1 M 85 709 .....
Corson Winfield S—P F Young 3 D 85 386 ....
Eeckert David T—R J Wilson 1 D 85 200 ..... Costs
Fanning Martin—H C Fleming et al 1 M 86 349 ..... Costs
Fisher James R, Riehl Emile—Wm M Fox et al 1 J 86 77 78
Hering Walter E, Globe Printing Co —E P Dwight 2 M 86 368 ....
Hele Wm J, Sattler Julius C—R K Stewart 1 S 78 894 ..... Costs
Jones Wallace, Eshleman Chas G—R K Stewart 1 S 79 895 ..... Costs
*Jones William J—John Parr 1 J 86 88 477
*Kerper Josiah—Nich's Hirsch (Bond and Warrant) 1 J 86 84 1,200
*Kettenring Jacob—Henry Hiller (Bond and Warrant) 1 J 86 85 3,200
*Kettenring Jacob—Henry Miller (Bond and Warrant) 1 J 86 86 2,800
Kelly Lawrence—Isaac Wilson 3 M 76 222 ..... S F
*Miller Byron H—Cath G Miller 1 J 86 82 6,000
*Moore Emma H—Edmund Fabel 1 J 86 83 500
Miller Geo A—G M Coffman 1 D 85 692 ..... Costs
*McClure Andrew—Jno E Allen 1 J 86 66 22
Provident Life and Trust Co, (Garnishee) Crawford John deft—Sophia A Young 2 M 86 741 382
Poultney Daniel B—D A Craig 1 M 86 552 308
*Riley Chris E—Jno Shuttleworth 1 J 86 80 100
Raymond John C—R E Pfleger D C D 74 29 3,322
Townsend Morris—P F Young 4 D 85 178 ....
*Wohlan John, Culmery Henry—Dennis Tierney (Execution issued) 1 J 86 95 150
*Wilson Frances J—B F Teller 1 J 86 61 500

Entered June 21, 1886.

Baltimore and Phila R R Co—Jos H Carles 1 M 86 184 250
Barclay John K—A C Barclay O C P J 66 11 ....
*Bumm Geo, Wm and Wm H, Bumm Wm & Sons—Mary Ann Bumm (Execution issued) 1 J 86 107 26,606
Frohlich H—Chas A Korn 2 S 85 15 ....
" " —R W Cator 2 S 85 16 ....
Gilbert Jos H—P Sheets et al 4 D 85 592 168
*Getz Anton A—W Buxbaum 1 J 86 109 200
*Herter Geo—Jno A Bickel et al 1 J 86 108 200
Heer Sebastian—L Edinger 3 J 86 271 1,114
*Kettenring Jacob—A Russell 1 J 86 110 300
*Meister Julius—Chas Theis (Execution issued) 1 J 86 104 320
*Neiman Jos—Geo Neiman (Execution issued) 1 J 86 117 1,504
O'Donnell P F—Aug Herbert 4 J 86 15 ....
*Rusk Dorcas and Wm—Geo W Carson 1 J 86 112 100
*Werner August—B F Teller 1 J 86 116 200
*Wills George—Jacob Brown 1 J 86 103 1,500

Entered June 22, 1886.

Brooks Wm admr, Brooks Eliza Jane dec—John Allen 4 J 86 254 1,452
*Celce Wm, Beyer Ernest—J and P Baltz Co (Execution issued) 1 J 86 120 588
*Celce Wm—J and P Baltz Co (Execution issued) 1 J 121 278
*Chew Totten—E G Badger 1 J 86 148 1,000
Christman Geo M—J H Rohrbacker (Execution issued) 1 J 86 154 3
Fernald Susannah—North S F and T Co 2 M 86 772 887
Glass Robert—B F Taylor 2 J 81 639 .. 1,040
*Henderson D W—Thos J Carroll 1 J 86 149 30
*Hamilton Jas—Mary Holmes (Execution issued) 1 J 86 160 321
*Houghton Mary A—R C Gloria Ch. 1 J 86 162 100
*Kennedy Thos—Jno W Stewart 1 J 86 147 704
*Linde Chas F—Joshua Wood 1 J 86 140 150
*Morrison Chas—Frank Clark 1 J 86 123 300
Magee Helen—W H Ortlipp 1 J 86 159 34
Noble David—M Hay et al (Execution issued) 1 J 86 119 108
O'Rourke Michael, Manley Robt—City (Bond) 1 J 86 142 ....
Shober Saml dec, Shober Amanda admx—G Remak 1 M 86 350 115
Steever Elizth M—E S Herne 3 J 86 45 115
Semple Wm G dec, Semple Cath admx—Wm L K Howe 1 J 86 145 .. 100
*Scott Andrew—Thos J Carroll 1 J 86 150 56
Sutton T W—John Davidson (Execution issued) 1 J 86 153 62
*Toner A and A E—E Wallace et al (Execution issued) 1 J 86 118 205
Whinna Chas—B E Conrad (Treasurers Bond) 1 J 86 146 1,000
Woodhead Frank A—P Rudolph 1 M 86 75 100
Yerkes Jas C—Jno H Krause et al 2 M 81 247 748
Yerkes Jas C—Jno H Krause et al 2 M 81 258 1,558

Entered June 23, 1886.

*Baker Jno S—Jos A Abrams 1 J 86 180 270
*Bonbright Elizth T—F M Stolzenbach 1 J 86 193 150
Bethell Chas P—A H Hamilton 2 M 86 592 57
Chambers Jas S—Jas Hopkins D C J 71 681 2,102
Chambers Jas S—Fourth Nat Bank D C S 71 809 3,252
Devereux Francis N—Girard Ins &c 2 M 86 600 7,099
*Erney Albert S—B F Teller 1 J 86 200 150
*Fullerton Thos—Stanton B and L (Bond and Warrant) 1 J 86 174 2,400
Ferguson Jas C asse—Geo Weightman 1 M 86 602 ....
*Galheber Daniel—F A Coth 1 J 86 183 85
*Grove A B—Eliza E Miller (Execution issued) 1 J 86 192 1,546
Harrison Isabella and Wm—Jas A Davis 2 M 86 601 470

*Huff J Harry, McLaughlin Wm J Jr—Jos Thompson et al (Execution issued) 1 J 86 172 215
Hinkle Chas Y—Jno A Kluebert 3 J 86 191 24
Judge Thomas—Chas Judge 2 M 81 698 1,105
Kost Alexr—Louis Paris 1 J 86 165 20
Lion or Leon Katharina—M Beckman 2 J 81 578 31
Leidy Wm—E Y McCurdy 1 J 86 195 E Judgt
Morris Simeon dec, Morris Geo W and Edwd, Walling Ada trustee—H Geverd et al 3 M 86 845 .....
Otter Robert—E Prowattain 4 S 75 634 .....
*Park D J—Jas M Kelly 1 J 86 197 200
*Quain Wm K—J H Hentz et al 1 J 86 190 574
*Reese Harry E—Mary A Reese 1 J 86 202 775
*Rexroth Henry—F A Poth (Execution issued) 1 J 86 185 52
Shie Chas J—Aug Beitney 1 J 81 62 S F
*Smith Thos—W Whiteside 1 J 86 169 1,381
*Smith Edward N, Fisher Mary A—St Marks Asso (Managers Bond and Warrant) 1 J 86 171 500
*Schmidt Wm—Jno C Miller (Execution issued) 1 J 86 173 252
Wainwright Martha A—Col Ave Bldg Asso 2 M 86 666 1,409

Mechanics' Liens.

Memorial Lutheran Church owner and cont—Jno M Anderson claimant, S E cor 25th and Montgomery ave 6,554
Christian A Snyder owner and cont—Jno H Webster claimant, 6 bldgs E s Mutter st 80 ft to 140 ft S Lehigh ave 688
Wm J Flanigin owner and cont—Geo W Eckart claimant, 8 bldgs S s West Logan st E of Wayne st 82
Jos Stuckey owner and cont—Howard R Deacon claimant, 17 bldgs S and W s Park ave S of Cumberland st each 225
Sellers Hoffman owner and cont—Equitable Brick Works claimant, N s Baltimore ave 36 ft W of 31st st 133
Henrietta Vaal owner and cont—Adolph Zurn claimant N E cor Jasper and Huntingdon st 3,400
The Hayes Mechanics Home owner, Chas D Supplee cont—Aug Godbou claimant Belmont ave and Christ Church Hospital 830
Baptist City Mission owner, A M Green cont—L E Jarden & Co claimants, N W corner Snyder ave and 7th st 820
Rev P J Ryan owner, Rev Jno Fechtel cont—C R Kohl & Bros claimants, S E cor Thompson and Bockius sts 3,157
Jas P McGonigle owner and cont—Michael Gormley claimant, 10 bldgs S s Snyder ave E s of 7th and 12 bldgs N s Cantrell st E of 7th 1,338
Mary McIlvaine owner and cont—C E Paine & Son claimants, 11 bldgs S s Venango E of 17th and 11 bldgs E s of 17th S of Venango st 1,616
Alfred Gardner owner, Wm Henderson cont—Thos Gains claimant, S E cor Kensington ave and Ontario st 59
Ed M G Hopkins owners, E M G and E G Hopkins cont—William Johnston claimant S s Haverford Rd 22 ft W of 41st st 243
Same—Gus A Sailing Sr claimant S s Haverford Rd 221 ft W of 41st st. 229
Same—W Miller & Son claimant S s Haverford Rd 221 ft W of 41st 220
Same—Reath and Hogg claimants S s Haverford Rd 221 ft W of 41st 202
Same—McQuaide& Brown claimants S s Haverford Rd 221 ft W of 41st. 110
Same—Chas E Van Roden claimant S s Haverford Rd 221 ft W of 41st 86
Hayes Mechanics Home owner, Chas D Supplee cont—W H Harrison & Bro, Belmont ave and Christ Ch Hospital 647

Satisfied Judgments.

Elisha Lewis — Josephine Andress [ent Dec 14 85 102
Rachel S Miller— Chas E Pancoast [ent Feb 25 85 330
M A & M C Thomas—A James Jr [ent May 3 86 60
Wm J Gilmore—G P Stephenson [ent Jan 10 84 ver 162
Thos McIlvaine—George Myers [ent April 6 86 1,500
Thos G McCandless—Alexr McCook [ent May 22 86 1,029
Chas F Myers—Andrew Mayer [ent Mar 8 86 625
Chas W App, Andreas Gross, Wm Lambert—Peter Geib [ent March 5 86 100
John H Crooker—H R Shoch [ent May 8 86 1,572
John H Crooker—H R Shoch [ent Nov 21 84 9,200
Owen H Hoffman, Robt H McGuire —F Buckman [ent Mar 13 84 2,000
Chas F Haas—F A Poth [ent Dec 7 85 300
Saml M Fox, Saml Downing—Jas Dellett [ent May 22 86 362
Independence Nat Bank, garnishee —W E Harris [ent May 15 86 74
Jas W Dunn—C Riccilotti [ent Apr 9 86 150
John and Wm Bryson—D O'Connell Club [ent Feb 15 86 125
Jas F Manning—L U Maltby [ent Mar 30 86 300
John Crawford—N F Evans [ent April 3 86 2,500
Geo F Roessler—Benj Hartley [ent Sept 15 85 100
John H Gould—John Lucas [ent Oct 27 83 2,100
Chr Schmidtleker—F Brentzle [ent April 23 85 300
Wm Jones—J Buckley et al [ent Sept 18 82 1,000 480
H F & Mrs H F First—Chas Christman [ent March 3 86 50
Moritz Seldis—B J Potsdamer [ent Apr 15 86 ver 32 2,000
Jos Robertson—R S Leithead [ent Feb 19 86 3,287
Wm H Morris—W L Elkins [ent Jan 18 86 500 1,450
Albert L Hilles, Edward B Hilles—Smedley & Bro [ent Dec 23 85 1,985 6,000
Penna R R Co—L Ristine [ent Oct 20 85 ver 4,000 8,500
Goodman & Reinheimer—R G Glendenning [ent Dec 26 85 255
Goodman & Reinheimer—Jas Talcott [ent Dec 26 85 1,602 1,900
Goodman & Reinheimer—E C Allen [ent Dec 26 85 281 900
John Gibbons—F O'Donnell [ent Oct 13 84 400
John Barnard—E Morris et al [ent Nov 3 83 66,000 1,850
John Sheeran—Michael Collins [ent Nov 18 84 1,000
Wm J Bailey—Jane Bailey [ent Nov 13 85 10,000 4,000
Martin Green—B F Teller [ent Nov 3 85 200
Wm C Probasco—Wm H Newhard [ent Mar 18 86 121 3,400

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.— National Bank.
Sav. Bk. —Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, June 21, 1886.

Arlington st., 1718, 1722, 1724, K R. Pettingill to Clarissa Kelsh, June 7, 1886, each 13 ft. by 57 ft.; also 1726 Arlington, 14 ft. by 57 ft., each subject to mortgage $1,000 $4,400
Brown st., N. s., 105 ft. 1 in. W. Lawrence, one-seventh interest, P. S. Mason to Aubrey H. Gillingham, June 12, 1886, 19 ft. by 92 ft.; N. W. s. Queen, 135 ft. ¼ in. S. W. Green, irreg. shape; E. s St. John, N. Fairmount ave., 20 ft. by 114 ft.
Carlisle st., W. s., 53 ft. 6 in. N. Parrish, Joseph A. Smith to Jno. Murray, June 17, 1886, 15 ft. by 56 ft. 6 in
Catharine st., S. E. cor. Seventh, Annie S. Duffee to Wm. A. Pike, June 17, 1886, 21 ft. 10 in. by 42 ft. 2 in 480
Cedar st., N. W. s., 14 ft. N. E. Fox, Rosanna McCort to Mark McLaughlin, June 10, 1886, 13 ft. 9 in. by 60 ft
Columbia ave., 212, Robert Kelly to Edward Kane, June 14, 1886, 14 ft. 8 in. by 51 ft. 2 in
Columbia ave., 1711, Jos. V. Douglas to Oliver B. De Morat, June 5, 1886, irreg
Eighth st., 249, Mary Coles to Simon Zweighaft, June 14, 1886, 15 ft. by 110 ft
Emlen st., N. s., 261 ft. 6 in. W. Gaul, Hy. M. Smith to Margaretta C. Maurer, June 16, 1886, 14 ft. by 73 ft
Fourth st., W. s., 48 ft. 6 in. by 64 ft., g. r. $72
Green lane, S. E. s., 60 ft. 4½ in. S. W. Broad, Thomas E. Rorer to Albert Schmidt, June 7, 1886, 50 ft. 5 in. by 91 ft
Indiana st., S. s., 140 ft. E. Front, Wm. A M. Fuller to Willard S. Brown, June 7, 1886, irreg. shape
Lehigh ave., S. s., 70 ft. 10 in. W. Fifth, John S. Kelly to William Hewitt, June 19, 1886, 16 ft. 10 in. by 100 ft

Lehigh ave., S. s., 87 ft. W. Fifth, John S. Kelly to Philip Baeder, June 8, 1886, 16 ft. by 100 ft. 3,450
Limekiln pike, S. W. s, 152 ft. 2½ in. N. W. Washington, William E. Handsberry to John Harris, June 12, 1886, irreg. 7,500
Magazine lane, 101 ft. W. Twenty-sixth, one-fifth interest, Louisa Hoffner to Frederick Simon, Sr., June 9, 1886, 6.041 acres 700
Mitchell st., S. W. s., 171 ft. 6¾ in. N. W. Roxborough ave., H. R. Yocum to Wm. Drausfield et ux., June 18, 1886, 20 ft. by 110 ft. 2,500
Ninth st., E. s., 25 ft. N. Germantown ave., John G. Bassler to Thomas Laney et al., May 5, 1886, irreg. shape 1,500
Ogle st., S. W. s., 401 ft. 5 in. N. W. Fountain, George A. C. King to Oram W. Pester, June 19, 1886, irreg. shape 100
Oriana st., W. s., 79 ft. 7 in. S. Huntingdon, Albert E. Eldridge et al to Edw. Mallon, June 15, 1886, 12 ft. 1 in. by 40 ft. 6 in. 1,500
Jasper st., S. E. s., 213 ft. N. E. Somerset, Mary K. Devine to Hiram Livezey, June 18, 1886, 50 ft. by 348 ft. 4½ in. 4,500
Passyunk rd., N. W. s., 307 ft. 1 1-16 in. S. Wharton, Henry S. Bastian, exr., to Bridget Kirlin, June 15, 1886, irreg. shape 1,700
Plum st., S. W. s., 195 ft. S. E. Jefferson, Jas. Holt to Margaret Dalton, June 15, 1886, 15 ft. by 85 ft. 950
Queen st., 512, Chas. Restein to Wm. H. Cousland, June 14, 1886, 16 ft. by 56 ft. 3,100
Sixth st., E. s., 102 ft. ¼ in. N. Erie, Joseph Ruth to Caroline Schultz, June 16, 1886, 14 ft. 3¾ in. by 62 ft. 1,800
Sixth st., W. s., 51 ft. N. Cambria, Wm. Pressell to Jno. Martin, June 10, 1886, 17 ft. by 92 ft. 4⅝ in. 756
Sixth st., W. s., 34 ft. N. Cambria, Jac. Steinert to John Martin, June 10, 1886, 17 ft. by 92 ft. 4⅝ in. 756
Summer st., 3204, H. Wendall et al. to Rebecca T. Elliott, June 14, 1886, 20 ft. by 72 ft 5,900
Susquehanna ave., 509, A. F. Greenig to Wm. F. Boyd, May 31, 1886, 17 ft. by 67 ft. 5,400
Third st., E. s., 180 ft. S. Federal, Lucy D. Sweeney to Robt. Smith, June 18, 1886, irreg.; g. r. $40 3,175
Thurlow st., 1316, Sarah Becker to Wm. Kelly, June 18, 1886, 16 ft. by 47 ft. 6 in. 1,600
Wallace st., N. s., 46 ft. E. Twenty-third, Allan W. Richards to Jas. Morrison, Jr., May 27, 1886, 15 ft. 4 in. by 58 ft. 8⅞ in. 3,350
Warnock st., W. s., 399 ft. N. Girard ave., And. J. Clower et al. to John H. Clower, June 17, 1886, 17 ft. by 60 ft 880
Germantown ave., N. E. s., 16 ft. N. Norris, Geo. Schmidt to Maria M. Schmidt, June 16, 1886, 16 ft. by 47 ft. 1 in. nom.

Tuesday, June 22, 1886.

Broad st., E. s., 340 ft. S. Reed, Wm. R. Matchett to Robert Spratt, June 21, 1886, 21 ft. by 123 ft. $8,000
Brown st., 444, E. S. Armstrong to Samuel D. Sparks, June 14, 1886, 20 ft. by 100 ft. 600
Carpenter st., N. s., 38 ft. E. Ninth, Mary McCullough to Sarah McCullough, June 7, 1886, 46 ft. by 90 ft.; g. r. $44 3,100
Catharine st., S. E. corner Seventh, William A. Pike to Mary Berks, June 17, 1886, 21 ft. 10 in. by 42 ft. 480
Dauphin st., S. s., 26 ft. 9 in. E. Muller, M. C. Hirsch to Robert Anderson, June 21, 1886, 13 ft. by 49 ft. 750
Dauphin st., S. s., 79 ft. 6 in. W. Ninth, Wm. C. Randolph to Edwin Pickup, June 16, 1886, 16 ft by 61 ft.; g. r. $70. 2,000
Dudley st., S. s., 96 ft. W. Ninth, H. H. Eldridge to Thomas W. Gardiner et al., June 12, 1886, 56 ft. by 48 ft. nom.
Eighth st., 243, 245 and 247 N., Trustees of John Eisenbrey, deceased, to Simon Zweighaft, June 14, 1886, each 15 ft. by 110 ft. 32,000
Eleventh st, W. s., 48 ft. S. Carpenter, James H. Mellinger to Margt. McCann, June 14, 1886, 16 ft. by 74 ft.; g. r. $124 975
Fifth st., 1922 N., Joseph A. Geisz to Caspar Becker, June 18, 1886, W. s. Fifth, 16 ft. by 70 ft. 10 in.; g. r. $88 2,133
Fifteenth st., W. s., 130 ft. N. Columbia ave., M. R. Kirkpatrick et al., exrs., to Rebecca V. Deutsch, June 16, 1886, 20 ft. by 100 ft. 6,000
W. s. Fifteenth st., 210 ft. N. Columbia ave., 20 ft. by 100 ft. 6,000
Frankford Rd., E. s., 100 ft. N. Huntingdon, John R. De Haven to Harry B. De Haven, June 18, 1886, 20 ft. by 54 ft. nom.
Front st., E. s., 295 ft. N. Montgomery ave., James L. Maxwell to Wm. Hasell Wilson, June 17, 1886, 15 ft. by 44 ft. g. r. $48 2,850
Mascher st., moiety, E. s., 60 ft. N. Huntingdon, Wm. G. Foulke to Daniel G. Evans, June 6, 1881, 72 ft. by 95 ft. 6 in.; S. s. Thompson and W. s. Vienna, irreg. shape; W. s. Vienna, 80 ft. S. E. Thompson, 33 ft. by 20 ft. 6 in. 6,700
Merion ave., S. W. s., 169 54-100 ft. S. E. Forty-ninth, Horace F. Weehs to John Conick, May 28, 1886, 13 ft. by 90 ft. 1,300
Ninth st., S. E. cor. McKean, H. H. Eldridge to Thomas W. Gardiner et al., June 12, 1886, 64 ft. by 80 ft. nom.
Oriana st., W. s., 67 ft. 2½ in. S. Huntingdon, Hughy Kane to Anna S. Jones, June 17, 1886, 12 ft. 4½ in. by 40 ft. 6 in. 1,650
Owen st., S. s., 91 ft. W. Fifth, Jos. C. Shivers to Caroline, May 18, 1886, 14 ft. by 48 ft. 3 in. 1,200
Ringgold st., 1838, Henry R. Shoch to John Schwartz, June 9, 1886, 14 ft. 2 in. by 47 ft. 2,000
Sixty-second and Paschall sts., N. W. cor., Twenty-fourth Ward, Wm. J. Burnside to Emma F. Stoddart, June 11, 1886, irreg. shape; mtge. $2,000 2,415
Summer st., S. s., 64 ft. E. Twenty-second, Harriett E. Gallagher to Annie Home, June 18, 1886, 16 ft. by 66 ft. 9 in.; g. r. $88 1,550
Susquehanna ave., 1116, Lewis Kroh to John M Scherr, Jr., June 16, 1886, 16 ft. by 66 ft. 6 in. 2,824
Tenth st., W. s., 20 ft. N. Clinton, Fidelity Insurance, Trust and Safe Deposit Company to John K. Barclay, May 31, 1886, 20 ft. by 80 ft.; and lot adjoining on W., 20 ft. by 40 ft. 8,600
Twenty-second st., W. s., 225 ft 6 in. N. Cambria, John A. Bickel et al. to George Herter, June 12, 1886, 16 ft. 2 in. by 92 ft. 6 in. 1,450
Thirtieth st., 864 N., Jacob Grim to John Perkins, June 5, 1886, irreg. shape 2,750
Wallace st., S. s., 103 ft. W. Forty-fifth, Robert D. Wilson to Hugh Slevin, June 22, 1886, 14 ft. by 50 ft 1,450
Woodstock st., N. W. corner Tasker, John Friel to Gottlob D. Rappold, June 15, 1886. 14 ft. by 45 ft. 6 in.; g. r. $60 2,150
Wrekin st., N. s., 93 ft. W. Tulip, John K. De Haven to Harry B. De Haven, June 18, 1886, 14 ft. by 45 ft nom.
Page st., 2225, E. H. Flood to Mary E. Cauliet, June 15, 1886, 16 ft. by 66 ft. 3 in.; mtge. $2,000 1,000
Page st., 2235, E. H. Flood to Chas. H Vetterlein, May 20, 1886, 16 ft. by 66 ft. 3 in.; mtge. $2,000 1,000
Page st., 2237, E. H. Flood to Delphine Fay Irwin, April 22, 1886, 16 ft. by 66 ft. 3 in.; mtge. $2,000 1,000
Tacony st., S. E. s. and S. W. s. Tucker, John Thomson to Jennie A. Waters, June 18, 1886, 60 ft. by 100 ft 1,400
Melrose st., N. W. s., and S. W. s. Tucker, John Thomson to Thomas Waters, June 18, 1886, 60 ft. by 100 ft 800
Uber st., 2115, Ed. H. Flood to Mary A. T. McCormick, May 20, 1886, 20 ft. by 86 ft. 5 in. 5,250
Allegheny ave., N. E. s., 292 ft. S. E. Emerald, Hy. U. Halpin to Henry Sonneborn, June 9, 1886, 20 ft. by 114 ft 1,350
Reese st., W. s., 75 ft. N. Indiana, Frs. L. Schmidt to Andrew Hemberger, June 1, 1886, 84 ft. by 67 ft.; g. r. $33 600

Wednesday, June 23, 1886.

Camac st., 1926, H. J. Vesey to Anna C. Bentley, June 14, 1886, 15 ft. 6 in. by 67 ft $3,850
Camac st., 1928, H. J. Vesey, to Sophia Bentley, June 14, 1886, 15 ft. 6 in. by 67 ft 3,850
Charlotte st., 941, George Hawkes to Jacob Stern et ux., June 9, 1886, 18 ft. by 83 ft. 2,800
Crothers ave., N. W. s., 309 ft. N. E. Eighty-seventh. Elmwood Mut. L. and Imp. Co. to Wm. McAuliffe, May 14, 1886, 50 ft. by 100 ft nom.
Dickinson st., 1531, Wm. R. Matchett to John Murnin, June 4, 1886, 14 ft. 4 in. by 68 ft. 3,500
Dickinson st., 2120, A. S. McCord to Andrew Brown, June 18, 1886, 14 ft. by 52 ft. 2,100
Eighth st., E. s., 127 ft. 6 in. N. Wood, Cath. Schmidt, admx., to Jas. Walsh, Jr., June 15, 1886, 20 ft. by 85 ft. 2,000
Eighth st., W. s., 72 ft. S. Cumberland, Albert K. Rishel to Harry B. Fairchild, June 17, 1886, 15 ft. 4 in. by 52 ft. 2¼ in 2,800
Eighteenth st., E. s., 65 ft. N. Wharton, Alex. Nixon to Rebecca Patton, June 18, 1886, 16 ft. by 71 ft.; g. r. $74 1,400
Eighteenth st., E. s., 228 ft. S. Wharton, Charles Greer, Jr., to Mary Greer, June 21, 1886, 16 ft. by 70 ft.; g. r. $69 400
Front st., N. W. cor. Master, H. W. Catherwood, exr., to Sam'l Currie, June 16, 1886, 60 ft. by 121 ft. 11,325
Front st., 114 S., Alfred Tucker to Hugh W. Catherwood, June 16, 1886, irreg. shape 23,800
Fifth st., E. s., 50 ft. 7⅞ in. S Rising Sun lane, Co-operative Land Association of Kensington to Charles Schilling, April 24, 1886, 17 ft. by 125 ft. 3 in.; W. s. Lawrence, 173 ft. 10 in. S. Pike, 15 ft. by 85 ft. 846
Hallowell st., S. s., 69 ft. 7 in. E Seventh, Thos. Gilford et al. to Mary McBride, June 21, 1886, 16 ft. by 60 ft 1,000

*Huff J Harry, McLaughlin Wm J Jr—Jos Thompson et al (Execution issued) 1 J 86 172 215
Hinkle Chas Y—Jno A Kluebert 3 J 86 191 24
Judge Thomas—Chas Judge 2 M 81 698 1,105
Kost Alexr—Louis Paris 1 J 86 165 20
Lion or Leon Katharina—M Beckman 2 J 81 578 31
Leidy Wm—E Y McCurdy 1 J 86 195 E Judgt
Morris Simeon dec, Morris Geo W and Edwd, Walling Ada trustee—H Geverd et al 3 M 86 845
Otter Robert—E Prowattain 4 S 75 634
*Park D J—Jas M Kelly 1 J 86 197 200
*Quain Wm K—J H Hentz et al 1 J 86 190 574
*Reese Harry E—Mary A Reese 1 J 86 202 775
*Rexroth Henry—F A Poth (Execution issued) 1 J 86 185 52 S F
Shie Chas J—Aug Beitney 1 J 81 62.
*Smith Thos—W Whiteside 1 J 86 169 1,381
*Smith Edward N, Fisher Mary A—St Marks Asso (Managers Bond and Warrant) 1 J 86 171 500
*Schmidt Wm—Jno C Miller (Execution issued) 1 J 86 173 252
Wainwright Martha A—Col Ave Bldg Asso 2 M 86 666 1,409

Mechanics' Liens.

Memorial Lutheran Church owner and cont—Jno M Anderson claimant, S E cor 25th and Montgomery ave 6,554
Christian A Snyder owner and cont—Jno H Webster claimant, 6 bldgs E s Mutter st 80 ft to 140 ft S Lehigh ave 688
Wm J Flanigin owner and cont—Geo W Eckart claimant, 8 bldgs S s West Logan st E of Wayne st 82
Jos Stuckey owner and cont—Howard R Deacon claimant, 17 bldgs S and W s Park ave S of Cumberland st each 225
Sellers Hoffman owner and cont—Equitable Brick Works claimant, N s Baltimore ave 36 ft W of 31st st 133
Henrietta Vaal owner and cont—Adolph Zurn claimant N E cor Jasper and Huntingdon st 3,400
The Hayes Mechanics Home owner, Chas D Supplee cont—Aug Godbou claimant Belmont ave and Christ Church Hospital 830
Baptist City Mission owner, A M Green cont—L E Jarden & Co claimants, N W corner Snyder ave and 7th st 820
Rev P J Ryan owner, Rev Jno Fechtel cont—C R Kohl & Bros claimants, S E cor Thompson and Bockius sts 3,157
Jas P McGonigle owner and cont—Michael Gormley claimant, 10 bldgs S s Snyder ave E s of 7th and 12 bldgs N s Cantrell st E of 7th 1,338
Mary McIlvaine owner and cont—C E Paine & Son claimants, 11 bldgs S s Venango E of 17th and 11 bldgs E s of 17th S of Venango st 1,616
Alfred Gardner owner, Wm Henderson cont—Thos Gains claimant, S E cor Kensington ave and Ontario st 59
Ed M G Hopkins owners, E M G and E G Hopkins cont—William Johnston claimant S s Haverford Rd 22 ft W of 41st st 243
Same—Gus A Sailing Sr claimant S s Haverford Rd 221 ft W of 41st st. 229
Same—W Miller & Son claimant S s Haverford Rd 221 ft W of 41st 220
Same—Reath and Hogg claimants S s Haverford Rd 221 ft W of 41st 202
Same—McQuaide& Brown claimants S s Haverford Rd 221 ft W of 41st. 110
Same—Chas E Van Roden claimant S s Haverford Rd 221 ft W of 41st. 86
Hayes Mechanics Home owner, Chas D Supplee cont—W H Harrison & Bro, Belmont ave and Christ Ch Hospital 647

Satisfied Judgments.

Elisha Lewis — Josephine Andress [ent Dec 14 85 102
Rachel S Miller– Chas E Pancoast [ent Feb 25 85 330
M A & M C Thomas—A James Jr [ent May 3 86 60
Wm J Gilmore—G P Stephenson [ent Jan 10 84 ver 162
Thos McIlvaine—George Myers [ent April 6 86 1,500
Thos G McCandless—Alexr McCook [ent May 22 86 1,029
Chas F Myers—Andrew Mayer [ent Mar 8 86 625
Chas W App, Andreas Gross, Wm Lambert—Peter Geib [ent March 5 86 100
John H Crooker—H R Shoch [ent May 8 86 1,572
John H Crooker—H R Shoch [ent Nov 21 84 9,200
Owen H Hoffman, Robt H McGuire —F Buckman [ent Mar 13 84 2,000
Chas F Haas—F A Poth [ent Dec 7 85 300
Saml M Fox, Saml Downing—Jas Dellett [ent May 22 86 362
Independence Nat Bank, garnishee —W E Harris [ent May 15 86 74
Jas W Dunn—C Riccilotti [ent Apr 9 86 150
John and Wm Bryson—D O'Connell Club [ent Feb 15 86 125
Jas F Manning—L U Maltby [ent Mar 30 86 300
John Crawford—N F Evans [ent April 3 86 ver .....
Geo F Roessler—Benj Hartley [ent Sept 15 85 100
John H Gould—John Lucas [ent Oct 27 83 .....
Chr Schmidtleker—F Brentzle [ent April 23 85 300
Wm Jones—J Buckley et al [ent Sept 18 82 1,000
H F & Mrs H F First—Chas Christman [ent March 3 86 50
Moritz Seldis—B J Potsdamer [ent Apr 15 86 ver 32
Jos Robertson—R S Leithead [ent Feb 19 86 3,287
Wm H Morris—W L Elkins [ent Jan 18 86 500
Albert L Hilles, Edward B Hilles—Smedley & Bro [ent Dec 23 85 1,985
Penna R R Co—L Ristine [ent Oct 20 85 ver 4,000
Goodman & Reinheimer—R G Glendenning [ent Dec 26 85 255
Goodman & Reinheimer—Jas Talcott [ent Dec 26 85 1,602
Goodman & Reinheimer—E C Allen [ent Dec 26 85 281
John Gibbons—F O'Donnell [ent Oct 13 84 400
John Barnard—E Morris et al [ent Nov 3 83 66,000
John Sheeran—Michael Collins [ent Nov 18 84 1,000
Wm J Bailey—Jane Bailey [ent Nov 13 85 10,000
Martin Green—B F Teller [ent Nov 3 85 200
Wm C Probasco—Wm H Newhard [ent Mar 18 86 121

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.— National Bank.
Sav. Bk. —Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, June 21, 1886.

Arlington st., 1718, 1722, 1724, K R. Pettingill to Clarissa Kelsh, June 7, 1886, each 13 ft. by 57 ft.; also 1726 Arlington, 14 ft. by 57 ft., each subject to mortgage $1,000 $4,400
Brown st., N. s., 105 ft. 1 in. W. Lawrence, one-seventh interest, P. S. Mason to Aubrey H. Gillingham, June 12, 1886, 19 ft. by 92 ft.; N. W. s. Queen, 135 ft. ¼ in. S. W. Green, irreg. shape; E. s St. John, N. Fairmount ave., 20 ft. by 114 ft. 2,500
Carlisle st., W. s., 53 ft. 6 in. N. Parish, Joseph A. Smith to Jno. Murray, June 17, 1886, 15 ft. by 56 ft. 6 in 2,100
Catharine st., S. E. cor. Seventh, Annie S. Duffee to Wm. A. Pike, June 17, 1886, 21 ft. 10 in. by 42 ft. 2 in 480
Cedar st., N. W. s., 14 ft. N. E. Fox, Rosanna McCort to Mark McLaughlin, June 10, 1886, 13 ft. 9 in. by 60 ft. 2,000
Columbia ave., 212, Robert Kelly to Edward Kane, June 14, 1886, 14 ft. 8 in. by 51 ft. 2 in 1,450
Columbia ave., 1711, Jos. V. Douglas to Oliver B. De Morat, June 5, 1886, irreg 6,000
Eighth st., 249, Mary Coles to Simon Zweighaft, June 14, 1886, 15 ft. by 110 ft 8,500
Emlen st., N. s., 261 ft. 6 in. W. Gaul, Hy. M. Smith to Margaretta C. Maurer, June 16, 1886, 14 ft. by 73 ft 1,900
Fourth st., W. s., 48 ft. 6 in. by 64 ft., g. r. $72 900
Green lane, S. E. s., 60 ft. 4½ in. S. W. Broad, Thomas E. Rorer to Albert Schmidt, June 7, 1886, 50 ft. 5 in. by 91 ft 1,850
Indiana st., S. s., 140 ft. E. Front, Wm. A. M. Fuller to Willard S. Brown, June 7, 1886, irreg. shape 4,000
Lehigh ave., S. s., 70 ft. 10 in. W. Fifth, John S. Kelly to William Hewitt, June 19, 1886, 16 ft. 10 in. by 100 ft 3,400

Mervine st., W. s., 102 ft. 6 in. N. Norris, Wm. L. Craven to Sophia R. Bentley, June 14, 1886, 17 ft. 10 in. by 73 ft 3,800

Master st., 178, Jos. Grandon, exr., to Bernard Michels, June 22, 1886, 18 ft. by 90 ft.......... nom.

Almond st., N. W. s., 253 ft. N. E. Clearfield, John Martin to James Judge, June 18, 1886, 146 ft. 10½ in. by 70 ft.; also, lots on Almond and Livingston sts.......... 4,895

Montgomery st., S. s., 29 ft. E. Bambrey, Emily L. Sherbourne to Ida De Long, June 21, 1886, 14 ft. by 60 ft.; g. r. $84.......... nom.

Montgomery st., N. W. cor. Twenty-fourth, Girard L. I. A. and T. Co. to Jas. C. Moore, June 22, 1886, 15 ft. 3 in. by 72 ft. 6 in.......... 4,000

Nineteenth st., W. s., 50 ft. S. Tasker, Peter Sheets to John Calhoun, April 30, 1886, irreg.......... 400

Diamond st., N.E. cor. Twenty-first, Edward D. Stokes et al. to John M. Sharp, June 3, 1886, irreg.......... 29,000

Parrish st., S. s., 16 ft. W. West, Julius C. Sattler to Harry O. Sattler, June 25, 1886, 16 ft. by 60 ft.; mtge. $1,000.......... 1,000

Penn st., W. s., 32 ft. 9 in. S. South, John Kelleher to Henry Bloomenkamp, June 15, 1886, 15 ft. 3 in. by 40 ft.......... 3,500

Seventh st., W. s., 18 ft. N. Cambria, Anna M. Abel to Walter H. Geissinger, June 23, 1886, 90 ft. by 66 ft 1,250

Sheridan st., 1825, John McCabe to Leffman Hope, June 12, 1886, 12 ft. by 39 ft. 6 in.; g. r. $84.......... 500

Union st., 314, John McKenna et al., exrs., to Charles O'Neill, June 18, 1886.......... 3,700

Union ave., N. W. s., 100 ft S. W. Thirty-second, William J. Hele to Mamie Hutton, June 25, 1886, 20 ft. by 100 ft.......... 100

Venango st., N. s., 40 ft. 11⅛ in. E. Seventh, R. E. T. I. & T. Co. to John W. Dauzeisen, June 22, 1886, 41 ft. by 98 ft.......... 1,450

SATURDAY June 26, 1886.

Aramingo st., N. E. s., 86 ft. 6 in. S. E. Almond, M. A. Jacoby to John R. McLean, June 23, 1886, 12 ft. 5⅞ in. by 65 ft. 7⅜ in.......... $700

Botanic ave., N. W. s., and N. E. s. Seventy-eighth, George Lacock to Daniel Barrow, June 19, 1886, 50 ft. by 100 ft 275

Brewster ave., N. W. s., 75 ft. N. E Eightieth, 50 ft. by 100 ft.......... 250

Boyer st., S. W. s., 162 ft. 3 in. N.W. Mt. Airy ave., F. B. Gowen, trustee, to George W. Frederick, June 24, 1886, irreg. shape.......... 2,250

Broad st., W. s., Mid. ave., 34 S., Briton Corlies to Hugh McAnany, June 16, 1886, 8 acres.......... 7,000

Corson st., S. W. s., 150 ft. S. E. Mermaid ave., Hiram Corson to Ellen Langan, May 22, 1886, 17 ft. by 120 ft.......... 1,500

Eleventh st., E. s., 186 ft S. Somerset, Hy. W. May to Mary Spencer, June 24, 1886, 16 ft. by 90 ft.; g. r. $138 1,000

Erie ave., N.W. cor. Marshall, E. B. Wagner to Wm. F. McCoy, June 4, 1886, irreg. shape.......... 300

Daly st., 741, Wm. F. Albrecht to Richard Sitler, June 18, 1886, 14 ft. by 50 ft. 6 in.; g. r. $36.......... 700

Fifth st., W. s., 144 ft. S. Indiana ave., E. M. Davis to Thomas D. Beatty, June 7, 1886, 18 ft. by 72 ft. 825

Forty-ninth st., S W. s., 98 ft. 6 in. S. E. Springfield, Thomas Robb to Charles E. Buzby, June 23, 1886, 33 ft, 6 in, by 135 ft.......... 6,000

Frankford rd., S. E. s., and N. W. s. Paul, Octavia Planton to Isophene Planton, June 24, 1886, 13 ps. by 2 ps.......... 10,000

Haverford st., 3215, Howard Watkin to Jane E. France, May 31, 1886, 16 ft. by 90 ft.......... 5,750

Cresson st., N. cor. Levering, Jacob Heidinger et al. to Annie M. Brown, June 7, 1886, irreg. shape... 8,000

Kingsessing ave., N. W. s., 168 ft. S. W. Forty-seventh, Geo. S. Clarke to Martha G. Kimball, Sept. 14, 1885, 107.26 ft. by 235.87 ft.......... 7,000

Lombard st., S. W. cor. Chippewa, Robt. Garrett to Andrew N. Paul, May 20, 1886, irreg. shape; g. r. $1,350.......... nom.

Mervine st., 2031, Chas. H. Oulton to Sarah Bentley, June 11, 1886, 17 ft. by 73 ft.......... 3,575

Norris street, 521 and 523, Charles H. Dedrick to David Harbison, June 23, 1886, 24 ft. by 62 ft. 9 in.; mtges. $1,200 2,900

Nineteenth st., S. E. cor. Fernon, Wm. Galbraith to Jas. G. McKinney, June 4, 1886, 29 ft. 5¼ in. by 40 ft.......... nom.

Nineteenth st., E. s., 271 ft. 11⅛ in. S. Columbia ave., Eli W. Leighton to Fannie J. Roberts, June 21, 1886, 18 ft. by 90 ft.; mtge. $2,700... 2,100

Oxford street, W. s., 89 ft. E. Eighteenth, Walter H. Bryant to Henry G. Bryant, June 2, 1886, 17 ft. 8 in. by 73 ft.; mtge. $3,500.......... 1,150

Park ave., 1734, Thos. P. Twibill, to Mary F. Huckel, June 12, 1886, 19 ft. 7 in. by 80 ft.......... 6,100

Powelton ave., 4043, William Oscar Robb to Anna Mary Cloud, June 18, 1886, 17 ft. 10 in. by 88 ft. 4¼ in.. 6,200

Rhinehard st., N. W. s., 149 ft. 5 in. S. W. Forty-seventh, Wm. S. P. Shields to Thos. M. Barnett, June 23, 1886, 27 ft. by 50 ft .... nom.

St. David st., S. W. s., 203 ft. 4 in. N. Race, H. C. Willis et al. to Robert Garrett, May 13, 1886.......... nom.

Seventh st., S. s., 40 ft. N. Montgomery, Robert H. Neilson to Milton Sees, June 19, 1886, 17 ft. 5⅝ in. by 65 ft.......... 900

Snyder avenue, N. s., 16 ft., etc., W. Eleventh, Jos. Shickey to Howard R. Deacon, June 2, 1886, 90 ft. by 63 ft.; g. r. $90.......... 2,400

State rd., Twenty-third Ward, W. L. Baldwin to Richard H. Morris, June 15, 1886, 9.05 acres 12,500

Stillman st., E. s, 95 ft. S. Montgomery, Jos. Carter Powell to Annie R. Hanby, June 21, 1886, 42 ft. 3 in. by 51 ft. 7¾ in.......... nom.

Tasker st., S. s., 70 ft. E. Ninth, Samuel Shaw to Jno. Curran, June 22, 1886, 16 ft. by 65 ft .... nom.

Thirty-fourth st., E. s., 50 ft. S. Ludlow, Blair B. Books, executor, to Jno. Ross Mateer, June 23, 1886, 50 ft. by 97 ft.......... 4,250

Thompson st., E. s., 379 ft. 11 in. S. W. Lehigh ave., Jno. M. Collins to Richard C. Kemmey, June 21, 1886, irreg. shape.......... 1,600

Tree st., 734, Wm. F. Albrecht to Chas. B. Cailhopper, June 18, 1886, 14 ft. by 50 ft. 6 in. g.; r. $36.......... 700

Trenton ave., N. W. s., 150 ft. N. E. Orthodox, Albert Cooper to James Fitzgerald, June 22, 1886, 20 ft. by 100 ft.......... 1,000

Wallace st., 1916, Wm. McKnight to Geo. A. Smith, June 21, 1886, 18 ft. by 100 ft.......... 9,000

Walnut st., 3301, S. W. Broadbent to Edwin B, Hutchins, June 10, 1886, 20 ft. by 106 ft.......... ......

Washington ave., S. s., 146 ft, W. Twenty-second, moiety, Alter Megear to Fred. J. Dreer, June 23, 1886, 15 ft. by 130 ft.......... 2,200

Cantrell st., S. s., 79 ft. W. Sixth, F. R. Lockerman to Lizzie Cowan, June 25, 1886, 14 ft. by 48 ft.......... nom.

Winona ave., S. E. s., 222 ft. S. W. Morris, Thompson Bell to Samuel McNichol, May 18, 1886, 14 ft. by 103 ft.......... 700

—2?0 employés of the three brickyards of Young & Milnamow struck last Thursday, because of the refusal of the firm to discharge a non-union moulder who had been employed to fill up the gang.

—An equity suit was brought against the Independent Telephone Company in Common Please No. 1 by Adolphus A. Knudson and T. Gardner Ellsworth. The latter are owners of patents for improvements in mechanical telephones, and they say that they sold the patents to the Company for $14,500 in cash and $125,000 in stock. They allege that the Company has failed to make the payments according to contract, and they ask the Court to restrain it from doing business in the sale of State rights until they account to the plaintiffs.

—The Survey Committee of Councils on Tuesday considered an ordinance authorizing the Mayor to appoint a committee of expert civil engineers to examine the sewage system of the city, after which two of the experts, in conjunction with the Chief Engineer and Surveyor, would be formed into a Board to correct the system. It was decided to return the ordinance to Councils without the approval of the committee. An ordinance changing the name of the thoroughfare known as Long lane, in the Twenty-sixth ward, to Point Breeze avenue was approved.

—Superintendent Walker, of the electrical department has completed the laying of an underground telegraphic and electric wire conduit on Broad Street, north from Columbia Avenue, to the Germantown and Norristown Railroad. The conduit is a wooden box, about 6 inches wide and 3 inches deep, and in it are laid the wires for telegraphic and lighting purposes, the wires being imbedded in pitch, so that any settling of the pavement under which they are stretched, if it should cause the conduit to break in any part would still leave them perfectly insulated.

—The Commissioners for the erection of the Public Buildings have directed the old contract for fitting up the Southern and Eastern entrances to the structure to be put into operation. A granolithic floor will be laid in the interior doorways, with tiles on the edges near the walls, and the iron work and bronze gates already on hand will be set. The proposals for fully finishing the corridors in the Eastern basement story will be considered by committees who have power to take final action. The Executive Committee yesterday approved pay-rolls to the amount of $3,610.69.

—The amount of coal shipped over the Philadelphia and Reading Railroad for the week ending Saturday, June 19, 1886, was 272,273.01 tons, against 271,313.16 tons for the corresponding period of last year, an increase of 959.05 tons; total to date, 6,519,033.19 tons, against 5,968,293.15 tons at the same time last year, an increase of 550,740.04 tons. The amount shipped over the Schuylkill Canal for the week was 16,173 tons, against 14,847 tons for the corresponding period of last year, a decrease of 1,674 tons; total to date, 151,169 tons, against 143,276.10 tons at the same time last year, an increase of 7,892.10 tons.

—St. Louis seems to be ahead of Philadelphia in its manual training school feats. Five pupils of that institution have just graduated. Manufacturers and business men in general are all in favor of such schools and seem anxious to have some of the graduates in their various establishments. Philadelphia is in need of such graduates.

—At the meeting of the Water Committee of Councils on Tuesday, Chief Engineer Ogden recommended that in awarding a contract for a pumping engine only bids for a 20,000,000-gallon pump be considered. The following are the bidders for the engines: Gordon, Maxwell & Co., $85,500; William Cramp & Sons, $72,330; Holly Manufacturing Company, $69,000; Robert Wetherill, $69,000, and Henry R. Worthington, $57,000. The committee will not award the contract until the workings of the different pumps are investigated. The Southwark Foundry and Machine Company received the contract for supplying the Works with 48-inch stop-valves, and J. P. Morris for five boilers at the Spring Garden Pumping Station and two boilers at the Roxborough Pumping Station for $26,965.

—The suburban town of Holmesburg is improving rapidly. It is estimated that $200,000 will be invested in buildings there this year, or more than double the amount invested last year. It was stated a week or two ago that a stock company had been formed to supply water. Two thirds of the $50,000 capital have been subscribed. There is a great deal of building enterprise aroused there, and building lots are being offered for sale by the hundred. The Holmesburg Junction Station, which has just been completed, is two stories high, modeled after the prevailing Queen Anne style. It is painted in reds, greens, modifications of ochre, etc., and furnished with chestnut wainscoting and other hard woods, polished, inside. The tracks of the Kensington and Bustleton Road will be moved over about fifteen feet towards the station, while a new platform will be built out to the New York tracks.

—J. W. Hallahan's new store at Eighth and Filbert will be a very fine structure. The new building will be 31 feet front, 72 feet deep and four stories high. The general design of the building will be a modern treatment of Italian Renaissance. The first story presents on Eighth street, with a return on Filbert street, large show windows. The pilasters forming the divisions and supports above will be of polished dark Quincy granite, with fluted shafts and moulded and carved caps and bases, surmounted by a heavy cast-iron cornice and wrought-iron grills, thus forming balconies over the show windows. Rea & Rilly, the general contractors for the work, will commence operations the first week in July. The total cost of the new building and fittings will be about $30,000. It is expected to occupy the new store about September 20th, and during the rebuilding the business will be continued at 27 North Eighth street, a few doors south of Filbert street.

—Wilson, Brother & Co., Civil Engineers and Architects are preparing plans and specifications for the new prison. The new building will contain 432 cells, and eventually it will be considerably enlarged. A wall will be built 907 feet long on Adelaide Street, with a depth of 850 feet. The prison itself will comprise a series of long one-story buildings, shooting out at different angles from one common centre or rotunda. Each of these structures will consist of a corridor extending the entire length, and flanked on either side by cells. The latter will be ventilated and lighted by means of skylights in the roof. Underneath the pavement will be ducts or passage-ways to be used for heating and ventilating purposes, while different plumbing pipes will be carried along them. The wall enclosing the prison will have a semi-circular indentation along its front on Adaline street, about midway between the two side walls. In the centre of the crescent thus formed will stand the lodge or main entrance, a structure called the "administration building" being erected in front of it, along the line of the street. It is intended in a short time to erect a capacious store house, in addition to the large supply building. The total cost of the projected improvements will run up nearly to $1,000,000, for which there is at present appropriated, only $150,000. The work will be vigorously prosecuted, and funds sufficient will be forthcoming for the purpose.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEECSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

500,000 FEET
RUBBER, GARDEN
—AND—
PAVEMENT HOSE.

Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.

Goodyear's only Headquarters.

D. P. DIETERICH,
308 CHESTNUT STREET,
Circulars Free. **Philadelphia.**

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - *$400,000.00*
Reserve for Reinsurance and all other claims, - - - *1,070,610.92*
Surplus over all Liabilities, - - *447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS * BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

BUELL'S
FIRE EXTINGUISHER.
Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.
PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUMINATED CATALOGUES ON APPLICATION.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

A Story of a Philadelphian
IN A BOSTON PAPER.

There is a good story told at the expense of a Philadelphian. Two gentlemen—one from Boston and one from Philadelphia, and strangers to each other—were fishing off the same pier at a watering-place near Boston, when the Boston man fell overboard. "Help! Help!" he cried, as he rose for the first time. But the Philadelphian paid no attention and he sank and rose again, still begging for help. "Perhaps I can help you," suddenly exclaimed the Philadelphian. "Can you tell me who your great-grandmother was?" "What do I know of my great-grandmother?" cried the drowning Bostonian. "Won't you save my life?" "I am sorry, very sorry," said the Philadelphian, coolly, "but I really cannot do anything for a man who does not know who his great-grandmother was."

The Day Sewed Shoe Manufacturing Company opened its new store, 23 North Eighth Street, about one week ago. The phenominal success of the undertaking emphatically disproves the point of the above story for the new store has been daily crammed with Philadelphians, all of whom have expressed their admiration for the style, beauty, and workmanship of the Day Sewed Shoe.

Ladies' Finest and best French Kid Button Boots at $5,00 in every style. This same quality is usually sold at $7.00 to $9.00 and even higher.

Gentlemen's Calf Boots, Button, Lace and Congress, from $3.00 to $6.00.

Misses' Kid Button Boots, Spring Heels, at $2.75.

Boys' Calf Boots, Button and Lace, at $2.75.

Children's Kid and Goat Button Boots at $1.50.

The Day Sewed Shoe M'f'g Co.,
23 N. Eighth St.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.
Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 26. PHILADELPHIA, MONDAY, JULY 5, 1886. PRICE 15 CENTS

Items of News.

—Asbury Park, N. J., has an assessed valution of $2,000,000.

—F. B. Gowen has been elected President of the Reading and Pottsville Telegraph Company.

—The $800,000 steamship subsidy clause has been stricken out of the Senate Post Office Appropriation bill.

—The Baltimore and Philadelphia Railroad officials state that the new line will certainly be in operation by the middle of August.

—Congress having failed to make the necessary appropriations for the different Navy yards, it is probable that all work will be suspended.

—Ogilby ex-cashier of the Dime Saving Bank of New Brunswick, New Jersey, was sentenced to hard labor in the States Prison at Trenton, for ten years and a fine of $500.

—A lawyer of Kingston, N. Y., has appeared before the local authorities with the request that an assessment for $1,000 be taken from the property of a neighbor and placed upon his own lot.

—City Solicitor Warwick has sent an opinion to the Board to the effect that the city cannot sell its interests in the docks and piers at the ends of the streets between Vine and Pine streets on the Delaware river.

—The Gas Trust on Wednesday paid into the City Treasury $145,250, of which $5,250 was for State taxes on loans $35,090 the semi-annual contribution to the Sinking Fund and $105,000 the semi-annual interest on outstanding loans.

—Controller Dechert, with the approval of a sub-committee of Councils' Finance Committee, awarded the contracts for supplying the city departments with warrants to Wm. F. Murphy's Sons, at $17.50 per 1,000, the same price as last year.

—A letter from the Secretary of the Navy has been sent to the Senate submitting a request for an appropriation of $186,993 to complete the three steel cruisers Chicago, Boston, and Atlanta, and to pay the amount due on the dispatch-boat Dolphin.

—In an opinion delivered by Judge Willson, Common Pleas Court, No. 4, on Monday entered judgment in favor of the Commonwealth for $5,095.08 in a suit brought to recover the collateral inheritance tax upon the estate of Sophia Kuhn, deceased.

—It has been decided that the New York Police Commissioners, will be compelled to give up the scheme for forming a police pension fund. The question involved the principle of the right of wage earners having their wages when due and doing as they pleased with it.

—The Attorney-General of the United States is severely censured, and the Pan Electric combination is denounced as a conspiracy, in the the report which has been prepared by the Republican members of the Pan Electric Telephone Committee.

—If I. W. Pearce, of Brooklyn, N. Y., can prove that his mother was a cousin of Sarah Savage, mother of T. H. Blythe, of California, he will become the heir to $8,000,000 left by Blythe. He goes to England for the purpose of getting the necessary evidence.

—The will of Elizabeth A. Kershaw bequeaths $500 to the Presbyterian Home for Widows and Single Women. After the death of a relative the residue goes to the American Bible Society, American Tract Society and the Home and Foreign Missionary Society.

—The new Board of Health of Camden was organized on Monday by the election of Dr. Leckner, President; D. Cooper Carman, Secretary; Mahlon H. Ivins, Treasurer; Williard Morgan, Solicitor, and Septimus Knight, Inspector. The salary of the latter was fixed at $600.

—Judge Butler last Tuesday denied the motion for a preliminary injunction to restrain J. Lowber Welsh from paying $260,000 as administrator of Dona Francesco Del Valle's estate to Don Antonio Modesto Del Valle and Wm. W. Gibbs, who claim the money under assignments.

—In order that he may accept the position of Solicitor for the St. Paul, Minneapolis and Manitoba Railroad Company, Wm. F. Smith, Assistant Secretary of the Treasury, has tendered his resignation to the President. Hon. Hugh L. Thompson, Governor of South Carolina, has been selected as his successor.

—The Building Association League at its quarterly meeting placed in nomination the following officers: President, Jos. H. Paist; Vice-Presidents, Addison Burk and George Hawkins; Treasurer. Jos. K. Gamble; Secretary, Michael J. Brown; Solicitors, John I. Rogers, J. Levering Jones and H. W. Gimber. The Treasurer reported a balance of $875.51.

—Vice Chancellor Bird has rendered a decision in the famous Ocean Beach case in favor of the complainant. This case has aroused great interest, and about 4,000 pages of testimony were taken. The bill was to quiet title to certain lands, and was brought by the Ocean Beach Association against Henry H. Yard. Incidentally the suit involved the whole shore front.

—At the monthly meeting of the Board of Gurdians of the Poor on Monday Dr. J. C. DaCosta was elected First Assistant Physician of the insane department, vice Dr. C. P. Henry, resigned; Robert H. Smith was elected bookkeeper, and Dr. W. J. Hawley outdoor Physician in the First district. The contract of Paul J. Essick & Son for rebuilding the burned wing was approved.

—The Long Branch Railroad, which extends from the Tuckerton Railroad at Manahawkin across Barnegat Bay to Barnegat City Junction, a distance of five miles, is opened. The road has two branches, one 13 and the other 14 miles long. The former runs up the beach through Harvey Cedars to Barnegat City, and the latter, which is nearly completed and will be opened in a week, extends down to Beach Haven.

—Dr. Willis Weaver has been granted a license by the Port Wardens to build a bulkhead in the Delaware river at Bristol. Licenses have also been given to the Baltimore and Philadelphia and the Schuylkill River East Side Railroad Company to build a ferry slip in the Delaware river below Dickinson street; to build several bulkheads on the line of its proposed improvements along the Schuylkill river, and to build a ferry slip in the Schuylkill river above Point Breeze.

—Senator Edmund's bill giving the President power to appoint Postmasters of all classes, Collectors of Internal Revenue, Collectors of Customs at ports in which the gross revenues do not exceed———dollars, and all other customs officers; all Territoral officers, except Judges of the Supreme Courts, all District Attorneys and United States Marshals, Indian Agents and District Land Officers, is the latest Washington, D. C. sensation. At present these officers are appointed by and with the advice and consent of the Senate.

—Hallgarten & Co. and Robert Garrett & Sons, of Baltimore, have taken jointly $2,200,000 of the Staten Island Rapid Transit Railroad Company's second mortgage 5 per cent. 40-year bonds, principal and interest unconditionally guaranteed by the Baltimore and Ohio Railroad Company. The entire issue is $2,500,000, but $300,000 was previously disposed of. The property securing this mortgage comprises the whole of the New York terminals of the Baltimore and Ohio Railroad Company, including warehouses, elevators, etc., to be built, as well as the bridge over the Arthur Kil, the erection of which was recently authorized by special act of Congress.

—The *Public Ledger* says: "It is a fact that the city was made to pay for the 250,000 tons of gas coal it used every year $1 a ton, at times, more than other, and some quite unimportant, customers were paying, thereby entailing a loss upon the City Gas Works at the rate of $250,000 a year for coal alone. It is very desirable to discover how that came about, whether it was an unfair charge upon the city's coal by the Pennsylvania Railroad Company or an overcharge by the coal company on its best customers, or whether it came about by negligence or collusion of the Gas Trustees. Anyway, it is a very important question, which it should be the earnest and honest endeavor of the City Solicitor and associate counsel to find out. Such scandalous overcharges do not happen by accident."

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET.
TELEPHONE 107. WEST CHESTER, PA
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

A TEASPOONFUL OF
Red Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 26. PHILADELPHIA, MONDAY, JULY 5, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JULY 5, 1886.

ON account of the 5th of July being observed as a holiday, this week's issue of THE REAL ESTATE RECORD has been delayed a few hours.

THE Traction Company will fight long and hard for that "cent."

THE year 1886 is a bad one for Anarchists. Food was never so cheap and work so abundant and wages, considering cost of living, so high.

A GREAT many people have very little respect for our judicial machinery. Shackamaxon bank officers can dodge along from term to term. One time Smith is sick, another time Jones is unavoidably absent. The public think they understand it.

PROPERTY along the Schuylkill and Delaware Rivers is likely to appreciate in value under the incentive given it by the B. & O. operations. In several localities prices have been advanced already. Both the B. & O. and the P. R. R. are heavy buyers of real estate and sometimes in localities where it is not suspected they are buyers. They are looking far ahead.

DAVID W. SELLERS, counsel for the Traction Company, wants it understood that he does not concede that the Traction Company owns and operates its property "in the sense" that other roads are operated under their charters. This case has been put off until September 7th. The city should, as it could, operate its own cable road, and some day municipalities will reach that point. We got rid of pay schools by establishing public schools. We dismissed the old-time water cart and built water works. Some day we will dismiss Traction monopolists and hire and pay our own drivers and conductors and superintendents.

SAM RANDALL'S Tariff Bill is not even a Pennsylvania measure, and it is simply traducing the thousands of intelligent, skilled mechanics and workmen of this State to say that they endorse it. The average Pennsylvania mechanic is a sober, industrious individual who has no sympathy with cheap rum at the expense of his wife and children, and the Real Estate Record is not a free trade paper either.

IT may be doubted whether any country in the world can vie with our own in the beauty and variety of iron architectural work; for the adornment of vestibule entrances and gardens, vases of bronzed iron are supplied that represent in relief some of the finest conceptions of ancient artists. Church ornamentation claims a large share of iron work, as in altar railings, screens and lecterns, cast-iron statuary with bronze finish offers productions representing mythological, symbolical and historical forms.

PHILADELPHIA needs a landing place for large ships. All existing facilities are under control of three railroad companies and one or two lines of steamers. Shippers are shut out because we have not a single open wharf. The fault is, or one of them, that the drainage of the city is permitted to empty into the head of the dock. The city has unwisely permitted the whole Delaware water front to be monopolized to such an extent that a ship drawing twenty feet cannot find an available wharf. The Walnut Street and Race Street wharves are built up to such an extent as to make it dangerous for a loaded ship to go in them. It is to our interests that our water front be not only preserved for the accommodation of the shipping interests, but also that the filling up be arrested by all proper means.

IT is a principle of law and equity that an agent is not allowed to make any profit out of an agency without the knowledge and consent of his principal, beyond his proper remuneration; and any sums of money so obtained by the agent from any other source must be accounted for to the principal, who may claim it as money received to his use. Where, therefore, an engineer (and this case again refers equally to an architect) entered into a sub-contract with the contractor without the knowledge or consent of the employer, it was held that any surreptitious dealings between the contractor and the engineer was a fraud, and entitled the defrauded employer, if he came in time, to have the contract which was entered into without his knowledge or consent rescinded, and to refuse to proceed with it in any shape. So, on the other hand, the architect should not, without the knowledge of the builder, enter into a contract or engagement with the employer. If, besides the contract between the employer and the builder, there is a contract between the employer and the architect, not communicated to the builder, that the outlay shall not exceed a given sum, and the builder is, by the contract, subject to the orders of the architect as to what works he shall execute, this agreement is not binding on the builder, and such restriction of the architect's authority by contract, as agent for the employer, cannot in any respect prejudice the builder's rights.

"How long will investments in small houses in Philadelphia continue to pay?" has been asked. Just now there is no occasion for solicitude on this point. The enormous construction of the past two or three years does not seem to have made any impression whatever on the demand. Builders and real estate agents say that houses are wanted frequently before they are finished. There is certainly a near limit to the supply of ten or fourteen-roomed houses, renting from $30 to $50, but for small houses, renting from $14 to $25, we are not yet in sight of the danger line. The first alarm will be sounded, if sounded at all, by advancing cost of material or labor, or scarcity of money. A boom in railroad building, in mining enterprises, or in some direction where opportunities would be opened for large investments might affect and would injuriously affect building enterprises by restricting the volume of money seeking investment therein. But this would react in favor of higher rents eventually by decreasing the supply of houses. Philadelphia is growing more rapidly than any city in the State. It is making great headway as a manufacturing centre and as a commercial centre. An additional railroad will broaden our opportunities. Capital is centering itself here and it is becoming a centre for the pushing of great schemes of one kind or another. It is no longer a dependency of New York. It is standing on its own financial and railroad and manufacturing legs. Expansion is therefore natural and necessary. The necessities for additional house room have been growing for years. It is not probable that with all our rapid growth that the present rate of progress can continue indefinitely. The first symptons that we have met the demand will scare off enterprise and capital into other directions for a while, but it will return again, for the growth of our industries will be continuous and the expansion of our great city is a fact that cannot be doubted.

GLORIA DEI (old Swedes) CHURCH, at Christian and Swanson streets, celebrated its 186th anniversary on Sunday last. The old relic of early Philadelphia had been thoroughly renovated for the occasion.

THE Pensacolians are happy. The new water works have stood an official test, and are pronounced satisfactory in every particular. The city is now protected from fire, and the premium for insurance must certainly drop.

No better evidence showing that the suburban districts of this city require more and better transportation facilities is needed than the great development of the section of country through which the New Germantown and Chestnut Hill branches of the Pennsylvania Railroad passes. The parsimonious management of the passenger railroad companies, with their one horse ideas is driving our citizens to seek homes farther out, for a ride of twenty miles in a comfortable seat in infinitely preferable to a five mile ride in a crowded horse care. We need two or three elevated railroads and we must have them.

BUILDING and architectural literature is increasing in quantity and improving in quality. The learner cannot certainly find fault with the supply of literature thrown in their pathway. Books are appearing from the best of masters in every branch of these diversified interests. The riches of past ages are unearthed and presented in readable form for a small sum, progress of architecture in all ages and in all countries is followed up in a scholarly and practical way. Building interests, past and present are made the subject of careful investigation and calculation.

THE coming of the Baltimore and Ohio Railroad has certainly caused the expectations of the most sanguine to be fully realized. Hundreds of thousands of dollars have been already expended by the company for Philadelphia labor and material, and the recent applications made to the Port Wardens for permission to build bulkheads along the Schuylkill and Delaware river fronts is in itself sufficient evidence that trade will be stimulated and the city enriched by this long needed competition. Let the good work go on.

THE idea of establishing sub-stations, in order that the consumers of gas may be saved the trouble and expense of going to the Seventh street office to pay their gas bills, is a good one, and should be adopted at once. The new system might entail some few trifling expenses upon the department, but in the long run the extra cost would be justifiable because it would not only expedite business, but it would save annoyance and much waiting in line, which is both tiresome and vexatious to many weak persons, to whom it is absolute torture and suffering. Let the good work go on, and President Gardiner should be able to settle all factious opposition against it. The sooner old fogyism takes a back seat in departmental management the better.

THE adoption of a new constitution by the Philadelphia Fire Underwriters' Association prohibits a division of the 15 per cent. commission with the person assured, or with any person outside of the association. The members are also prohibited from placing business with any but the companies forming the association. There is already a great deal of opposition, as the new rule practically places an embargo upon a large number of insurance brokers and companies that do not belong to the association. The Jefferson Insurance Company refuses to become a member, and the Lumbermen's Insurance Company has withdrawn. There are about 350 insurance brokers in this city.

"It is my belief," wrote the Controller, "that the ordinance is a reappropriation, and the evidence shows that Magee did not substantially comply with the terms of his contract. The ordinance is not mandatory on me I do not think I should countersign a warrant for a sum I believe was not earned by the contractor."

COLONEL DECHERT evidently means to exact a full compliance with the letter of the contract before he will approve the warrants of contractors. The above pointed remarks were addressed to the Chief Commissioner of Highways, the Controller having returned the Magee warrant without his approval. On the 2d of June last Councils appropriated $1,049.61 to pay Magee. The Citizens Municipal Association having entered a protest, the Controller refuses to countersign the warrant.

Among the Architects.

Professional courtesy is strained sometimes by a few architects when asked for information. While the public has no absolute right to know what architects have in hand, they are interested in knowing, and a sort of common law right, or common courtesy right, has been established, though it is by no means universally recognized. The profession has been fairly employed during the past six months, even though the great bulk of the building done has been done without drawings and specifications. Cheap house building draws very little on the talent of architects. The class of work calling for their special services is however large and growing, and with improving confidence there is no reason for complaining over unfavorable prospects.

One Thing To Do.

Now that our Real Estate Exchange has taken root, it might be well for a committee to set itself to work to see what sort of legislation, if any, is needed at Harrisburg. Possibly more is needed, but if the Real Estate interests were consulted it would probably be found that there are several matters that call for some legislating. It is unnecessary just now to point out where attention could be advantageously bestowed. The Legislative Committee of the New York Real Estate Exchange is its busiest and most important committee. In four months that committee held seventeen meetings and examined twenty-five bills pending before the Legislature. The sub-committee on taxation and assessment passed on six bills, one of which had reference to the inequality in appraised valuations, another on "the method of assessing real estate." The committee on building laws considered four bills; another committee took up the consideration of the inequalities in the existing charges for Croton water; another formulated a bill for remedying the serious embarassments as to searches. The committee on "Pending Legislation" reported to the Exchange the salient features of seventy bills affecting real estate interests in one way or another. The facilities for securing reliable and early information as to the progress of every bill in the Legislature affecting New York city or general interests are far greater than those possessed by any other corporation or individual in the city—the newspapers not excepted.

No doubt abundant work can be found when a careful inquiry is made into the matter. The question is an important one and cannot too early receive patient consideration.

What Some Brokers Say.

Opinions and expressions of views are quite divergent this week among real estate dealers, conveyancers and agents. Some report plenty of business, others say there is nothing doing. Averaging up the entire case, it is safe to say the real estate interest of Philadelphia and vicinity are in a healthy condition. New work is being quietly entered upon. The effects of the strikes have nearly worn off. The outlook is promising. Real estate is not moving with that activity which characterizes a rising market, but there is a large volume of business done when the whole situation is taken in. Fluctuations are observed in values here and there as judged by asking prices. The labor disturbances to some extent arrested the upward tendency in real estate. Investors became less anxious and more uncertain and hence holders and agents were obliged to abate somewhat of their demands. The general current of opinion is, that building enterprise will be steadily prosecuted, that material will maintain steadiness in prices, that labor disturbances are practically over and that this prosperous condition will continue. Properties rent readily everywhere, especially new properties. Here and there older properties have been standing idle a few weeks or months. There is a quiet and steady movement from the more central portions of the city to the outlying sections.

Manufacturing sites are being picked up; some to be utilized at an early day, others to be held for emergencies. Vacant lots in the manufacturing sections are more easily sold at reasonable prices this year than last. The Northwestern and Southern sections of the city continue to be the favorite fields for large building enterprise. The new blocks on North Broad Street are being tenanted at good figures and the new blocks within a half to three-quarters of a mile westward are sought for.

REAL ESTATE.

Wm. Jenks Fell Wins His Case.

Ex-Senator Charles R. Buckalew, the referee in the great coal land case of William Jenks Fell, against George B. Markle, William Lilly, and the Highland Coal Company has decided in favor of the plaintiff, for thirteen and one-half acres.

Charters Granted.

The Montgomery Iron Company, of Port Kennedy, Montgomery county, with a capital stock of $150,000 has been chartered. Charles L. Bailey, of Harrisburg, is among the stockholders. The others are Abraham S. and Joseph Storm, Edward and Samuel Patterson, of Philadelphia, and John N. Eckman, of Port Kennedy.

M. Thomas & Sons Have Moved.

The old auction firm of M. Thomas & Sons, have left their old stand on South Fourth street, and have taken possession of their new premises, 1519 and 1521 Chestnut street. The new building is 44x168 feet, it is three stories high with a rear building two stories high. The new building and improvements cost $100,000.

The Produce National Bank.

On Thursday morning the new Produce National Bank opened its doors at 104 Chestnut street, for the commencement of business with a capital of $200,000. The officers and directors of the new bank include many of our best citizens. The bank was organized under the most favorable auspices and it must command an extensive patronage. The officers are: President, W. C. Houston, Jr.; Vice President, John J. MacDonald; Cashier, F. N. Yates; Directors, J. W. Supplee, W. E. Burk, H. L. Withers, Edward Roberts, J. W. Brown, T. J. Hellings, William J. Latta, P. J. Walsh, E. Coon, F. W. Zoller and C. W. Wilkinson.

"Stern Enforcement."

Let it come. Controller Dechert says, in regard to the enforcement of terms of contract with garbage collectors:

"I think the great importance of the subject requires the stern enforcement of all the provisions of these contracts."

Though the specifications called for collections four times a week and six times during July, August, September and October, "I doubt," says the Controller, "whether this requirement has been complied with during the present month by any one of the fourteen garbage contractors of the city."

He therefore recommends, if this noncompliance with the specifications continues, that the contract be annulled upon 48 hours' notice of the failure to perform the work; that the 10 per cent. deposited with the City Treasurer be expended upon the work; that the city make the collections until a contract can be made; that the penalty provided by the law be enforced, and that the city proceed against the bondsmen of the contractors to recover any pecuniary loss that may have been sustained.

Our Baltimore Neighbors.

The New Baltimore Exchange is addressing itself earnestly to the work it undertook when it assumed shape on March 21, last. Among other things they will do, they will keep a list of irresponsible or dishonest tenants, a very important thing in some places. Such a list may not be necessary in Philadelphia, but if real estate people told what they could tell there would be, perhaps, a very lengthy list. Non-paying tenants are able to ply their vocation without danger. Cases are known where beats have beaten landlords for years. The losses incurred through non-paying tenants would go a long way to making repairs often vainly called for by good paying tenants.

Real estate ought to be made more productive. Our Baltimore friends have addressed themselves to this matter. It is a big field, and there is a good deal of swampy ground in it, besides clumps of underbrush that cannot be readily brushed aside. But nevertheless they intend to devise, if possible, some plan by which the repair bills, taxes, insurance, water rent, and other current expenses of real estate may be lessened, so as to render it more productive as an investment to its owners and more attractive to buyers.

It would be a very wise thing for our Exchange, among other things, to keep an accurate record of all sales, public and private, that occur in this city, with date, price, names of seller and buyer, and description of property for the information of members from day to day.

Sanitary Furniture.

Sanitary furniture is something new. Dr. Jaeger a German writer says that dead wood, as well as cotton, linen, and other vegetable matter, retains its powers of absorbing noxious animal exhalations. These the living plant digests, but the dead fibre or wood only harbors such poisonous gases for a time, and then throws them off again when there is a change of temperature. For instance, if a room is closed for some days, an unpleasant odor will be noticed on re-entering. This is especially apparent in German government offices, were the innumerable shelves and pigeon-holes are made of plain unvarnished wood. Sanitary furniture must, therefore, be rendered non-absorbent by carefully polishing or painting all the woodwork, both inside and outside; and the same rule applies to the flooring, wainscoting, etc., of all habitations. A room may be cleaned and purified after infectious diseases; but very powerful fumes are required to reach the interior of a closed drawer. From a sanitary point of view, the inside, the unseen, the back parts of furniture equally require to be treated with varnish, paint, or other substance, to render the wood non-porous. In practical Germany, sanitary furniture has become an article of commerce, and in England, also, we have recently inspected some such furniture. To carry out the above principles, the wood employed was prepared beforehand and rendered non-porous. This process, when applied to furniture made exclusively of wood, such as wardrobes, chests of drawers, sideboards, etc., involves an extra cost of not more than five per cent. Old furniture may also be rendered sanitary for a small outlay by covering the interior and unseen parts with a substance that will close the pores Dr. Jaeger maintains that all woodwork should be rendered non porous, the walls should be painted or the paper varnished, and the upholstery, bedding, carpets, mats and curtains should consist of animal fibre sanitarily dyed.

Bids Submitted to the Fire Commissioners.

The Board of Fire Commissioners met in conjunction with Councils' Fire Committee, and opened bids for two new engines, and for feed and straw for the department during the ensuing half year. Contracts for feed and straw were awarded to the following, they being the lowest bidders: Wm. Scott & Bro., hay, 79 cents per 100 pounds; corn meal, 99 cents per 100 pounds; straw, 75 cents per 100 pounds, and cracked corn, 99 cents per 100 pounds. T. M. Lancaster, cob corn, 68 cents per bushel; bran, 79 cents per 100 pounds.

The bids for the two engines were as follows: The Clapp & Jones Manufacturing Company, of Hudson, N. Y., two 7,000-pound engines, $8,500.

The La France Fire Engine Company, Elmira, N. Y., two 7,000-pound engines, with the Prunty relief valves, $4,200 each; without the relief valves, $4,060 each.

The Button Fire Engine Company, Waterford, N. Y., one 7,000-pound engine, $4,200, less 15 per cent., or two for $7,000. The same company also offered to furnish one 8,000-pound double pump engine for $5,000, less 20 per cent., or one 7,000-pound and one 8,000 pound engine for $7,000.

The Silsby Manufacturing Company, one 7,000-pound engine, $3,300. The bids were referred to a committee, comprising Messrs. Houseman, Robinson and Gilpin, with instructions to report at the next meeting. It has not yet been decided as to where the new engines will be located.

D. E. Dallam offered to rent to the Fire Commissioners for $1,800 per annum a lot of ground, on the west side of Eighth street, 214 feet south of Girard avenue, as a site for a house for Truck G. The lot is 25 feet wide on Eighth street, running back 90 feet to Darien street. The bid was referred to the Committee on Real Estate.

A Novel Association.

A movement is contemplated by a few disgusted tenants and a couple of enterprising lawyers to form a Tenants' Protective Association, for the purpose of fighting landlords. There are no doubt a few curmudgeons among the latter who would grind a tenant —who would insist upon every right provided in a lease for himself and allow nothing to a tenant. But their number is naught when compared to the number of dead-beat tenants. There are thousands of lying, impecunious fellows in a great city like Chicago, who pretend to have a business, and make a "great blow" about their prospects in order to gain possession of "the premises." When it is too late the landlord finds that his tenant is chattel mortgaged, or that somebody else owns the furniture or property, and that his tenant is "bomb-proof," or, to say the least, worthless; not unlike hundreds of other idle and incompetent men who go about imposing upon people who give them employment, and borrowing money of their associates. Some tenants make a business of beating their landlords. Hence the necessity of using an iron-clad lease. It is impossible to always find out just what kind of a tenant you are getting. Now, just because some landlords are grinding and dishonest the tenants need an association to protect their rights! We fear that these few tenants and their lawyers are imbued with the "new idea"—"Private property is stolen wages." "Down with capital, down with property; and a crooked dollar is worth ten straight ones;" anything to beat the fellow who gives you shelter or employment. There is not a reputable tenant in Chicago who would not rather lose a few dollars by a miserly landlord than go to law, and, upon the other hand, there is not a half dozen intelligent landlords in this city who would not willingly lose a month's rent in order to get rid of a tenant who could not or would not pay the rent and take care of his property. Our advice to landlords is to use the same diligence in selecting tenants that all employers have been forced to do when hiring employés; ask them if they believe in the rights of property, and what organizations they belong to, and if they are members of the association in question. There is nothing sure in this world but death and taxes, unless it is that a business man must lose fifteen to twenty per cent. of his gross earnings by dead-beats.—*Chicago Real Estate Journal.*

Communication.

To the Editor of the Real Estate Record.

DEAR EDITOR:—On the 19th of March, of the present year, I handed to an insurance broker a policy of insurance for renewal, which was returned to me, the receipt of the company attached to the policy acknowledging payment of the same. I, of course, paid the agent the amount specified. Now, today, July 1st, more than three months after payment by me, I am called upon by an employé of the company and informed that my insurance has not been paid, and on my showing that I had paid the agent am informed that insurance brokers are not recognized as agents of the company, but as agents of the insured, and consequently are not liable for any misappropriation of funds. How does this strike you? Does it not seem that after issuing a receipt for money received the company is bound by the conditions of the policy? If not, what protection has the insured who intrusts his business to agents? We believe that insurance companies who give three and six months' credit to agents should, in the event of failure on the part of these agents, be made to take the responsibility on themselves. SANCHO.

[If any doubt exists as to the responsibility of the insurance company under the above circumstances the business community and policy holders do not know of it.—ED.]

Items of News.

—The personal estate of Joseph William Bates is appraised at $114,807.28.

—It is expected that the entire bonded debt of Tennessee will have been funded by the end of the year.

—One hundred $50 bonds of the Huntingdon Water Company, Limited, have been sold 3½ per cent. above par.

—Julius Wadsworth, of New York, has resigned the Vice-Presidency of the Chicago, Milwaukie and St. Paul Railroad Company.

—An effort is to be made to change the name of Merrick street to Broad. It is claimed that the name confounds strangers arriving at the Broad Street Station.

—It has been discovered that the National State Bank, of Camden, N. J., has paid no real estate tax on its building for years, although it is not exempted by law.

—The bill for the future maintenance of the National Board of Health having failed to pass the House of Representatives, the organization passed out of existence on June 30th last.

—About 9,000 new bills have been introduced in the House of Representatives this session, and 3,000 in the Senate. Senator Sawyer has introduced 448 bills and Senator Blair 447.

—A recent canvass of the city of Erie shows that it has 33,215 inhabitants—17,110 females and 16,105 males. The increase in population since the census year has been about 6,000.

—It is estimated that the Randall Tariff bill will make a reduction in the revenue of the Government of $34,977,695. In the item of internal revenue it will make a difference of $26,407,088.

—The Producers' Marble Company have removed to their new yard, 201 S. Thirtieth street. Their removal was occasioned by the Baltimore and Ohio Railroad Company's purchase of the old yard.

—All the stock of the Real Estate Exchange has been taken and the regular organization will be effected to-day (Tuesday). Some subscribers failed to pay up promptly and their subscriptions were taken up by others.

—D. F. Coffrode carried off the contract for building the large Flour and Grain warehouse at Eighteenth and Market streets. The Pennsylvania Railroad Company is interested. The building is to be completed by October 1st.

—Senator Mahone, from the Committee on Public Buildings and Grounds, has reported favorably Senator Sewell's amendment to the Sundry Civil Appropriation bill to appropriate $100,000 for the erection of a public building at Camden, N. J.

—The Managers of the Children's Society have adopted their amended charter by which the society is authorized to increase the membership of the Board, to amend and alter the by-laws and to hold real and personal estate to an amount not exceeding $20,000.

—According to the charter of the Philadelphia Traction Company the original subscribers of stock were William H. Kemble, 50,000 shares; Peter A. B. Widenner, 30,000 shares; William L. Elkins, 30,000 shares; George R. Garsen, 3,333 shares, and George D. Widener, 3,333 shares.

—Under a writ of error taken by the defendant the suit of the Central Transportation Company against the Pullman Palace Car Company, in which the former recently received a verdict for the recovery of rental under the terms of the original lease, is removed to the Supreme Court. The security to be entered was fixed in the sum of $250,000.

—A man named Waldon settled upon an unsurveyed section of land which was afterwards selected by the Northern Pacific Railroad Company as indemnity. Land Commissioner Sparks has given a decision against the company, holding that unsurveyed lands were not affected by the indemnity withdrawal.

—In the hearing in the Parsons' suit, to ascertain the amount of interest paid on the floating debt of the Reading Company, Comptroller Jones testified that a commission of ½ per cent. was paid C. & H. Borie for the purchase of certain general mortgage scrip for the Reading Company. He also testified that the firm received 6 per cent. for carrying the scrip.

—The nail feeders strike at Pittsburg lasted thirteen months. The Treasury of the Association was depleted to the amount of $28,000, $25,000 of which went to aid the feeders. There were about 1,200 nailers who earn about $1,500 per year who were affected by the strike, and about 4,800 feeders. It is estimated that fully $3,000,000 have been lost in wages since the strike commenced. The agreement made by the conference committee on the 17 cent scale does not meet with the approval of the strikers.

—The Commonwealth Title Insurance and Trust Company, composed of conveyancers, lawyers and real estate men, have applied to the State Department at Harrisburg for a charter. The capital of the company is $250,000. The following gentlemen have been elected Directors: James H. Stevenson, James R. Booth, Frederick Sylvester, John H. Sloan, Abraham R. Beitler, George W. Hancock, Fred. R. Vogel, Henry M. Dechert, John F. Lewis, William Gorman, Henry Clay, William Wilson, Joseph C. Ferguson, E. Cooper Shapley and Wm. T. Fox. John Douglass is the Treasurer.

—E. H. Godshalk who is the owner of the building known as the Carleton Mills, at Twenty-third and Hamilton streets, and who occupies the first and second floors having given Messrs. Powell & Bro. who are his tenants notice to vacate the fourth and fifth floors or he would turn off the power. The Powell Bros. on Wednesday filed a bill of equity claiming that their lease had not expired and that the threat was meant to coerce them into leaving before the expiration of their lease. They have a capital of $30,000 or $40,000 invested in the business and employ 160 hands. To prevent the stoppage of their work Judge Biddle granted a five-day injunction restraining any interference by the defendent.

—Four bills in equity have been filed by the Pennsylvania Company for Insurance on lives and granting annuities against the city, and several individual defendents for the protection of ground rents which it holds for the estate of Maria Nixon and John J. Ridgway, deceased. The Nixon estate has ground rents of $37.50 on a property at Twenty-fifth and Spring Garden, $40.50 on another at Twenty-fifth and Brandywine, and $360 on a third at the corner of Twenty-fifth and Callowhill, while the Ridgway estate includes a $1,974 rent secured on a part of the Gas Works property at Twenty-fifth and Callowhill streets. All of these properties are being taken for the widening of Twenty fifth street in connection with the entrance of the Baltimore and Ohio, and the trust company asks that a sufficient amount shall be reserved or impounded out of the damages payable to the owners to properly secure these rents.

BUILDERS' ITEMS.

Building and Real Estate Notes.

A MEETING of the Real Estate Exchange is called for Tuesday, July 6th, at the Orphans' Court.

A FEED STORE at Thirty-eighth street and Lancaster avenue was purchased for $3,500, and will be turned into a hotel.

A DWELLING-HOUSE on Spring Garden street below Thirty-fourth, one of twins, standing on an elevated lawn, was purchased for $8,000.

PRIESTLEY & Co. will commence at once to erect a mill on the corner of Jefferson and Fillmore streets, Camden, for the manufacture of cassimeres.

CHAS. H. SHARP, Kaighn's avenue, Camden, is having a right lively business with mortgages and conveyancing, and will shortly close several real estate sales.

WM. A. TURNER, real estate agent, Broadway, Camden, is making some important alterations in his office, his business having grown to call for the alterations. Business generally in real estate is good with him.

PAUL BRANDER, architect, Sixth and Walnut streets, is doing the interior work of the Exchange for Wm. Gerlach, 316 Callowhill street, which will all be in walnut and plate glass windows and transom, and when complete will be a fine specimen of artistic work.

A JURY decided to open up Clearfield street from Sixth street to Germantown avenue, and it is intended to culvert it and take in the stream known as Gunner's Run. A number of lots have already been purchased by Serrill & Shoemaker, between Sixth and Ninth streets.

GEO. E. GOLDBECK, 4217 Lancaster avenue, West Philadelphia, has just completed the sale of a property (store), 4221 Parrish street, for $2,400; also a property, 811 Forty-second street, for $2,800.

His regular business in real estate is very satisfactory, and the demand for small houses, both to rent and purchase, still continues.

THAD. P. VARNEY, Kaighn's avenue, Camden, has just made sale of 11 lots on the "Warnock Estate, for $2,500; also sold a property, 608 Cherry street, $700 (two-story frame).

Mr. Varney has an extensive insurance business, and speaks of real estate business

as being good, and prospects for the fall very satisfactory.

HANCOCK & LEVICK, Lancaster avenue, have just completed the sales of the following properties: one on Melon street, 3863, six rooms, $1,500; also one at 4059 Eaglesfred street, 6 rooms, for $1,500; also a tract on Marion avenue and Forty-ninth street, for $26,000, with railroad facilities.

The business generally of this firm is especially satisfactory.

L. B. HUMPHREY, Third and Market streets, Camden, conveyancer and real estate broker, has just closed the sale of 221 Friends avenue, $2,500; also 311 Stephens street, $2,700.

Mr. Humphrey's conveyancing business has through the last few weeks much increased, and he reports real estate business generally very satisfactory.

WILSON ERNST, builder, Camden, is erecting 10 two story houses on Second street, which we understand have already been sold. Also 40 two-story houses on Chestnut and Crescent streets above Second; they will have four rooms and summer kitchen, 20 of which are also sold. Also putting up four three-story nine-room dwellings; they will have brown stone fronts, high steps, and finished generally in the most improved style.

Mr. Ernst within the last 60 days has sold considerable properties. With him the demand for small properties still continues.

THOS P. LONSDALE, 429 Walnut street, architect, is erecting two-story stone dwelling for J. L. Vandever, at Balla Station, at the cost of $7,000. Also a six-story commercial building for J. D. Johnson, on Seventh street below Race; the first story will be of iron, and the remaining five of pressed bricks, with brown stone trimmings. Also erecting armory building for the 3d Regt. N. G., Pa., Col. S. Bonnaffon, which will stand on a lot 147 by 220 feet, and will be built of pressed brick, with brown stone trimmings, on S. Broad street above Wharton, at the cost of $50,000. The front building will be 50 by 147 feet, two and a half stories high, and the drill room will cover a space 170 by 147 feet.

MOSES & KING, architects, 226 Walnut street, are erecting eight dwellings for T. J. Jeffries on Twenty-first and Bellevieu streets, Tioga, opposite Westmoreland Station. They will be built of pressed brick, two stories, and contain six rooms, with modern conveniences, with a 20-foot lawn in front. Also building four houses for John Schans on Mt. Vernon street, South Camden; also a fine frame dwelling for James Cresson at Fox Chase, Pa., cost $35,000. They are also making extensive alterations at "The Manse," Chestnut Hill, Pa., for Lewis C. Gratz, adding much additional dwelling accommodation, stables, ice-house, hot-house, spring-house, and other modern improvements, at the cost of $75,000.

RANDAL E. MORGAN, builder, 207 Market street, Camden, has within the last 30 days completed the sale of two dwellings, 407 and 409 Beckett street, for $1,850 each; also a six-room house, 932 Newton avenue, for $1,350.

Mr. Morgan has just completed four five-room houses on Walnut street and four seven-room houses on Second street, and has on the way six five-room houses on Chestnut street between Second and Third; also six nine-room dwellings, of three stories, on the south side of Royden street between Fourth and West, and has just purchased 11 lots on the corner of Second and Mt. Vernon streets, at the cost of $3,000; also three lots on the west side of Second street below Mt. Vernon, cost $600, and will in due course build on them.

Mr. Morgan builds and sells exclusively for himself, and during the year handles large real estate transactions.

Building Permits.

One two-story brick store and dwelling, 27 ft. by 52 ft., Front st. and Columbia ave., to John H. Buchanan & Bro., 1618 Vienna st.

A stable, 16 ft. by 45 ft., Eldridge place, between Fifth and Sixth sts., to John C. Klunder, 1913 N. Sixth st.

An elevator and building at 227 S. Fourth st., to H. K. Nichols, chief engineer Philadelphia and Reading Railroad.

A brick building and third story to pastoral residence of St. Veronica's Church, 12 ft. by 16 ft., near Second and Butler streets, to Thos. T. Foulkrod, Frankford.

One two-story house, 16 ft. by 42 ft., Allen st., between Franklin and Penn, to Samuel R. Eckert, 4812 Cherry st., Frankford.

New front to building at 1918 Twentieth st., to Frank P. Tolbert, 2160 Lambert st.

Addition to boiler-house, 28 ft. by 30 ft., on Trenton ave., between Eva ave. and Venango st., to Samuel Baxter, Venango and Janney sts.

One one-story house, 14 ft. by 20 ft., Tulip st., between Venango and Tioga streets, to same.

A stable, 16 ft. by 40 ft., on Fifth st., between Callowhill and Wood sts., to Thos. W. Draper, 328 N. Fifth st.

A fourth story on building at 116 N. Front st., to Jas. N. Pattison, 2430 N. Broad st.

Alterations in store front at 4136 Market st., to R. B. Griffith, 3341 Market st.

Three two-story houses on Marvin st., 11 ft. by 30 ft., to Jacob Hillsinger & Son, 3837 Hamilton st.

One three-story dwelling, 18 ft. by 60 ft., Broad st., between Wharton and Federal, to Blaney Henry & Son, 729 S. Twenty-second street.

A laundry, 35 ft. by 64 ft., Fortieth st. and Wyalusing ave., to Michael McShain, 226 N. Fifteenth st.

An addition to warehouse, 19 ft. by 36 ft., Church and Sellers sts., Frankford, to Fred. H. Henry, 1713 Columbia ave.

One two-story brick house, 16 ft. by 42 ft., Clementine st., between Emerald and Jasper sts., to Robt. Greger, 2155 William st.

One-story kitchen, 8 ft. by 10 ft., 1541 Germantown ave., to Wm. H. Atkinson, 774 S. Fifth st.

Two six-roomed houses, 16 ft. by 54 ft., Fifteenth st., between Federal and Wharton sts., to Mowbray Bro., 1115 S. Twenty-eighth street.

A fourth story on brick building, 15 ft. by 46 ft., Vine st., between Second and Third sts., to Jas. Hood, 212 and 214 New st.

One-story kitchen, 12 ft. by 12 ft., 1031 Master st., to D. A. Hampton, 722 N. Twenty-second st.

One one-story shop, 18 ft. by 25 ft., Fourth st., N. of Lehigh ave., to Edward E. Kelley, 2530 Sepviva st.

One dwelling-house, 37 ft. by 15 ft., 5071 Main st., to Burd P. Evans, Knox st., below Manheim.

One five-story store and one-story office, 24 ft. by 28 ft. and 10 ft. by 25 ft., 1.7 Bread st., to C. B. Porter, 117 Bread st.

Bath-room in two-story building, 12 ft. by 8 ft., Wildey st., in Eighteenth Ward, to Chas. Frank, 1038 Marlborough st.

Addition to dwelling, 20 ft. by 78 ft., 1610 Master st., to Fritz P. Worthington, 1308 Wallace st.

One-story addition, 12 ft. high, to house Girard Avenue, between Ninth and Tenth streets, to Phillip H. Kertze, 930 North Ninth street.

One side addition to store Southeast corner Pechin street, Twenty-first Ward, to Howard R. Yocum, 410 Lyceum Avenue, Roxborough.

Front alteration and back building, with a 12 ft. by 13 ft. kitchen, No. 37 North Fifteenth street, between Filbert and Market, to C. Joos, 504 Vine.

Two-story back building, 10 ft. by 11 ft., 2020 Brandywine street, to Joseph Cooney, 2332 Lawrence street.

Eleven two story houses, 14 ft. by 35 ft., on West side Forty-second street, South of Woodland Avenue, to J. H. Virkler, 4221 Lancaster Avenue.

Seven two-story dwellings, 14 ft. by 30 ft., on South side of Mechlin, between Boynton Avenue and Wakefield, Twenty-second Ward, Charles H. Rufe, 56 Bringhurst street, Germantown.

To alter two houses on Southwest corner Ninth and Brown, Thirteenth Ward, into a store, to Patrick Smart, 264 South Twentieth st.

One bow-window, 8 ft. by 4 ft., on house 2214 Pine st., to John McLeister, 2218 Pine st.

One-story slaughter house on North side of Otis, between Amber and Coral sts, 12 ft. by 30 ft. by 12 ft., to Frank Streibig, 265 Diamond st.

One two-story and mansard roof dwelling, 20 ft. by 24 ft. by 27 ft., East side of Tenth, South of Westmoreland, to James Parker, 2639 Germantown ave.

Store front on house South side of Dickinson, between Long Lane and Twenty-first st., to A. B. Stackhouse, 1928 Garrett st

One three-story house, 17 ft. by 65 ft., on South side of Allegheny avenue, between Frankford ave. and Emerald, to Einwechter & Sons, 2147 East Cumberland st.

One-stor smithshop, 20 ft. by 61 ft. by 12 ft., on West side of Long Lane, 18 ft. South of Dickinson, to Henry Hayes, Twenty-third and Dickinson.

One one-story brick building, 25 ft. by 149 ft., on North side Gray's Ferry Road, between Thirty-fifth and Thirty-sixth sts., to Harrison Bros. & Co., Thirty-fifth and Gray's Ferry Road.

Six two-story dwellings, 12 ft. by 26 ft., on East side of Lambert st., between Berks and Norris, to Wm. F. B. Roberts, superintendent.

One one-story shed, 20 ft by 20 ft. by 12 ft., on West side of Thirty-fifth st., between Frankford Road and Mt. Vernon st., to I. E. Hurley, 3326 Wallace st.

Sixteen three-story dwellings, 16 ft. by 52 ft. by 27 ft., on North side of Morris st., between Fifteenth and Sixteenth sts., to Wm. R. Matchett, 1515 South Broad st.

Sixteen three-story dwelling, 16 ft. by 52 ft., by 27 ft., on South side of Tasker, between Fifteenth and Sixteenth sts., to William R. Matchett, 1515 South Broad st.

Sixteen three-story dwellings, 16 ft. by 27 ft., on West side of Fifteenth st., between Morris and Tasker, to Wm. R. Matchett, 1515 South Broad st.

Eighteen two-story houses, 16 ft. by 52 ft. by 19 ft., on each side of Sixteenth st, between Morris and Tasker, to same party.

Five two-story dwellings, 16 ft. by 42 ft. by 19 ft., on Southwest corner of Twentieth and Tasker, to David Marshall, 1945 Garrett st.

One storehouse, 16 ft. by 50 ft. by 16 ft., on West side of Conestoga, North of Media, to Thomas H. Burrows, 5127 Kershaw ave.

Addition to chapel, 51 ft. by 31 ft. by 14 ft., on Northeast side Washington, between Jefferson and Fountain sts., to Wm. Heath, Dupont st., Roxborough.

Eight two story houses, one with store, seven 13 ft. by 34 ft. by 19 ft., one 16 ft. by 38 ft. by 19 ft., on North side Fletcher st., East from Twenty-sixth, to Jas. W. Young, 1904 South College ave.

One three-story dwelling, 16 ft. by 14 ft. by 17 ft., 1306 Nott st., between Thirteenth and Broad and Carpenter and Washington, to James Bird, 1106 Hunter st.

One-story hammer-shop, 100 ft. by 46 ft. by 16 ft., on South side of Hamilton st., between Seventeenth and Eighteenth, to Jacob R. Garber, 52 North Thirteenth st.

Internal alterations to theatre, on East side of Eighth street, South of Vine, to Charles McCaul, 20 North Eleventh st.

Sixteen two story houses, 14½ ft. by 42 ft. by 19 ft., on East side of Hutchinson st., between Cumberland and Huntingdon, to John Loughran, 2542 North Eighth st.

One two-story church, 67 ft. by 100 ft. by 32 ft., on the Southeast corner of Eighteenth and Wharton, to John Shepperd, 1115 South Fifteenth st.

Three two-s ory stores, 20 ft. by 28 ft. by 21 ft., on South side of Callowhill, between Second and New Market sts., to Thos. McCarty, 1935 North Seventh st.

Front and interior alterations to building on North side of Callowhill, between Second and Third sts., to same party.

One three-story schoolhouse, 45 ft. by 47 ft. by 38½ ft., on North side of Spruce st., between Sixth and Seventh sts., to same party.

Four two-story brick dwellings, 12 ft. by 42 ft. by 17½ ft., on West side of Waterloo st., between Westmoreland and Cumberland sts., to Thomas H. Flood, 2747 Frankford ave.

A front alteration to 728 Buttonwood, to J. Sims Wilson, 1327 Buttonwood.

One two story brick addition to coachman house, 13 ft. by 14 ft. by 17½ ft., on the West side of East Walnut Lane, between Morton and Chew sts., to Henry Harrison, 29 Lafayette st., Germantown.

One-story brick shop, 20 ft. by 25 ft. by 12 ft., on West side of Frankford ave., between Allen and Arrot sts., to Joseph P. Yerkes, 4329 Frankford ave.

JUDGMENTS.

PHILADELPHIA.

Entered June 24, 1886.

*Atlee Anna L and Levi P, Atlee Spencer L and L C—Sarah Gordon (Bond and Warrant) 1 J 86 229 ..... $100
Buzby Abraham—B A Hendricks 2 M 81 263 ..... S F
Byrne Jos T—G F Swift et al 4 J 86 75 241
*Comforte Germania—Jas Hyland (Execution issued) 1 J 86 215 69
*Francis Lawrence—F C Van Blank 1 J 86 218 125
*Harvey Cath M—Carroll B and L (Bond and Warrant) 1 J 86 255 2,800
*Johnson Thos—Matthew Kennedy 1 J 86 253 258
Johnson David W—Shupe & Noble 1 J 86 254 61
*Jones Wm P—Jane G Grieb 1 J 86 220 65
*Kettenring Jacob—W T Tiers & Co 1 J 86 227 270
*Mackinney Jas G and Ellen—Excelsior B and L (Bond and Warrant) 1 J 86 217 400
McGuigan John—John Graham 1 M 86 99 ..... Partition
*McCahey Cath—Ida Silberman 1 J 86 250 1,000
*McDonald Geo W—L D Schellinger 1 J 86 228 200
*Rocap Wm H—J W Brown & Co (Execution issued) 1 J 86 212 384
*Riegel Alfred B—Merchants Nat Bank 1 J 86 236 40,000
Stonehill Jas—W H Woodward 2 M 86 370 50
*Schoenleber Wm—Christina Trost 1 J 86 219 1,250
*Smith Patk—Mary Nevin 1 J 86 251 525
*Werner Chas A F, Werner Aug—B F Teller 1 J 86 249 200

Entered June 25, 1886.

*Brodo Herman—Andrew Lehr (Execution issued) 1 J 86 282 150
*Bradley Hugh—Geo Apel (Execution issued) 1 J 86 270 100
Berry Saml—C M Appleton (Execution issued) 1 J 86 269 64
Bauer John P, Carstens J H, Moore Geo and Geo W—T Heckler (Treasurers Bond) 1 J 86 266 500
Crosson James—T P Walker 1 J 86 262 42
*Cooper A G—Robt D Wilson 1 J 86 268 100
Clement Edw M—E W Robinson 2 M 81 506 2,941
City of Philada—S B Collins 3 J 86 255 145
De Grandchamps F—N A Williams (Execution issued) 1 J 86 258 34
Emery Elizth dec, Kearney Sarah admx—R Kearney 4 J 86 314 686
*Fleck Christian—L Bergdoll Co (Execution issued) 1 J 86 257 315
Fort Edwin H—Henry Holmes 1 J 81 522 ..... S F
Gaul Fredk dec, Gaul Ann exex—S Delbert D C M 70 331 ....
Gaul Fredk dec, Gaul Mary Ann exex—D C M 71 1438 ....
Gilliams J F, Hazard O P, Ingram J P, Richards J H—Nat Bank Republic 3 M 81 417 ....
*Huckel Frank—Wm D Black 1 J 86 274 1,008
*Hoppe F—Jaime Coll (Execution issued) 1 J 86 275 14
Hausmann Adam—Jacob K Long 3 M 79 1201 5,195
Jackson Thos B—Chelten Hills Asso 2 M 86 352 1,085
Keystone Music Co, Greend O V, Talmage Chas D—W P Kildare 3 D 85 162 ....
Kessel Philip—C C Roberts 1 J 86 259 23
Loughran Wm J—C Carroll B and L 2 M 86 585 661
Mariner John—Geo Meisle (Treasurers Bond) 1 J 86 279 500
Mitchener Wm A—E W Robinson 2 M 81 503 3,102
*Mauthe Lewis—P Woll et al (Execution issued) 1 J 86 271 67
*Martin Tamer and Stephen, Martin Jas Fredk, H S and Wm—Charles McCullough 1 J 86 273 200
*Martin Color and Chemical Co—L Martin Sr 1 J 86 256 25,000
Pray John dec, Pray Michael exer, Finch Cath and Richd, Pray John M and Robt J, Pray C M, Chas H and E E—M P Cuthbert O C P J 71 12 217,437
Poinsett Ridgway S—Saml L Haines 4 J 86 52 457
Rambo Peter—Wm A Snyder 1 J 86 277 225
Sandy Wm G dec, Sandy Saml B & Sarah exers—Eliza Barry 2 D 79 196 ..... S F
Wilt Jos A—C Wilt 3 J 76 1498 2,016
*Zimmermann Chas—Peter Thomson 1 J 86 276 530

Entered June 26, 1886.

Atwood A Watson—J B Hodson 3 J 86 272 124
Bruner F H—Corn Exchange Bank 2 M 86 755 480
Bacharach Jacob—Morris Kohn 1 M 86 734 326
Byrne P—Mechanics Ins Co 2 M 86 542 1,220
Bush J Addison—Nat Bank Republic 2 M 86 547 ....
Bush J Addison—Nat Bank Republic 3 J 85 203
Beittenmiller Chas A—Jno C Wells 3 J 75 1038 382
Bridle Henry C—Jno R Clemons 3 J 86 226 246
Butler Wm T—Richd Gray et al 3 J 86 261 185
Baker Geo W and Abram—J R Dixon 3 J 86 99 318
Burk Walter—C F Grosholz 3 J 86 168 99
Creery Wm, McCutcheon Jos, Helm Edwin—Fredk Schutt 3 J 86 117 253
Conover A—F Shubert et al 3 J 86 127 2,769
Continental Mfg—Nat Bank Republic 3 J 86 204 ....
Continental Mfg—Nat Bank Republic 2 M 86 475 ....
Conroy Walter W—C T Haines Jr 3 J 75 668 ....
Camblos Chrs Jr—Nat Bank Huntingdon 1 M 79 512 21,360
Clark John G—Saml Boyd et al 2 J 86 796 486
Cohen Louis—I Steppacher et al 1 D 85 605 211
Cummings J E, Kleinsmith Wm F—Chas Spielman 2 M 86 588 ....
Cornwell Chas—A E Ford et al 2 M 86 643 265
City of Phila—Jas F Lynd 1 J 86 174 250
Danenhower John—Mechanics Nat Bank 3 J 86 300 2,905
Dillinger Chas H—C J Bailey et al 4 J 86 381 6,766
Elcock Thos R—Thos A Heyer 4 J 86 174 95
Ellis J P—Moshannon Land Co 1 J 81 741 ..... S F
Edwards Frank S—Jas Jenner 2 M 86 574 1,012
Flanagin Wm J—Geo M Haverstick 1 M 86 179 (3) 26
Filon M—J H Hentz et al 2 D 75 1319 974
Farnsworth F—Geo B Sinnett 3 J 86 238 245
Fitzpatrick Patk H—Trenton Pottery 3 J 86 301 200
French H B—I C Beatty 3 J 86 311 656
Fay Chas—Manuf Nat Bank 3 J 86 164 ....
Fisher Geo W—Nat Security Bank 4 J 86 361 955
Garrett F H—Geo J Eckert 4 J 86 468 1,157
Greene A M, Clark W H, Tasker W H—Sixth Nat Bank 3 J 86 267 ....
Hibberd Wm—H C Stewart 3 J 86 197 ....
Haines Chas C—Phila & Reading Co D C D 69 949 435
Hevner Peter—T W McClelland O C P M 71 36 22,146
Hutter Robt—Saml Boyd et al 2 M 81 674 ....
Harrington David C—R C Chance Jr 3 J 86 274 227
Henszey Alexr J and Beckley—Mechanics Nat Bank 3 J 86 298 1,700
Hell Gustav—Wm Maier et al 3 J 86 330 164
Harper and Ternan—E Dallett et al 3 J 86 102 706
Harper and Ternan — Manuf Nat Bank 3 J 86 165 ....
Heydrick W W, Cook Edw H—Henry Rogers 4 J 86 340 150
Johnston Robt K—Theo Julius 4 J 86 372 167
Jacoby Geo W and John F—Jacob Tome 4 J 86 377 2,925
Jordan Jas—Jno Cooney 3 J 86 134 ... 300
Klebe John—Jos Drande 3 J 86 256 ... .
Kelly John S—Robt Heberton 4 J 86 375 195
Levy Jacob—E Mulligan 3 J 86 27 136
Lord E C—H C Biddle et al 2 M 86 640 733
Mackenzie Wm—Fidelity Ins &c 2 M 86 706 (3) 61
Mackenzie Wm—Fidelity Ins &c 2 M 86 711 116
Moore Geo C—C F Grosholz 2 J 86 46 69
Martin T J—Saml Boyd et al 2 M 76 222 906
Mintzer Edwd L Jr—Mechanics Nat Bank 3 J 86 299 2,598
Miller Jos—Alfred Lowry 3 J 86 33 ... 153

Mulford S E—Penn Mut Life 4 J 86 362 233
McCaffrey James—A C Lowe 4 J 86 364 ....
Nickel Jacob—Allen Willet 3 J 86 252 124
Norton Jno F—W R Matchett 3 J 86 132 52
O'Sullivan Danl and Patk—Samuel Boyd et al 2 J 78 1319 469
Peirce Frank H, Thorne A T—L Auerbach 3 J 86 177 321
Peirce Frank H, Thorne A T—L Auerbach 3 J 86 207 297
Parsons Wm S—I S Custer et al 2 D 79 592 ..... S F
Parry Cath and John—L Shallcross 2 J 81 592 ..... S F
Powell Geo W—Jas Foley 2 M 86 453 30
Pray Kate L, Ingram E and K L—Mut Loan Asso 2 M 86 460 ....
Peirce Frank H—H G Fisk 2 J 86 41 634
Richardson Geo J—W M Baird 3 M 78 454 1,830
Rhodes Jacob B—N Morris et al 3 J 86 178 303
Raith Chas C—Woodbury Glass Co 3 J 86 138 207
Sartori J B and VA, Jouretche Peter —Jacob Tome 4 J 86 376 2,925
Spackman Morris—Chas Hahn 4 J 86 380 300
Stottmeister Chas—L W Fox 3 J 86 91 ....
Sheetz Saml Jr—C M Randall 3 J 86 129 139
Smith Clarence—W J Heiss et al 3 J 86 136 400
Savage Paul—S Delbert D C M 74 1430 ....
Stocker Geo L, Times Finishing Works—Samuel Boyd et al 1 M 78 61 745
Shee Edmund B—W C Ludwig 2 M 86 504 2,521
Supplee Chas D—Geo M Grant & Co 1 J 86 214 115
Starr, Jesse W Jr—Marvin Safe Co 2 J 86 23 226
Stark & Clarke—Jas H Burr 3 J 86 182 325
Shultz Harry S—Jacob Kottek 3 J 86 219 648
Tingley Benj W, Scott Geo S—H K Cummings 2 J 86 31 202
Tasker Stephen P M—Provident L & T Co 1 S 77 843 307,000
Tunis Thos—Independence Bank 3 J 86 193 1,481
Tasker Chas P—Jos S Perot et al 3 J 86 260 259
Twells John S—Isaac Cooper 4 J 86 342 100
Travis Thos—Chas Anders 3 J 86 26.. ....
Winchester Robt J B—Robt Givens 4 J 86 345 ....
Wright Fredk R—E T Teft 4 J 86 385 106
Weaver Mail Box Co—North Bros 3 J 86 276 186
Wark Wm—H A Perkins D C J 74 2701 6,151
Wilkinson Jas H—L Stratton Jr 4 M 81 609 4,082

Entered June 26, 1886.

Atwood Anthony—Jas G Kitchen 4 J 86 291 505
Alberger M H—L Newcomb 4 J 86 351 2,754
Bunting Saml C Jr—M L Stewart 1 J 75 188 6,778
Bumm Wm H and Geo W—Geo B Sellers 4 J 86 51 678
Bumm Wm H and Geo W—C J Churchman 3 J 86 334 247
Bumm Wm H and Geo W—J T Bailey & Co 4 J 86 100 163
*Bumm Wm H and Geo W—Jonathan May (Execution issued) 1 J 86 283 4,190
*Bumm Wm H and Geo W—Sixth Nat Bank (Execution issued) 1 J 86 284 7,666
Bumm Geo W—Robt Dallas 4 J 86 379 5,000
Brooks John G—Jas G Kitchen 4 J 86 293 2,314
Brooks Josiah D, Jenks Wm G—Millville Nat Bank 4 J 86 333 4,765
Brooks Josiah D, Jenks Wm G—Phila Nat Bank 4 J 86 334 8,863
Boyer Zaccur P—Wm Groves 4 J 86 193 142
Bloomer Jos—P J Brankin 4 J 86 262 ....
Benson James H—H T Clay 4 J 86 272 27
Brooks W Howard—J O Hoffman 4 J 86 81 264
Clarke Thos P—Jos Danby 4 J 86 58.. 518
Charter Wm R—D G Brinton 4 J 86 59 ....
Castor Thos dec, Wright R L exer, Castor Peter dec—D Saul 5 J 86 94.. 91
Campbell Thos F—H Oppenheimer 4 J 86 115 163
Clarke John J—Geo F Moyer 4 J 86 286 ....
Camp J H—C Wolf et al 4 J 86 309... 134
Colgan J Edwd—W T Tiers et al 4 J 86 335 745
Colgan James—W T Tiers et al 4 J 86 336 400
Cattell Saml W dec, Kirkpatrick Jas A exer—K Morgan 4 J 85 537 ....
City of Phila—T. S Matthews 4 S 83 290 ....
Douglass Jno M, Jos M, Wm S and Merrick—Jno Trainer 4 J 86 194.... 449
Edwards F S—Wm Weber 4 J 86 124 712
Etris Wm H and Mary E—C T Haines Jr 4 J 86 181 325
*Fender Lewis N—M Cain 1 J 86 290 400
Fenton Hector T—W C McPherson & Sons 4 J 86 276 ....
France Anna—Caroline Fox 4 J 86 70 115
Garvin Wm—A D Scott 4 J 86 131... 4,595
Gordan James—Girard Ins &c 4 J 86 133 5,254
Gardner James T—J Hill Jr 4 J 86 219 159
Grabenstaler Michl—Jos R Bacon et al 3 J 86 331 119
*Houston Caroline L—Union Trust Co 1 J 86 301 1,000
*Hoppe F and Frank—Gus a Miller 1 J 86 286 265
Harris H G—Thos Parker 4 J 86 313.. 103
Hansbury Peter R—Thompson Son & Co 4 J 86 212 175
Halfmann Wm D—Merchants Nat Bank 4 J 86 216... 309
Heydrick Wm W, Cook Edward H—Henry Rogers 4 J 86 213 151
Hermes Theo—C C Gouck et al 4 J 86 148 279
Harrison Raphael—S J Weaver et al 4 J 86 154 294
Hirsh M L—H C Collins 4 J 86 63..... 178
Jones Wallace—N J Rubber Co 4 J 86 289 7,023
Kerper Josiah—N Kirsch 4 J 86 269... 692
Kuhn Chas, G M, H and M, Evans Ellen, Morris Elizth—Comth of Penna 4 M 86 232 5,095
*Kurz John—Eble & Herter 1 J 86 285 600
Koenemann August—T W Brooks (Treasurers Bond) 1 J 86 292 500
Kirdman James—A R Hall et al 4 J 86 234 137
Lehmberg Chas—Jno B Heil 4 J 86 98 115
Leville Louis C A—Delaware B and L 4 J 86 295 551
Lloyd Wm C—Jno Wanamaker 4 J 86 305 484
*Lotz Geo—Chris Schmidt (Execution issued) 1 J 86 299 ..... 1 0
*Lauber August, Born Jno G—Ger Lehigh ave B and L (Bond and Warrant) 1 J 86 294 800
Mingle P B dec, Johnson Wm exer—F D Kramer 2 S 82 429 242
*Mogan Patk, Conway Jas—Enterprise Brew Co 1 J 86 203 211
McManus Francis—Jos R Bacon et al 3 J 76 332 222
McMillan L M, Mahoney Dennis—C Rhodes 1 J 86 295 ..... E Judgment
McGonigal James P—C H Elliott 4 J 86 298 1,635
McCaffrey James—P J Brankin 4 J 86 263 ....
Mullin Winifred—M Kennedy 4 J 86 284 362
Mitchell Robt M—Independence Nat Bank 4 J 86 78 279
Moss David—Saml J Keen 4 J 86 97.. 595
*Newberry Wm T—Dell Noblit(Bond and Warrant Execution issued) 1 J 86 287 50,000
O'Rourke Michael—Geo De B Keim 4 J 86 280 256
Peirce Frank H—Wm Taylor & Co 4 J 86 160 140
Peck Wm S—R McCambridge & Co 4 J 86 264 376
Peters Emanuel - Chas Nice et al 4 J 86 285 378
Quicksall Harvey—G P Cunningham 4 J 86 312 24,446
*Repp Fredk—C W Bacon's Sons 1 J 86 302 855
Rhodes Ben F—W P Uhlinger 4 J 86 120 597
Russell Philip—Fidelity Ins &c 4 J 86 146 515
Sheetz Harry J—Union Nat Bank 4 J 86 74 102
Sheetz Saml Jr—Union Nat Bank 4 J 86 48 102
Sheetz Saml Jr—J Smith 3 J 86 339... .....
Stevens Thos. R, and D—Bridesburg B L 4 J 86 87 ....
Shacelford A O—E R Lyon et al 4 J 86 172 202
Schmidt Adolph, Super Jos L—Jos B Kaiser 4 J 86 78 180
Starr Jesse W Jr—L U Maltby 4 J 86 189 384
Super Albert—Edwd Walther 4 J 86 288 247
Stevenson Thos P—M J Rodgers et al 4 J 86 294 508
Smith Benj W—A B Congdon 3 J 86 354 335
Schuylkill River E S R R—Isaac Myers 4 D 85 509 3,850
Tiers John—Commercial Bank, N Y 4 J 86 217 2,717
Thompson Jno R—Third Nat Bank 4 J—86 109 734
Unruh Albert R—Jos A Markle 4 J 86 161 105
Underkoffer Danl, Chas J and Wm—W T Carber 4 J 86 329 626
Wiener W H, Brenner Geo P—Jno Griess 3 J 86 353 1,257
Waldman W R—Jno Kern et al (Bond and Warrant) 1 J 86 293..... 400
Warrington Jas, Matlack Richd, Hendrickson Jos D—E H Lau 4 J 86 227 7,334
Whitney Wm—Monqueen Co 4 J 86 242 206
Weightman Geo—3rd Nat Bank 4 J 86 107 843
Weiss Chas—Jas S Bell et al 4 J 86 147 147
Winter John and Wm H—G M Jacocks 4 J 86 158 173
Walther G A—Commonwealth Bank 4 J 86 83 214
Wallace G A—Commonwealth Bank 4 J 86 84 244
Watson Geo N, VanNeida E C—O Y Hamilton 3 J 81 549 ..... S F
Wilson Edwd C—W Dodson et al 1 M 86 504 447
Worrall Jno W—C F Grosholz 2 J 86 48 40

Entered June 28, 1886.

Boewig Louis—A Ruttman 2 D 80 972 900
*Boentgen Fredk—Chas Boentgen (Execution issued) 1 J 86 311 1,465
*Crawford James, Wm and Thos—F P Buckley 1 J 86 329 500
*Crilley Jno H—Wm H Lewis 1 J 86 336 53
*Erney Albert S—C Bullock 1 J 86 321 715
*Haubert Adam S—A Stiffel 1 J 86 307 74
*Hartranft S & Co—W P Uhlinger 1 J 86 312 2,000
*Hartranft S & Co—W P Uhlinger 1 J 89 313 1,100
*Ingham Jos W—W Mattlack (Execution issued) 1 J 86 324 132
O'Rourke Michl—City (Bond) 1 J 86 322 .....
*Reeves Robert H—J H Hentz et al 1 J 86 308 130
*Reeves Robert H—J H Hentz et al 1 J 86 310 329
Roche Thos J, McGuckin Jas—Continental Bldg Asso (Bond and Warrant) 1 J 86 318 5,000
Schueman Fredk—Rhein B and L (Bond and Warrant) 1 J 86 317 5,000
*Smith H H—A James Jr (Execution issued) 1 J 86 319 63
*Tait Susan D and Jas—L Willenmeier 1 J 86 306 1,500
*Wilson Henry F—J H Hentz et al 1 J 86 309 2,114
*Wurster Wm—M A McVey 1 J 86 328 107
*Wagner Geo G—Cath Wagner 1 J 86 333 1,200
*Webster M S, Reflex Refining Co—Saml W Cooper (Bond and Warrant, Execution issued) 1 J 86 337 10,000

Entered June 29, 1886.

Brewer Bertrand A and Henry H—C Speakman 3 D 85 423 .....
*Branigan Michael—Nth Phila B and L (Bond and Warrant) 1 J 86 370 1,700
Cowton Clarence—Thos B Hagstoz & Co 1 J 86 30 .....
*Canby Susanna N—Chas D Middleton (Bond and Warrant) 1 J 86 376 7,000
*Elliott Fergus—Samuel West 1 J 86 371 1,300
*Frederick Wm—Julia Hague 1 J 86 378 500
Gillard Jno B—J Dexheimer 2 M 84 171 Costs
*Hofsis Christian and Marion—John Schmidt 1 J 86 377 200
*Kane Margt—Jos Peters 1 J 86 354 200
*Levy Patk P—Patk Connor 1 J 86 366 500
*McHenry Matilda C and J S—E R Artman 1 J 86 353 500
*Newberry W T—Jno G Ditman (Execution issued) 1 J 86 373 9,117
N Phila Butchers and Drovers Live Stock Asso—Henry Glass 4 D 84 163 .....
Osner Chas—H Vallrath et al 3 J 86 189 .....
O'Neill Chas Jr—G L Hentzner et al (Bond and Warrant) 1 J 86 368 2,000
Reilly James—John Blair 1 J 86 367 333
Staake Wm H—J Dexheimer 2 M 84 171 221
Staake Wm H—Kate Bourguigon 2 M 84 171 221
Staake Wm H—C H Strodick 2 M 84 171 221
*Tschanz Fritz or Fredk—Fredk Berger 1 J 86 358 600
Timoney Dennis—Chas Monigan 3 J 86 247 .....
*Webster Wm E, Mellor Mrs S W—Wm Scott 1 J 86 369 400
*Williamson Jno L—Jno H Johnson (Execution issued) 1 J 86 374 960
*Warren Henrietta—Jas Kelm (Execution issued) 1 J 86 375 17

Entered June 30, 1886.

*Bryson AlexrC—Rodgers Print Co 1 J 86 390 85
Dewees Theo—R W Dever 1 J 86 396 26
Da Costa Kath T—H S Somers 1 S 86 12 Shff costs
Ferguson Jos C asse—W T Linderman 2 J 85 663 .....
Ferguson Jos C asse—M L Moore 2 J 85 655 .....
*Gimbel Margaretta, John, Peter and Frank—Bridesburg B and L (Bond and Warrant) 1 J 86 391 1,600
*Harper Henry S—J B Juvenal et al (Bond and Warrant) 1 J 86 392 1,700
*Joseph John—Benj Joseph 1 J 86 384 3,000
Little Margt—David Harshaw 1 J 81 755 107
*Lush Wm H—S M Levering (Bond and Warrant) 1 J 86 407 400
*Makins T L, Eberhart W A—W V Broomhead (Execution issued) 1 J 86 386 600
McMullin Wm J—Shekamaxon Bk 2 M 86 203 44
*Strain Danl F and Julia M, Strain Edwd J and Sarah A—Potts & Markoe 1 J 86 389 1,500
*Scott Fredk J—B F Teller 1 J 86 398 200
Watson Wm C, Costa Isaac—City (Bond) 1 J 86 404 .....

Mechanics' Liens.

V H Brooks owner and cont—John Worthington claimant, W s 17th st 32 ft S of Delancey place 74
Wm Shoemaker and wife owners, Chas W Campbell cont—A J Malone claimant N E cor Cambria & Haas sts 42
Alex Crow owner, F W Tweed cont—M W Devereux claimant, S s Lynn st 40 ft E of Barney st 186
Eugene F Gregg, Phebe A Gregg owners—Jas J Quigley claimant E s 20th 126 ft S of Parish st 79
Oliver P Fisher owner and cont—P M Barber claimant S E cor Herman and Hancock sts 94
Cornelius McDevitt owner, McGarvey & Son conts—Wm Stilley claimant N S Mt Vernon st 97 ft E of 22nd st 282

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following properties were sold at auction on Wednesday by M. Thomas & Sons, auctioneers:

Five two-story brick dwellings, Nos. 210 to 218 East Orthodox st., Frankford, each $1,650
Two-story brick tavern and dwelling, No. 1722 N. Twenty-third st 1,550
Brick and frame tavern and dwelling and stables known as the Washington Hotel, S. W. corner Seventh st. and Germantown Rd 15,000
Two and one-half story brick tavern and dwelling and stables known as the Seven Presidents' Hotel, Nos. 2234 and 2236 Germantown Rd 16,200
Lot fronting on Gray's Ferry Road and Thirtieth st 8,100
Three-story brick dwelling, No. 2102 Jefferson st 3,300
Three-story brick dwelling, No. 423 Wharton st., with a three-story brick dwelling in the rear on McIlvain st., No. 422 3,300
Three-story brick dwelling, N. E. cor. Mervine and Stiles st 2,375
Three-story brick store and dwelling, cor. of Ripka ave. and Winchester st., with a two-story brick stable in the rear, Manayunk 4,000
Two and one-half story residence, cor. of Queen and Baird sts.; lot 155 ft. 4 in. front, 233 ft. 4 in. deep, Germantown 8,500
Two-story brick dwelling, No. 2344 Orkney st 400
Lot, No. 3832 Haverford st., with a three-story brick dwelling, No. 3837 Rockland st., West Philadelphia 2,500
Two story brick dwelling, No 1811 Adanis st 775

James A. Freeman & Co., sold on Wednesday at the Philadelphia Exchange the following:

Two-story brick dwelling, No. 627 South Thirteenth st.; lot 15 ft. by 61 ft.; subject to a ground rent of $9 37 silver $2,175
Three-story brick dwelling, No. 770 South Thirteenth st.; lot 15 ft. by 28 ft.: subject to a ground rent of $6 50 1,050
Three-story brick dwelling, No. 772 South Thirteenth st.; lot 15 ft. by 26 ft.; subject to a ground rent of $6 50 1,060
Two-and-a-half story frame house, 3423 Woodland ave., with frame shop on Walnut st.; fronts 18 ft. and 20 ft. by 132 ft. and 145 ft 3,600
Three-story brick dwelling, 315 Reed st.; lot 18 ft. by 126 ft 3,200
Three-story brick dwelling, No. 1506 French st.; lot 15 ft. by 58 ft 2,100
Bakery and stables, N. W. cor. Twenty-fourth and Hare sts., with houses 731 to 737 Ringgold st.; lot 64 ft. by 130 ft 10,100
House, Pear st., E. of Fifty-second st., Hestonville; lot 64 ft. by 93 ft 700
Four-story brick saloon and dwelling, 928 Wallace st.; lot 19 ft. by 14 ft 1,600
Bala Station, Schuylkill Valley Railroad, two-story mastic dwelling and ten acres 5,000
Three-story brick dwelling, 4131 Germantown ave.; lot 16 ft. by 130 ft 2,200
Two-and-a-half story frame house, 808 St. John st.; lot 20 ft. by 80 ft 2,120
Three-and-a-half story brick dwelling, 48 Almond St.; lot 18 ft. by 67 ft 2,000
Two building lots, Willows ave., W. of Fifty-first; size, 40 ft. by 100 ft 255

CONVEYANCES.

PHILADELPHIA.

MONDAY, June 28, 1886.

Ann st., 1909, Christian Meyer to Ludwig C. Spahr, June 21, 1886, 14 ft. by 56 ft. $1,325

Arlington st., S. s., 162 ft. 8 in. E. Eighteenth, Katherine R. Pettingill to Helen F. Baker, May 26, 1886, 15 ft. by 57 ft. 2,000

Bambrey st., E. s., 140 ft. N. Columbia ave., Charles E. Smith to Joseph D. Thornton, June 11, 1886, 223 ft. by 100 ft. 11,150

Belmont ave., E. s., 68 ft. 10¼ in N. Viola, Daniel J. McCloskey to James Marshall, June 25, 1886, irreg. shape 10,000

Birch st., S W s., 60 ft. N. W. Edgmont, Jos. Penn to Armour McClay, June 22, 1886, 71 ft. 7 in. by 63 ft. 690

Cherry st., 627, Oliver B. De Morat to Theodore V. Kirk, June 12, 1886, 13 ft. 10 in. by 31 ft. 2,500

Christian st., N. E. cor. Fifteenth, James Parker et al. to Elizabeth M. Gulick, June 10, 1886, 72 ft. by 97 ft. .... nom.

Christian st., N. s., 148 ft. W. Seventeenth, Ida Bellman to John Simpson, May 14, 1886, 16 ft. by 57 ft.; g. r. $60 2,500

Darien st., E. s., 143 ft. 9 in. S. Norris, United Workmen's B. and L. Association to George W. Walton, June 23, 1886, 13 ft. 6 in. by 41 ft. 1⅛ in. 1,500

Daly st., N. s., 164 ft. W. Seventh, William F. Albrecht to James Ghegan, June 23, 1886, 14 ft. by 50 ft. 6 in.; g. r. $36 475

Eighth st., S. W. cor. Winton, Robert M. Mitchell to Robert Alexander, June 25, 1886, 16 ft. by 65 ft.; g. r. $87 1,100

Eighth st., W. s., 100 ft. S. Sixty-seventh ave. North, Edward M. Davis to Amelia M. Stimson, May 27, 1886, 60 ft. front 956

Eighth st., W. s., 100 ft. S. Sixty-seventh ave. North, Edward M. Davis to Henry Stimson, May 27, 1886, irreg. shape 949

Eighteenth st., cor. Wolf, M. J. Kessler, adm'x, to Reuben A. Shetzline, June 19, 1886, irreg. shape 1,000

Elberon ave., N. W. s., 100 ft. N. E. Stanwood, Elberon Land Association, limited, to Wm. F. McFarland, June 24, 1886, 150 ft. by 120 ft. 715

Eleventh st., 1751 N., United Workmen's B. and L. Association to Sylvanus A. Leith, June 19, 1886, 16 ft. by 58 ft. 3,000

Frankford rd., S. E. s. and S. W. s. Savery, Charles Gross, executor, to Henry C. Schmidt, June 8, 1886, irreg. shape 3,300

Front st., S. W. s. and E. s. New Market, between Vine and Callowhill, Geo. W. Bumm to Joseph C. Ferguson, June 25, 1886, 4 lots .... nom.

Front st., 708-712 N., Penn Guarantee Ass'n to Clarence P. Tiers, June 20, 1886; also, 3616 Lancaster ave., 18 ft. by 105 ft. 9,000

Howell's Lane, Twenty-third Ward, 3 tracts, Joseph B. Townsend, ex., et al. to Richard H. Morris, containing respectively 28.68 acres, 23.65 acres and 24.63 acres 88,500

Gaul st., S. E. s., 15 ft. N. E. Hewson, Jacob Owens to Fanny Wragg, June 24, 1886, 15 ft. by 56 ft. 1,939

Germantown ave., N. W. cor. Somerset, Samuel Sager to Samuel W. Evans, Sr., June 23, 1886, 16 ft. ⅛ in. by 71 ft. 6,500

Front st., E. s., 142 ft. S. Coral, Richard P. McCulla to Morris Hyman, June 24, 1886, 20 ft. by 87 ft. 2,325

Howell's Lane, 4 tracts, R. H. Morris to Thomas W. South, June 24, 1886, containing 28.68 acres, 23.65 acres, 24 63 acres and 9.05 acres 15,863

Indiana st., S. s. and E. s. Orkney, George John Ley to August Lauber, June 22, 1886, 16 ft. by 54 ft. 3,000

Lawrence st., W. s., 156 ft. S. Clearfield, George E. Wagner to Mary Brocklehurst et al., May 24, 1886, 112 ft. by 84 ft. 3 in. 5,000

Lawrence st., N. E. cor. Clearfield, Edw. M. Davis to Robert Alexander, June 7, 1886, 36 ft. by 92 ft. 6 in. 400

MacFerran st., N. s., 32 ft. W. Nice, Wm. Kerbaugh et al., exrs., to Edward Clegg, June 12, 1886, irreg. shape; E. s. Nice, 121 ft. 8 in. N. MacFerran, 60 ft. by 100 ft. 10,026

Marshall st., W. s., 50 ft. 8⅝ in. N. Norris, Issac Smyth to John H. Clay, June 21, 1886, 18 ft. 4 in. by 80 ft. 1,325

Master st., N. s., 95 ft. 8 in. W. Eighth, Wm. Kohl to John B. White, May 27, 1886, 100 ft. by 112 ft. 6 in. 30,000

Moore st., S. s., 68 ft. E. Fifth, 8 lots, Stephen P. M. Tasker to Thos. T. Tasker, June 24 1886 4,000

Norris st., S. W. s., 106 ft. 6½ in. S. E. Memphis, George W. Bumm to Joseph Ferguson, June 24, 1886, 15 ft. by 61 ft. .... nom.

Ninth st., 2529 N., Joseph A. Ecker to Emily R. Horn, June 9, 1886, 14 ft. 3 in. by 93 ft. 5¼ in. 3,100

Oakford st., N. s., 198 ft. E. Twenty-second, Henry R. Coulomb to Frederick Smith, June 21, 1886, 15 ft. by 61 ft.; g. r. $48 800

Ogden st., S. s., 189 ft. 10 in. E. Thirteenth, John F. Klumpp to Emma E. Mathews, June 21, 1886, irreg. shape 2,800

Sellers st., S. E. s., 343.35 ft. S. W. bend in S. Sellers st., George H. Sykes to William M. France, June 24, 1886, 12.65 ft. by 100 f. 1,000

Sixty-fourth-and-a-half st., E. s., 225 ft. S. Girard ave., Amanda F. Wheeler to Kate L. Roney, June 22, 1886, 25 ft. by 100 ft. 775

Sixth st, E. s., 36 ft. S. Indiana, Edward M. Davis to Mary E. Weyand, June 19, 1886, 144 ft. by 68 ft. 10¼ in.; S. W. cor. Fairhill and Indiana, 85 ft. by 68 ft. 8,800

Somerset st., S. W. s. and N. W. s. Tulip, E. F. Wilmer to John B. Stevenson, June, 21, 1886, 54 ft. by 112 ft. 2,000

Somerset st., S. W. s. and N. W. s. Trenton, John B. Stevenson to Philadelphia and Trenton Railroad Company, June 22, 1886, irreg. shape 438

Summer st., S. s., 124 ft. 5⅜ in. W. Thirty-second, Herman Wendell to Henry Saulnier, June 23, 1886, 20 ft. by 72 ft. 2,300

Tasker st., S. s., 182 ft. W. Eighteenth, Joseph McKeever to James Thompson, June 22, 1886, 16 ft. by 65 ft.; g. r. $36 2,400

Tenth st., 1212 S., John H. Lofland to Clement G. McCullough, June 22, 1886, 18 ft. by 105 ft. 4,250

Tenth st., W. s., 66 ft. 9 in. S. Dauphin, Samuel Kayser to Mary W. Young, June 23, 1886, 16 ft. 6 in. by 90 ft. 1,250

Thirteenth st., 854 N., Charles W. Lautenbach to William J. Wylie, June 21, 1886, 16 ft. by 48 ft.; g. r. $53 900

Twentieth st., E. s., 152 ft. S. Vine, Annie B. Bayliss to Edward Law, June 19, 1886, 16 ft. by 92 ft. 7,000

Twenty-second st., E. s. 45 ft. N. Oakford, Henry R. Coulomb to John Trueman et al., June 8, 1886, 15 ft. by 74 ft.; g. r. $54 1,200

Warder st., S. E. s. 233 ft. 2¾ in. N. E. Montgomery, J. E. Bierck to Oliver L. Coles, June 14, 1886, irreg. shape; mtge. $700 5,400

Wilder st., S. s., 143 ft. 2 in. W. Fourth, Samuel J. Lynch to Dennis T. Sheehan, June 17, 1886, 14 ft. by 40 ft.; mtge. $650 500

TUESDAY, June 29, 1886.

Abigall st., N. E. s., 208 ft. N. W. Amber, Wm. Steele to Robert J. Harbison, June 21, 1886, 16 ft. by 60 ft. $2,125

Alder st., W. s., 158 ft. and 194 ft. N. Columbia ave., Penn Guarantee Association to Clarence P. Tiers, June 26, 1886, 12 ft. by 44 ft.; also six other lots on Alder st., Front st., Lancaster ave., Mutter, Riggs and Seventh sts. 17,000

Broad st., W. s., 38 ft. S. Park ave., John M. Sharp to Sarah M. M. Taylor, June 25, 1886, 18 ft. by 110 ft. 9,000

Broad st., E. s., 66 ft. N. Lehigh ave., Adele D. Brooks to Henry S. Derr, April 24, 1886, 30 ft. by 156 ft.; N. s. Lehigh, 67 ft. W. Park ave., 42 ft. by 96 ft. 6,000

Cotton st., S. E. s., 90 ft. N. E. Fleming, John Dolman et al. to Thomas G. Cope, June 23, 1886, 15 ft. by 90 ft. 8 in. 162

Coulter st., S. E. s., 376 ft. 6⅛ in. N. E. Germantown ave., Geo. Willing et al., executors, to St. Luke's Church, Germantown, June 24, 1886, 100 ft. by 216 ft. 9½ in 5,000

Edmund st., N. W. s., 145 ft. 3⅞ in. S. W. Longshore, Robt. J. Myers to Hubert Harkins, June 24, 1886, irreg 1,500

Eighteenth st., 621 S., Thomas Durham to Wm. J. Norris, June 24, 1886, irreg. shape 2,650

Eighteenth st., W. s., 108 ft. S. Columbia, F. H. Souder to Charles Souder, June 25, 1886, 18 ft. by 110 ft. 7,017

Eleventh st., 720 S., F. A. Nichols to Henry J. B. Watton, June 26, 1886, 18 ft. by 90 ft. 5,400

Eleventh st., W. s., 90 ft. S. Brown, Charles H. Banes, exr., to Lewis L. Forbes, June 25, 1886, irreg. shape 4,000

Dickinson st., S. s., 156 ft. E. Sixth, James Ballenger to Caroline S. Cobb, May 8, 1886, 16 ft. by 73 ft.; g. r. $48 3,800

Fairmount ave., 110, Jas. W. Latta to Simon S. Myers, June 15, 1886, 17 ft. by 68 ft. 3 in 2,502

Frankford Rd., N. W. s., 17 ft. 1 in. S. W. Unity, Henry M. Taylor to Edw. Stern, June 26, 1886, irreg. shape 6,800

Fifteenth st., E. s., 154 ft. N. Wharton, Hugh Stevenson to Henry J. Weber, June 28, 1886 32 ft. by 100 ft. 2,400

Forth-sixth and-a-half or June st., E. s., 137 ft. 7¾ in. S. Westminster ave., Twenty-fourth Ward, Anw. Kaas to Robert Boston, June 15, 1886, 14 ft. by 38 ft. 850

Frankford st., E. s , Geo. W. Bumm to Joseph C. Ferguson, June 25, 1886, 80 ft. by 175 ft. .... nom.
Fifty-first st , N. E. s., 210 ft. S. E. Willows ave., R. H. Barker to Hy. Whitelam et ux., June 28, 1886, 20 ft. by 116 ft. .... nom.
Fifty-first st., N. E. s., 190 ft. S. E. Willows ave., Hy. Whitelam to Robt. Hy. Barker, June 28, 1886, 20 ft. by 116 ft. .... nom.
Front st., W. s., 178 ft. 4 in. S. Queen, Jon. W. Mears to Daniel Murphy, June 16, 1886, 16 ft. 8 in. by 100 ft.; g. r. $58 33 1,500
Haverford st., N. s., 95 ft. 6 in. W. Thirty-second, Howard Watkin to Frances Helen Ford, June 26, 1886, 19 ft. by 90 ft.; Twenty-fourth Ward 7,500
Kensington ave., N. W. s , 101 ft. 7½ in. N. E. "E" st., Charles H. Camp to Henry Sloman, June 21, 1886, irreg. shape 10,000
Lambert st., W. s., 16 ft. 6 in. S. Susquehanna ave., Jacob Rightly to John Harley, June 12, 1886, 15 ft. by 60 ft.; g. r. $102 1,000
Lawrence st., S. E. cor. Clearfield, E. M. Davis to John Loughran, June 19, 1886, 66 ft. by 92 ft. 6 in... 625
Carlisle st., 826, moiety, George J. Kilpatrick to Annie Robertson, June 28, 1886, 15 ft. by 75 ft. 500
Master st., 1031, Mary A. Farren et al. to Agnes B. Lippincott, June 25, 1886, 15 ft. by 53 ft.; g. r. $37.50.. 1,000
Merion ave., 4042-4044, H. F. Weeks to James Buchanan, June 18, 1886, each 13 ft. 6 in. by 90 ft; mtge. $800 1,500
Morris st., 2241, Leopoldina Zabel to Edw. F. Zabel et al., June 28, 1886, 15 ft. 6 in. by 75 ft. 5,000
Oxford st., 2723, John H. Meconnehey to Henry Bassett, trustee, June 21, 1886, 12 ft. 8 in. by 47 ft. 10 in... 1,875
Passyunk Road, S. W. cor. Mifflin, Robert W. Cushman to James J. Loughery, June 26, 1886, irreg. shape .... nom.
Poplar st., 617, C. U. Shoemaker to Ida Silberman, June 19, 1886, 15 ft. 10¾ in. front 2,300
Race st., N. s., 78 ft. E. Eleventh, Carrol Building Association to David A. Baker, June 22, 1886, 20 ft. by 80 ft. 7,500
Salmon st., E. s., 77 ft. 4 in. N. Bockius, Wm. F. Eberhard to John Henry Deininger, June 25, 1886, 20 ft. by 62 ft 100
Sixth st., 2404, D. B. Wendle to Nicholas Gehr, June 22, 1886, 17 ft. by 80 ft. 5,500
Seventh st., W. s., 70 ft. S. Cumberland, Geo. W. Spayd to Sarah A. Leininger, June 26, 1886 3,000
Spruce st., S. s., 156 ft. E. Sixteenth, Robert Hare Powel to Amy S. Powel, June 23, 1886, 22 ft. by 240 ft 10,000
Thomas st., S. E. s., 267 ft. N. E. Green, Samuel Cooper to Robert Gilmour, June 7, 1886, 80 ft. by 97 ft 7 in 1,750
Second st., 1939 N., Bridget Cully et al. to Wm. Wurster, May 4, 1886, 18 ft. by 109 ft. 2,100
Thirty-ninth st., S. E. cor. Brown, 20 ft. by 80 ft.; E. s. Thirty-ninth, 20 ft. S. Brown, 16 ft. by 80 ft., and 4 lots E. s., 36 ft. S. Brown, John C. Fodell to Jacob Rightly, June 26, 1886, 60 ft. by 80 ft .... nom.
Watkins st., N. s., 196 ft. E. Twelfth, Aquila Nebeker to Samuel Bookbinder, June 19, 1886, 14 ft. by 50 ft 1,300
Woodland ave., 3330, Emma Camp to Ebenezer F. Taylor, June 22, 1886, irreg. 6,000
Wylie st., 1749, George H. Koch to Louis Koch, June 15, 1886, 16 ft. 7 in. by 68 ft.; mtge. $5,000 .... nom.
Fairhill st., S.W. cor. Indiana, Mary E. Weyand to John Schieber, June 28, 1886, 85 ft. by 68 ft.; E. s. Sixth, 36 ft. S. Indiana, 144 ft. by 68 ft. 10¼ in 11,500

WEDNESDAY, June 30, 1886.

Alter st., S. s., 114 ft. W. Twenty-second, Anna E. Meyert to Wm. W. Dickhart, May 21, 1886, 14 ft. by 54 ft.; g. r. $42.50 .... $250
Belgrade st., 217, Joseph J. Owens to Harry B. Tull, June 5, 1886, 14 ft. 10 in. by 35 ft. 9⅝ in 1,130
Carpenter st., S. E. s., 230 ft. N. E. Green, Charles H. Weiss to Frederick Peters, June 17, 1886, 40 ft. by 83 ft., Twenty-second Ward 1,200
Catharine st., S. W. cor. Seventh, Jas. H. Lyons to Sabato Vendura, June 21, 1886, irreg. shape 5,000
Crawford st., N. W. s., 277 ft. 10¼ in. N. E. Thirty-fifth, Michael Foley to Francis V. Golden, June 15, 1886, 16 ft. 10 in. by 90 ft. 1,525
Eighth st., 2142 N., Hy. Mayers to Ella F. Mayers, June 26, 1886, 16 ft. 6⅞ in. by 57 ft. 1⅛ in 5,200
Eleventh st., E. s., 16 ft. 4 in., 49 ft. and 81 ft. N. Norris, S. B. Huey et al., ex'rs, to Daniel J. McClosky, June 17, 1886, each 16 ft. 4 in. by 60 ft 9,000
Fifteenth st., E. s., 158 ft. S. Spruce, Thos. Leaming to Juiia Leaming, June 21, 1886, irreg. shape 8,500
Fifteenth st., E. s., 289 ft. 9¼ in. S. Cumberland, Chas. L. Borie et al., ex'rs, to John M. Sharp, June 5, 1886, irreg. shape 700
Fox st., 2346, August F. Krimmel et ux. to John J. Hayes, June 29, 1886, 14 ft. by 69 ft. ¾ in 1,450
Garibaldi st., N. s., 75 ft. W. Tenth, F. W. Thomas to Pius Beurer, June 22, 1886, 20 ft. 6 in. by 73 ft. 3⅝ in 275
Gay st., N. W. s., 228 ft. 4 in. N. E. Baker, Benjamin Riley to Millicent Dickens, June 26, 1886, 16 ft. 6 in. by 96 ft. 2,000
Haverford st., N. s., 48 ft. 4 in. W. Thirty-first, Howard Watkin to Katie H. B. Pyle, June 22, 1886, 16 ft. by 87 in 5,000
Huntingdon st., N. s., 16 ft. W. Seventh, Chas. H. Wisler to John B. McCleary, June 24, 1886, 15 ft. by 68 ft. 3,000
Lehigh ave., 724, M. H. Heist to Frederick F. Ricker, June 30, 1886, 15 ft. by 74 ft. 4,000
Lefevre st., W. s. and S. s. Edgmont, C. Morton Smith to Geo. A. Sinn et al., June 12, 1878, irreg. 2,250
Ninth st., N. E. cor. McClellan, Jas. Thompson to Ellwood D. Quigley, June 11, 1886, 18 ft. by 66 ft. 7¼ in... 3,500
Orkney st., 2615, Theodore Lambrecht to August Prinz, Jr., June 28, 1886, 14 ft. 6 in. by 36 ft. 4 in.... 1,500
Orkney st., 2617-2621, T. Lambrecht to Louis Lambrecht, June 30, 1886, each 14 ft. 6 in. by 36 ft. 4 in. 4,275
Orkney st., 2625-2627, T. Lambrecht to Aug. Prinz, Sr., June 30, 1886, each 14 ft. 6 in. by 36 ft. 4 in. 2,850
Orkney st., 2629, T. Lambrecht to Jos. Sentner, June 30, 1886, 14 ft. 6 in. by 36 ft. 4 in. 1,425
Orkney st., 2631, T. Lambrecht to Rosa Sinn, June 28, 1886, 14 ft. 6 in. by 36 ft. 4 in. 1,425
Orkney st., 2639, Frederick Lambrecht to Otto Rangnow, June 30, 1886, 14 ft. 5 in. by 36 ft. 4 in 1,425
Orkney st., 2643, F. Lambrecht to Bridget O'Brien, June 30, 1886, 14 ft. by 36 ft. 4 in. 1,425
Orkney st., 2645, Frederick Lambrecht to Thos. Findley, June 30, 1886, 14 ft. 7 in. by 36 ft. 4 in. 1,500
Orkney st., E. s., 238 ft. 6 in. N. Huntingdon, Frederick Lambrecht to Frida Niederwerfer, June 17, 1886, 14 ft. by 36 ft. 4 in 1,425
Oakland ave., N. W. s., 219 ft. 6⅞ in. N. E Delaware ave., Wm. Castor to Wm. M. Frost, June 29, 1886, 40 ft. by 171 ft... 312
Parrish st., N. s., 15 ft. E. Carlisle, John McKenna et al., ex'rs, to John Hagel, June 11, 1886, 15 ft. by 40 ft. 2,350
Poplar st., S. s., 100 ft. N. Nineteenth, Jacob V. VanKoden to Sarah A. Shelmire, June 18, 1886, 20 ft. 4 in. by 90 ft. 3,000
Ringgold st., W. s., 144 ft. 2 in. S. Berks, Henry R. Schoch to Katharine R. Pettingill et al., June 21, 1886, 4 lots, each 14 ft. 2 in. by 47 ft.; mtges. $4,000. 4,000
Ronaldson st., 616, Art Workers' Building and Loan Association to James Allen, 18 ft. by 40 ft.; g. r. $31.50. 1,350
Oriana st., 2546, Eldridge & Stewart to Henry Miller, June 29, 1886, 12 ft. by 40 ft. 6 in. 1,500
Oriana st., W. s., 91 ft. 8 in. S. Huntingdon, A. E. Eldridge et al. to John G. Wurtell, June 21, 1886, 12 ft. by 40 ft. 6 in 1,467
S. W. s. Oriana, 103 ft. 8 in. S. Huntingdon, 11 ft. 11 in. by 40 ft. 6 in. 1,467
St. John st., W. s., 143 ft. N. Green, Henry Zunzig, adm'r, to John Fritsch, June 25, 1886, irreg. shape; g. r. $68; mtge. $1,000 1,000
Sixteenth st., S. W. cor. Lombard, Charles H. Downing, master, to Andrew McGlinchey, June 26, 1886, 20 ft. by 100 ft.; also, lot adj. on South, 20 ft. by 95 ft. 12,225
South st., N. s., 119 ft. 2 in. W. Twelfth, Louis Meyerhoff to Ignatz Kline, June 24, 1886, 14 ft. 10½ in. by 48 ft. 3 in 6,200
Spring Garden st., 3810, Geo. Wiegand to Henrietta B. Cloke, June 2, 1886, 16 ft. by 107 ft.; g. r. $120..... 1,250
Susquehanna ave., N. E. s., 90 ft. S. E. Thompson, Wm. Frederick to Elizabeth Engel, June 23, 1886, 18 ft. by 108 ft 2,125
Tasker st., 933, D. R. Carnell to Chas. H. Dedrick, June 29, 1886, 15 ft. 8 in. by 68 ft.; g. r. $40 600
Twenty-second st., W. s., 110 ft. N. Chestnut, Hannah M. Combes et al. to Alex. Wood, June 25, 1886, 20 ft. by 69 ft. 6 in 8,500
Twenty-sixth st., 932, W. Martin Hauser to Jacob Link, June 22, 1886, 14 ft. by 96 ft. 2,300
Twenty sixth st., E. s., 156 ft. 6 in. S. E. Oxford, James A. McCurdy to Harvey P. Summers, May 18, 1886, 18 ft. by 88 ft 950
Thirty-fifth st., E. s., 75 ft. N. Aspen, John M. Hummel to Joseph E. Carter, June 8, 1886, 100 ft. by 167 ft. 6 in.; g. r. $187.50 6,000
Thirty-seventh st., N. W. cor. Fairmount ave., Maria S. Kelleher to James F. Sullivan, May 11, 1886, 20 ft. by 85 ft.; g. r. $35 1,200
Union st., N. W. s., 450 ft. 4⅝ in. N. E. Delaware ave , F. D. Holme, ex'r, to Geo. W. Ketler, June 23, 1886, 100 ft. by 200 ft., Twenty-third Ward 790
Union st., Twenty-third Ward, N.W. s., 550 ft. 4⅝ in. N. E. Delaware ave., F. D. Holme, ex., to Edith Clay, June 23, 1886, 50 ft. by 200 ft. 395

Vine st., 1807, Annie B. Schreiner to Frank H. Siddall, June 29, 1886, 38 ft. by 125 ft. 30,000
Vine st., 1933, American Baptist Publishing Society to William E. Wood, June 28, 1886, 18 ft. by 47 ft. 7,400
Walnut st., 3301, Edw. B. Hutchins to Jos. M. Reed, June 15, 1886, 20 ft. by 106 ft. 1,500
Winton st., S. s., 164 ft. and 177 ft. W. Eighth, Hugh McNeile to Thos. S. Matthews, June 16, 1886, each 13 ft. by 48 ft.; g. r. $45 each... 1,100
Main st., Twenty-first Ward, S. W. s., 928 ft. 5⅛ in. S. E. Shur's lane, Wm. Holt to Richard Hey, Oct. 1, 1884, irreg. shape. nom.
Main st., N. E. s., 1046 ft. ¾ in. S. E. Shur's lane, Richard Hey to Theresa Holt, Oct. 1, 1884, irreg: shape. nom.
Jefferson st., S. E. s. and S. W. s. Selig, Margaret C. Tomlinson to Caroline B. Sperry, June 26, 1884, 28 ft. by 144 ft. 2⅝ in.; g. r. $66. 300

THURSDAY, July 1, 1886.

Berks st., N. E. cor. Fourth, Wm. G. Serrill to Henry Haines, June 26, 1886, 102 ft. 6 in. by 82 ft. 9¾ in. S. W. cor. Fourth and Berks, irreg. shape; and N. W. cor. Berks and Third, 102 ft. 6 in. by 149 ft. $2,500
Carpenter st., N. cor. Green, Thomas Mullineaux to Joseph W. Jarrett, June 15, 1886, 80 ft. by 189 ft.; g. r. $80. nom.
Carpenter st., N.W. s., same as above, Joseph W. Jarrett to Ind. Presby. Ch. of Germantown, June 15, 1886; g. r. $80. nom.
Dauphin st., N. s., 35 ft. 10 in. W. Howard, Walter W. Hood to Fras Evans, June 29, 1886, 11 ft. 11 in. by 48 ft.; g. r. $29; mtge. $600. 450
Dudley st., S. s., 96 ft. W. Ninth, Thomas W. Gardner et al. to Wm. J. Cox, June 26, 1886, 56 ft. by 48 ft., S. E. cor. Ninth and McKean, 64 ft. by 80 ft. 4,200
Eleventh st., E. s., 186 ft. S. Somerset, Wm. Allison to Hy. W. May, April 30, 1886, 16 ft. by 90 ft. 2,000
Fairmount ave., 124, John Buckby et al., ex'rs, to Hy. McCreedy, June 29, 1886, 18 ft. by 68 ft. 1,900
Federal st., S. s., 258 ft. 2 in. E. Thirteenth, Michael Havy to Charlotte Finnegan, June 24, 1886, 16 ft. ½ in. by 63 ft.; g. r. $78. 2,050
Fourth st., N. W. cor. George, Wm. Gorman, master, to George W. Ruhl, Jr., June 16, 1886, 20 ft. by 64 ft. 11 in. 5,200
Forty-third st., W. s., 158 ft. 7¼ in. S. Walnut, Hy. C. Gibson to Lydia M. Taylor, June 22, 1886, 16 ft. 9½ in. by 107 ft. 6½ in. 5,500
Front st., S. W. cor. Poplar, Eliza Newton to Michael Cunniff, June 15, 1886, 16 ft. by 58 ft. 2 in.; W. s. Front, 16 ft., S. Poplar, irreg.; g. r. $57. 6,000
French st., 1508, Ella Levy to Henry Emmerling, June 23, 1886, 15 ft. by 58 ft. 1,800
Eighth st., 962 N., Emeline Nichols to John K. Watson, May 5, 1886, 19 ft. by 88 ft. 2¼ in. 4,250
Gowen ave., N. W. s., 204 ft. N. E. Sprague, F. B. Gowen, trustee, to Justus H. Schwacke, June 24, 1886, 100 ft. by 230 ft. 3,333
Gowen ave., N. W. s., 204 ft. N. E. Sprague, J. H. Schwacke to Wm. H Thorne, June 29, 1886, 50 ft. by 230 ft. 1,666
Garnet st., S. E. s., 82 ft. 1⅛ in. S.W. Somerset, A. H. Gillingham to Cornelius Coates, June 22, 1886, 13 ft. 4 3-16 in. by 60 ft. 2¾ in. 1,300
Girard ave., N. s., 16 ft. W. Twenty-ninth, Peter A. B. Widener to David Pyke, June 21, 1886, 16 ft. by 64 ft. 4,500
Haverford st., S. W. s., 140 ft. N. W. Fifty-fourth, Wm. A. M. Fuller to John F. Deal, June 28, 1886, irreg. shape. nom.
Kessler st., 2036, William Gorman, master, to Wm. Kuenmerle, June 16, 1886, 16 ft. by 81 ft. 7¼ in.; 2039 Germantown ave., 16 ft. by 80 ft. 7,900
Mascher st., 2030, Fred. Hassenfus to Jos. Warner, June 22, 1886, 17 ft. 6 in. by 105 ft. 2,850
Melon st., 1029, B. C. Satterthwaite, master, to Wm. S. Stuard, June 24, 1886, 30 ft. by 80 ft. 8,500
Melrose st., N. s., 161 ft. 10 in. W. Fifty-fourth, John F. Deal to Wm. A. M. Fuller, executor, June 28, 1886, 13 ft. 3⅛ in. by 45 ft. nom.
Nicetown Lane, between Second and Third, John G. Willits et al. to Quaker City Oil Company, May 15, 1886, irreg. shape. 25,000
Orchard st., N. W. s., 279 ft. N. E. Tacony, Alex. McCoy et ux. to Sarah W. Gillilan, June 27, 1886, 20 ft. by 94 ft. 4 in.; also 4155 Paul, 20 ft. by 100 ft, and S. E. s., Paul, 452 ft. 10 in. N. E. Tacony, 18 ft. by 100 ft. 1,650
Orkney st., E. s., 253 ft. N. Huntingdon, F. Lambrecht, June 28, 1886, 14 ft. 6 in. by 36 ft. 4 in. 1,425
Page st., N. s., 111 ft. 6 in. E. Twenty-third, E. H. Flood to Lucy A. Reed, June 17, 1886, 16 ft. by 63 ft. 9 in. 3,000
Passyunk Rd., W. s., and S. s. Christian, Wm. F. Johnson, master, to Frank P. Johnson, June 29, 1886, irreg. shape; g. r. $2.93¼. 1,900
Ridge ave., S. W. s., 161 ft. S. E. Mifflin, and N. E. s. Ridge ave., 24 ft. S. E. Indian Queen Lane, Jos. Malatesta to John Dobson, June 21, 1886, irreg. shape. 19,500
Sixth st., 404 and 406, E. D. Williams admr., to Andrew J Loecher, June 28, 1886, 31 ft. 2 in. by 45 ft. 8½ in.; 3 and 4 Walker's Ct., 29 ft. by 15 ft. 5 in. 5,925
Spring Garden st., N. s., 284 ft. W. Fifteenth, James Z. Gilmore et al. to Josephine E. Walker, June 19, 1886, irreg. shape. 4,500
Third st., W. s., 149 ft. N. Berks, John S. Serrill to Henry Haines, June 26, 1886, 4 ft. by 58 ft. nom.
Torresdale ave., S. E. s., 250 ft. N.E. Funk, William J. Duryea, June 1, 1886, 50 ft. by 144 ft. 2⅜ in.; g. r. $18 nom.
Twenty-first st., N. W. cor. Walden, Francis Stokes to Thomas P. C. Stokes, June 17, 1886, 18 ft. by 60 ft., and W. s. Twenty-first, 75 ft. 8 in. S. Arch, 18 ft. by 60 ft. 20,000
Twenty-first st., 2071 S., John Rodgers, trustee, to Eleanor Coxe Minigerode, June 28, 1886, 19 ft. 6 in. by 96 ft. nom.
Vienna st., S. W. s., 74 ft. 4 in. S. E. Wildey, Margaret E. Cole, ex'rx, to George W. Rookstool, June 17, 1886, 20 ft. by 115 ft.; g. r. $30. 1,200
Warnock st, E. s., 217 ft. N. Girard ave., Gottfried Arnold to Anna E. Sauter, July 1, 1886, 17 ft. by 91 ft. 5,000
Wharton st., S. s., 15 ft E. Hillary, Wm. Henry Forsyth to Roswell E. Williams, June 17, 1886, 15 ft. by 60 ft.; g. r. $90. 1,300
Germantown ave., 2041, Wm. Gorman, master, to Charles S. Benny, June 16, 1886, 16 ft. by 81 ft. 7¼ in.; also 2038 Kressler, 16 ft. by 81 ft. 7¼ in. 6,850

FRIDAY July 2, 1886.

Amber st., N. W. s., 172 ft. 9½ in. N. E. Front (moiety), William Berges to Henry Berges, June 29, 1886, 18 ft. by 82 ft. 10 in.; also, three others on Amber, Thirty-first Ward; one on Clinton, at MacFerran, Twenty-fifth Ward, and four on Front, above Norris, Thirty-first Ward. nom.
Amber st., S. E. s, 241 ft. N. E. Norris (moiety), Henry Berges to William Berges, June 29, 1886, 18 ft. 7 13-20 in. by 80 ft.; also four on Amber and three on Emma, Thirty-first Ward. nom.
Broad st., N. E. cor. Filbert., Richard Vaux et al., trustees, May 22, 1886, 150 ft. by 250 ft. nom.
Chadwick st., N. E. cor. Morris, Hill Maconaghey to Jno. McMenamin, June 28, 1886. $2,075
Dauphin st., S. s., 106 ft. 11 in. W. Fifteenth, Geo. W. Knorr to Mary Anna Spicer, Nov. 14, 1886, 16 ft. 11 in. by 86 ft. 550
Diamond st., N. s., 45 ft. W. Third, Wm. Berges to Henry Berges, June 29, 1886, 14 ft. by 60 ft. nom.
Eighth st., W. s., 100 ft. N. Sixty-seventh Ave. North, Twenty-second Ward, Wm. P. Breeding to Frank W. Munn, June 30, 1886. 159
Germantown ave., S. s., 83 ft. 1¾ in. S. E. Ninth, Jno. Weible to Jno. Meighan, June 23, 1886, 23 ft. 7¼ in. by 66 ft. 5,150
Green st., E. cor. Upsal, Christian F. Heyer to Jno. Dibert, June 4, 1886, 93 ft. by 283.57 ft. 3,875
Hancock st., E. s., 191 ft. 4 in. S. York, Henry H. Enwright to Dan'l Buck, June 29, 1886, 14 ft. 8 in. by 59 ft. 6 in. nom.
Fourth st., 2407 N., Wm. G. Serrill to Anthony Althouse, May 28, 1886, 15 ft. by 55 ft; g. r. $100. 1,400
Jefferson st., W. s., 52 ft. 9 in. E. Twenty-sixth, Mary A. Bryant to Annie McGonigal, May 14, 1886, 17 ft. 7 in. by 81 ft. 6 in. 1,050
Kresssler st., 2005, Wm. Gorman to Jno. Eble, June 16, 1886, 17 ft. by 60 ft. 1,350
Lancaster ave., S. W. s., 206 ft. 8⅜ in. W. mid. Thirty-eighth, Joseph Johnston to Elizabeth B. Tack, June 29, 1886, irreg. shape. 3,000
Latona st., S. s, 28 ft. 9½ in. E. Twenty-sixth, John McMenamin to John Dolan, June 28, 1886, 15 ft. by 56 ft. 900
Main st., N. E. s., 1386 ft. ⅞ in. S. E. Shur's Lane, Thomas Kenworthy et al. to Richard Hey, June 29, 1886, irreg. shape. 6,000
Marshall st., E. s., 449 ft. 5⅞ in. N. Poplar, Byron Woodward to John Bauer, June 29, 1886, 15 ft. by 79 ft. 2 in. 3,500
Merion ave., N. E. s., 188 ft. 10¾ in. S. E. Wyalusing, Chas. F. Will to Isabel Thorne Howell, June 30, 1886, 15 ft. by 56 ft.; g. r. $72. 500
Moss st., N. s., 75 ft. E. Seventh, Otis Egan to Henry M. Dechert, Nov. 30, 1886, 14 ft. 6 in. by 47 ft.; g. r. $33. 200
Mountain st., S. s., 128 ft. E. Twentieth, John Devlin to Patrick F. Reilly, June 18, 1886, 14 ft. by 45 ft. 700
Palethorp st., E. s., 42 ft. 9 in. N. Jefferson, John Francis Burke to Ida H. Burke, May 19, 1886, 14 ft. by 48 ft. 3 in.; N. W. s. Tacony, 18 ft. S. W. Tucker, 21 ft. by 100 ft. 2,000
Poplar st., 618, Charles Goodman to Daniel Meyers, June 12, 1886, irreg 3,000
Randolph st., 968, Maggie Beitel et al. to Robert L. Furey, June 30, 1886, 18 ft. by 58 ft. 7 in. 3,400

Ridgeland st., S. E. s., 30.469 acres, estate Mark Devine to Joseph M. Behnett, June 25, 1886............ 53,360

Second st., 525 N., Maggie Beitel to Robert L. Furey, June 30, 1886, irreg. shape............ 2,800

Sixteenth st., 1809 N., Wm. G. Serrill to Alfred K. Gregory, June 19, 1886, 16 ft. by 74 ft. 2 in.; g. r. $210............ 3,000

Spring Garden st., S. s., 118 ft. W. Thirty-eighth, George Wiegand to Catharine McCann, June 22, 1886, 16 ft. by 107 ft.; g. r. $210............ 1,500

Spruce st., N. s. and E. s. Twelfth, William H. Brown to Calvin B. Knerr, March 31, 1886, 19 ft. by 71 ft............ 8,300

Spruce st., 118, interest in remainder, Charlotte Goodrich to Ann Seery, June 28, 1886, irreg. shape............ 4,000

Twelfth st., E. s., 228 ft. 10 in. North Montgomery, Anna Watkins to Fannie White, June 25, 1886, 16 ft. 2 in. by 78 ft............ 3,900

Twenty-fifth st., E. s., 203 ft. 7½ in. S. Spruce, Thos. F. Kelly to Thos. Grinnan, June 29, 1886, 18 ft. by 56 ft. 6 in............ 100

Twenty-seventh st., N. E. s., 186 ft. N. W. Willow Grove Ave., Richd. Drace to James F. Clothier, June 1, 1886, 22 ft by 120 ft............ 300

Twenty-seventh st., N. E. s., 207 ft. 11½ in. N. W. Willow Grove Ave., Richard Drace to John Crauley, June 1, 1886, 22 ft. by 120 ft............ 300

Twenty-eight st., E. s., 88 ft. S. Federal, John McIntyre to Edwd. Kelly, June 7, 1886, 12 ft. by 60 ft............ 1,400

Thirty-second st., W. s., 25 ft. 8½ in. S. Race, Jesse Cloud to J. Albert Cloud, April 2, 1879, irreg. shape... nom.

Union st., E. s., 64 ft. N. Wallace, Carrie E. Walker to Henrietta Walker, May 25, 1886, 16 ft. by 78 ft............ 1,750

Wharton st., 1426, A. J. Drexel to Georgianna B. Donnell, June 30, 1886, 16 ft. by 65 ft............ 3,500

SATURDAY, July 3, 1886.

Alder st., 1857, Henry Haines to Anna Coyle, June 30, 1886, 12 ft. by 48 ft............ $2,500

Amboy st., 1535, Thomas James to Emeline Murphy, March 27, 1886, 16 ft. by 35 ft............ nom.

Amboy st., 1637, Thomas James to Mary J Simmons, March 27, 1886, 16 ft. by 35 ft............ nom.

Brown st., 2513, Charles W. Henry to Edw. F. Pond, June 18, 1886, 18 ft. 6 in. by 66 ft.; mtgs. $6000............ ......

Dillwyn st., E. s., 66 ft. 10½ in. S. Buttonwood, Rudolph Pabst, trustee, to Henry L Freyer, June 28, 1886, 18 ft. 6 in. by 100 ft.; g. r. $27.75 5,375

D st., lots Nos. 88, 89 and 90, Elberon Land Association, limited, to Chas. W. Dingee, June 2, 1886............ 780

Emerson ave., lot 159, to Rudolph Hauler, July 2, 1886............ 147

Emerson ave., lot 162, to Joseph Schrumm, July 2, 1886............ 152

Emerson ave., lot 154, to Sibile Smith, July 2, 1886............ 160

Emerson ave., lots 197 and 237, to Elmer E. Ffersick, July 2, 1886...... 273

Lot 48, to J. B. Miller............ 271

Lot 236, to Mary C. Yaeck............ 130

Lot 218, to Joseph W. Wilson, or Hoffnagle............ 128

Fisher ave., Twenty-second Ward, S. E. cor. Hutchinson, Jas. E Cooper to George H. Becker, June 25, 1886, irreg. shape............ 3,000

Fox st., 2523, Annie McGonigal to Nellie A. Roberts, May 11, 1886, 13 ft. 6 in. by 60 ft............ 1,650

Judson st., 1861, Andrew H. Haig, to Kate H. Wright, June 30, 1886, 14 ft. by 50 ft............ 2,200

Jefferson st., N. W. s., 108 ft. 6 in. N. E. Division, Patrick Farley to John Winters, July 3, 1886, irreg. shape............ 3,200

Lawrence st., N. W. cor. Clearfield, Edw. M. Davis to James Carr, June 26, 1886, irreg.; also, W. s. Third, 64 ft. S. Cambria, 32 ft. 2⅜ in. by 102 ft............ 1,000

Market st., 629, John S. Bispham et al., executors, to Marquis James C. Biddle Cope, June 29, 1886, irreg. shape............ 55,000

Fourth st., 2407 N., Anthony Althouse to John W. Klinger et ux., May 31, 1886, 15 ft. by 55 ft............ 722

Hancock st., 2507, John S. Serrill to Mary Devine, May 10, 1886, 14 ft. by 51 ft............ 1,400

Hancock st., 2511, John S. Serrill to Henry Hutton, May 10, 1886, 14 ft. by 51 ft............ 1,400

Murray st., S. E. s., 151 ft. S. E. Bustleton Pike, John M. Fisher, June 29, 1886, irreg. shape............ 400

Almond st., N. W. cor Anthracite, Elias S. Brooks to David Templeton, June 10, 1886, 16 ft. by 75 ft..... 1,500

Aspen st., 3602-4, Mary W. Pharo to John Dougherty, June 11, 1886, 40 ft. by 80 ft............ 2,575

Eighth st., 2024 N., Jas. B. Mitchell to Ida R. Burke, May 18, 1886, 15 ft. 6 in. by 99 ft. 1⅛ in............ 4,000

Eleventh st., 1707 S., R. R. Thomas to Mary E. Scheid, June 19, 1886, 16 ft. by 70............ 1,800

Eleventh st., 1709 S., R. R. Thomas to Adam Storch, June 19, 1886, 16 ft. by 70 ft............ ......

Ellsworth st., N. s., 122 ft. N. Twenty-second, John McGowan to Rose McGowan, June 30, 1886, 16 ft. by 70 ft.; g. r. $74............ 766

Ellsworth st., S. s., 220 ft. 6¾ in. W. Fifteenth, Thos. Murray to John Schmidt, June 30, 1886, 16 ft. by 48 ft. 6 in.; g. r. $48............ 925

Fairhill st., W. s., 102 ft. Indiana, Edw. M. Davis to Bernard Corr, June 29, 1886, 224 ft. by 68 ft............ 2,500

Fourth st., E. s., 162 ft. S. Clearfield, Thos. Maguire to Geo. E. Wagner, June 23, 1886, 88 ft. by 102 ft. 6 in... 2,500

Fortieth st., W. s., 25 ft. S. Locust, John McGaughran to Jas. Rush Ritter, June 5, 1886, 25 ft. by 100 ft. 4,750

Forty ninth and South sts., S. Henry Twaddell et al. to Emma L. Green, June 30, 1886, irreg. shape............ nom.

Germantown ave., 4709, Edwin Swift exr., to Chas. Zahn, June 26, 1886; 30 ft. by 235 ft............ 6,000

Lawrence st., 2421, Arthur MacPolan to Eliza H. Shaw, June 21, 1886, 14 ft. by 47 ft.; g. r. $78............ 550

Lawrence st., W. s., 130 ft. and 205 ft. N. Lehigh ave., John J. Torpey to Jackson Holt et ux., June 21, 1886, 15 ft. by 45 ft............ 3,900

Linwood st., N. s., 80 ft. E. Thirty-ninth, 29 lots, John C. Fodell to Jacob Rightly, July 3, 1886............ nom.

Locust st., S. s., W. of Thirty-seventh, Catharine M. North to Marg't L. James, June 26, 1886, 30 ft. by 175 ft............ 6,000

Market st., S. W. cor. Forty-third, Alfred G. Clay to Edward C. Williams, June 19, 1886, 28 ft. by 214 ft. 6 in............ 35,200

Manton st., S. s., 120 ft. N. Oxford, H. R. Coulomb to John Devlin, June 28, 1886, 15 ft. ⅞ in. by 55 ft.; g. r. $48............ 950

Manton street, N. s., 107 ft. 1 in. W. Twenty-first, John McConaghy to John Devlin, June 28, 1886, 14 ft. by 48 ft.; g. r. $48............ 975

Mervine st., 1943, Wm. Waterall to Mary E. Woodward, June 30, 1886, 16 ft. by 66 ft............ 3,200

Long lane, 1503-1525, E.S. Armstrong to Isaac A. Braddock, June 26, 1886, irreg. shape............ 20,000

Moore street, N. s., 243 ft. E. Ninth, John F. Kelly to William T. Pound, June 25, 1886, 15 ft. by 69 ft.; g. r. $60............ 300

Nassau st., 922, E. Williamson to Georgina Williamson, March 29, 1886, 16 ft. 10¾ in. by 16 ft.; moiety............ 1,000

Nineteenth st., E. s., 32 ft. S. Ellsworth, John White to John Williams, June 29, 1886, 16 ft. by 62 ft............ 2,800

Norris st., S. W. s, 27 ft. 2 in. N. W. Gaul, William Steele to Abner McMichael, June 1, 1886, irregular shape............ 2,500

Ontario st., N. E. cor. Twenty-second, Margaret Stern to Edward Maddock, June 29, 1886, 20 ft. by 112 ft 6 in............ 1,150

Orthodox st., N. E. s., 99 ft. N. W. Hedge, Charlotte C. Black to Chas. R. McMullen, June 26, 1886, 20 ft. 9½ in. by 100 ft............ nom.

Park ave., 1438, Mary Noble to Jos. J. Knox, June 30, 1886, 12 ft. 10 in. by 69 ft.; g. r. $36............ 1,200

Page st., 2231, E. H. Flood to Jane Parry, June 23, 1886, 16 ft. by 63 ft. 9 in............ 3,000

Penn street, N. W. s., 185 ft. S. W. Knox, Francis Cope et al. to Mary J. Warner, June 15, 1886, irregular shape............ 2,500

Poplar st., 1503, Louis Wister et ux., trustees, to Philip S. P. Randolph, June 21, 1886, 25 ft. by 100 ft............ nom.

Rhinehard st., N. W. s., 149 ft. 5 in. S. W. Forty-seventh, Thos. M. Barnett to Thomas T. Jaeger, June 24, 1886, 27 ft. by 50 ft............ 2,400

Ridge ave., S. W. s., 89 ft. 2¾ in. N. W. Wood, G. A. Schroeder to Geo. Wm. Rugby et al., June 29, 1886, 19 ft. by 62 ft. 8⅞ in. 50 ft. and 4¼ in............ 7,500

Ridge ave., N. E. s., 126 ft. N.W. Girard ave., Samuel Lloyd et ux. to Henry J. Hansell, Oct. 3, 1874, 18 ft. by 83 ft. 6 in............ 6,600

Savery st., 1427, John W. Miller, ex'r, to Michael Quinn, July 2, 1886, 17 ft. by 59 ft. 11 in............ 1,875

Salmon st., N. W. s., and S. W. s. of Westmoreland, T.P. Street to Mary Briggs, June 19, 1886, irreg. shape, with triangular lots on Tilton st. .. 100

Savery st., 1345, Moses Schloss to Emanuel Goodman, June 29, 1886, 16 ft. by 70 ft............ 2,200

Sixty-fourth st., 304 N., W. C. Fogg to Oliver H. Torbert, June 10, 1886, 15 ft. by 72 ft............ 1,200

Snyder ave., N. s., 106 ft. W. Eleventh, Jos. Strickey to Alf. J. Wilkinson, June 14, 1886, 15 ft. by 36 ft.; g. r. $90............ 500

Solly st., S. W. s., 150 ft. S. E. "E." st., Oberon Land Asso. to Isabella Sacks, July 2, 1886, irreg............ 321

South st., S. W. cor. Seventh, Louis Hano to Peter Meenan, June 25, 1886, 20 ft. by 49 ft.; W. s. Seventh, 49 ft. S. South, 38 ft. 4 in. by 20 ft.... 17,250

Thirteenth st., 1640 N., Thos. James to Henry Murphy, in trust, March 27, 1886, 16 ft. by 65 ft............ nom.

Torresdale ave., S. E. s., 200 ft. N. E. Funk, Walter W. Hood to Wm.H. Walter, June 1, 1886, 50 ft. by 144 ft. 2⅜ in.; g. r. $18............ nom.

Tulip st., W. s., 200 ft. S. Venango, John Moffett to Thos. Develon, Dec 22, 1883, 40 ft. by 77 ft. 6 in............ 300

Vienna st., S. W. s., 233 ft. S. E. Frankford rd., John M. Hartman to William Lawson, June 30, 1886, 27 ft. by 135 ft. 9 in............ 5,000

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

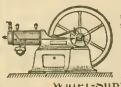
KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

Summer Clothing.
We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of
Men's Business Suits
is what we want you to see before you buy. Novelties constantly being received for
Boys' and Children's Wear,
THE NORFOLK TAKES THE LEAD THIS SEASON.
We never before carried such a select stock in
MEN'S FURNISHINGS.
Browning, King & Co.
910 & 912 CHESTNUT STREET.

500,000 FEET
RUBBER, GARDEN
—AND—
PAVEMENT HOSE.
Also, largest stock in the city of Hose Couplings, Branch Pipes and Hose Reels, Automatic Self-winding Hose Reel, Rubber Goods of every description for mechanical and other purposes.
Goodyear's only Headquarters.
D. P. DIETERICH,
308 CHESTNUT STREET,
Circulars Free. **Philadelphia.**

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

PRODUCERS'
MARBLE CO.,
PRODUCERS OF
Rutland, Sutherland Falls
AND
EAST DORSET MARBLE,
HAVE REMOVED TO
201 S. THIRTIETH STREET.
SAM'L WILLIAMS,
Manager.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA.
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

A Most Delicious and Elegant
POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

"GILBERTSON'S OLD METHOD."

Takes the Contract for the WHITE HOUSE roof at WASHINGTON,

at 70 cents per box over the so-called "Genuine 'Old Style'" for the IC 14x20 size (equal to $1 40 per box for the 20x28 size).

The award not made with reference to price alone, but also from tests made as to the BEST QUALITY.

The guaranteed weight of the "Gilbertson's Old Method" offered was 120 pounds net per box of 112 sheets; while the so-called "Genuine 'Old Style'" was offered at 112 pounds.

In order that consumers may more thoroughly understand WHY the "Gilbertson's Old Method" was accepted AT SUCH AN ADVANCED PRICE OVER THE SO-CALLED "GENUINE 'OLD STYLE,'" we quote the following from the specifications made by the Government for the Roofing Plates to cover the roof of the Executive Mansion:

"The Government desires to secure the BEST QUALITY OF DIPPED ROOFING PLATES, and samples showing surface imperfections or irregularities in size or weight will be rejected.

"Comparative tests will be made for weight, ductility, uniformity of plates and thickness and quality of coating, ALL of which, as well as the prices, will be considered in making the award.

"The United States desire ONLY THE BEST CLASS OF MATERIALS, and parties who imagine that any other class will be received are respectfully requested not to bid."

MERCHANT & CO.,

PHILADELPHIA. NEW YORK. CHICAGO.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

OTIS BROTHERS & CO.

MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,

HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

BUELL'S
FIRE EXTINGUISHER.

Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS

For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

The Day Sewed Shoe
IS THE
MOST DURABLE
And the Most Comfortable. It has No Welt.

ASK YOUR DEALER
FOR
The Day Sewed Shoe
And Keep Asking Until You Get It.

THE RETAIL STORE OF
THE DAY SEWED SHOE MANUFACTURING COMPANY
23 N. EIGHTH STREET.

The Day Sewed Shoe
HAS NO
TACKS, NAILS OR WAX THREADS
Inside to Hurt the Feet and Soil the Stockings.

WHEN YOU BUY
The Day Sewed Shoe
Look for the Trade-Mark on the Sole and the Guarantee Royalty Tag.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 27. PHILADELPHIA, MONDAY, JULY 12, 1886. PRICE 15 CENTS

Items of News.

—The will of MacGregor J. Mitcheson, admitted to probate on Tuesday, contained no public bequest. The estate left by the decedent is valued at over $100,000.

—The *Buffalo Courier* claims that in the first full fiscal year of President Cleveland's Administration, $22,000,000 in the ordinary expenditures of the Government have been saved.

—The City Councils' Committee on Gas Works decided on Tuesday to report favorably an ordinance to locate eight improved gas-lamps in the vicinity of the Dock Street Market.

—At Newberry, Michigan, on Tuesday last, 30,000 cords of wood, belonging to the Vulcan Furnace Company, were burned, and the furnace will probably be shut down in consequence.

—Among the improvements which Andw. Carnegie will put upon the tract of land he has purchased on the Alleghany Mountains, opposite Cresson Springs, is a lake which will cover eighty acres.

—The Board of Education on Tuesday last assented to an increase of 25 per cent. on the present salaries of Public Schools Teachers who had petitioned for the same. The matter was referred to Councils with a favorable recommendation.

—A number of San Francisco capitalists, among them E. S. Kelly, Leland Stanford, C. P. Huntington and Hagin & Tevis, have formed a syndicate, and are buying all the promising big parcels of land in New York city that they can lay their hands on.—*Phila. Record.*

—The Statement of the Controller of New Jersey upon the railroads in that Commonwealth shows that the probable net loss of the Philadelphia and Atlantic City Railroad last year was $70,000. The company is paying 6 per cent. upon $500,000 which was borrowed to make a change in the gauge of the road.

—Many pieces of furniture are now invented for various miscellaneous purposes—such as a bookcase, cabinet and secretary combined. The shelves to hold books for reference, with proper places for account books, pigeon holes, drawers for manuscripts, prints, and for the hundred-and-one different purposes deemed necessary to suit each particular case.

—The 119 cars which were taken when the Pullman Palace Car Company assumed contract of the Central Transportation Company's lease, have been tendered to the Central Transportation Company as a basis of compromise. The representatives of the Central Company have positively declined the offer, unless the leases which were obtained when the Pullman leased the rolling stock of the Transportation Company are also returned. These leases include a lease with the Pennsylvania Railroad Company and are very valuable.

—In 1885 the imports of tin plates into the United States amounted to 505,559,076 pounds, valued at $16,610,104. The duties collected from these importations amounted to $5,055,591. Mr. Randall's bill proposes to increase the duty on tin plate from 1 cent to 2½ cents a pound, this will make the duty on each ton of 2,240 pounds imported, $50.40. Taking last years importation as a basis the revenue from tin plates alone under Mr. Randall's bill would amount to $11,375,079, this would be an aggregate increase of duty amounting to $6,319,488 on tin plate alone. This is a modification of the tariff with a vengence.

—The timber mostly used along the Atlantic seaboard for piling is spruce, varying in length from twenty-five to sixty-five feet. It grows straight and tapering from ten to fourteen inches diameter at the butt, and six to eight inches at the length of fifty to sixty feet. Their uniform size renders trimming unnecessary, beyond lopping off the branches close to the log. Hemlock is sometimes used, but not from choice. Spruce logs, or piles, are brought to this market in rafts, and are of promiscuous lengths. In the hands of the dealer they are often sorted; the long, straight sticks are put into rafts by themselves and command an advanced price, while the culls and shorter sticks under thirty feet are rafted and disposed of for work requiring shallow foundations. When unusual service is required of piles, oak, elm and the southern long-leaved and pitch pines are used. The oak and elm require considerable trimming to remove their rough uneven surfaces to drive properly. The yellow pine is usually very handsome timber, straight and uniformly tapering.

—*Building*, a New York monthly says that over $100,000 will be expended on the improvement of the new executive mansion at Albany, N. Y. The plans have been prepared by Mr. Perry, the Superintendent of the new Capitol, and they will effect a complete transformation in the building. It will be over 100 feet in length, of great height, with tall sloping roofs of black slate, with two towers, broad piazzas, and several sloping steps leading to as many entrances. There will be two entrances to the building on the east side. Only one of these will be used ordinarily, but when the Governor gives a reception to several hundred persons the second entrance will be opened. A reception room will be built, 25 feet by 42 feet. Opening out of it will be a hall 20 by 43 feet 8 inches. The hall leads to the reception room. The rooms together have an extreme length of 68 feet 8 inches. When an unusually large reception is held, the doors of the dining-room at the south of the hall can be thrown open, making a room 107 feet in length from north to south. The new dining-room will be 20 feet by 35 feet. West of the dining-room there will be a large kitchen, pantry, butler's pantry and breakfast room. The present small parlor of the mansion, 15 feet by 32 feet, will be used as a reception parlor. There will also be a sitting-room on this floor 16 feet by 27 feet. There will be wide piazzas on the east and north sides of the building. In the second story of the building there will be seven spacious bed-chambers, each having a bath-room and closets attached to it. A broad and easy stairway leads to these rooms. In the third story there will be six bed chambers and a billiard room. The Governor's room, on the second floor, will be highly ornamented. It will be of large dimensions, 20 feet by 28 feet, 6 inches; and there will also be an alcove in the tower at the corner of the building. Upon the completion of the building $15,000 will be expended upon furniture for it.

—Since the burning of the Bancroft publishing house in San Francisco, the question has arisen there as to "what material is best for building purposes—looking from a fire-proof point." Attention is also being directed to the relative danger which the different materials subject a fireman to while he is in the discharge of his duty. The *Alta* has given much space to both matters and published interviews had with architects, one of whom stated that "from the results of a large course of reading and study into the structure of buildings with the view of protection against fire and of the greatest conflagrations in this and other countries, cast and wrought iron as building materials compared to the best woods are failures, unless in buildings where uninflammable materials are to be stored, such as the National Capitol at Washington, custom houses, and other such public edifices. The most noted chief engineers of fire departments in the greater cities of Europe and this country state that buildings of properly constructed wooden beams and breast-summers are entered when burning with an assurance of greater safety to men and the property contained in them than is accorded to any iron-ribbed building. This construction lasts so much longer than the iron one, and particularly is this true in the case of columns supporting beams built of rolled iron. Fire authorities say that in such a wooden structure the flames may be much more promptly extinguished, and with a greatly diminished loss of the contents. When any metal used in building is overheated it becomes soft and tends to give away, while a heavy timber of wood will char under the flames, but retains its position till the last point of its strength is tested." Another architect spoken to on the subject gives it as his opinion that, "if there were no fires, iron would be superior to wood for constructing purposes. Granite is not to be considered at all in this matter, for it snaps and cracks under heat. Marble is the best fireproof material that I know. But we cannot all use it in this country."

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgages Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

A TEASPOONFUL OF
Red Brown's Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263.509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. GRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

CONSUMERS' MARBLE CO.,
WHOLESALE DEALERS IN
AMERICAN MARBLE,
TWENTY-THIRD AND WALNUT STREETS,
PHILADELPHIA, PA.
Quarries and Steam Mills at W. Rutland, Vt.
MARBLE FROM ALL THE RUTLAND QUARRIES.
A. L. SHELDON MANAGER.

FINEST STOCK · THE BEST MAKES ·
ESPECIAL ATTENTION TO REPAIRS
SEND FOR CATALOGUE FREE ·
H·B·HART ·
CITY REPAIRS CALLED FOR AND DELIVERED FREE OF CHARGE ·
PHILAD'A
HEAD QUARTERS
811 ARCH ST.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA, and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE
DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.
A. J. WEIDENER CHURCH LAMPS

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 27. PHILADELPHIA, MONDAY, JULY 12, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00
(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JULY 12, 1886.

THERE is no good reason why gas consumers should be compelled to come such long distances as they are obliged to come to pay their bills.

THE *London Electrical Review* describes an invention by which fire damp can be detected in coal mines. Two incandescent lamps—one with white glass and one with red—are so constructed that in an ordinary atmosphere the white lamp shines white. If even five per cent. of fire damp be present the white light will go out and the red lamp will, by its rays, give a timely warning.

A WASHINGTON, D. C., Gas Inspector has testified before a Congressional Gas Investigating Committee that two-thirds of the meters he examined measured more gas than passed through them. Thus it seems that meters cannot be relied upon, and the question presents itself as to whether the mechanical arrangement is not purposely constructed to accomplish just such imposition and robbery.

THE Race street and Franklin street sides of the Franklin Square sidewalk have been undergoing a patching process again. The bricks have been worn out for many a year, and there is not an even foot in it. It should be replaced with a good artificial stone side walk as soon as possible. The property owners of the vicinity are in favor of it, and pedestrians who are compelled to use it in winter would rejoice to see it done.

WHILE the board of health is vigorously abating nuisances in private houses, vacant lots and factories, a little attention should be given to that open sewer nuisance known as the Philadelphia Traction Company's Cable Conduits. These conduits are about half full of reeking filth and decayed vegetable matter and in the last few hot days they have been emitting gases and odors that are neither pleasant to the smell nor health giving in their influences. If the city authorities deem it necessary to frequently clean and flush the culberts, why should the Traction Company be permitted to neglect their long drawn out and disgusting stink pots? The Board of Health is requested to answer.

THE citizens of the city of Reading are now agitating the question of establishing public bathing houses. No one will, of course, refuse to endorse any proposition that will enhance the comfort and health of the poor of large cities, but when it is borne in mind that these Reading bath-houses must, through necessity, be located on the Schuylkill River, it is certainly not a pleasant proposition for Philadelphians to contemplate. This is but another reason why our water supply should be obtained from some point far away from large cities. We are daily drinking the sewage from the towns and cities along the Schuylkill, and it is high time some definite plan for a proper water supply was decided on. An aqueduct must be built.

IF Contractor O'Rourke, notwithstanding his contract awarded to him in 1873 for paving Tioga street, in the Twenty-fifth Ward, with rubble pavement, in face of the ordinance of 1881 prohibiting the laying of rubble pavements and the ordinance of 1878 annulling all contracts for rubble paving in force at that time, attempts to begin work under that contract, it is the duty of Chief Commissioner McDonald, of the Highway Department, to enjoin him, and, failing in that, to arrest him for violation of a city ordinance and have him bound over to keep the peace. If Mr. O'Rourke has any greviance he has redress against the city through the courts. It is simply absurd for him to suppose that he can break the law with impunity, no matter how much the Highway Department endorses his proposed speculation.

NOT another dollar should be expended on the clock tower of the Public Buildings until a proper and competent water supply has been obtained. To say the best for the clock tower it is nothing but an ugly, cumbersome map of dressed stone; it is neither creditable to the architect nor an improvement to the Public Buildings; it is already cracked in many places, and notwithstanding the mathematical calculations of the very competent gentleman under whose directions it is growing towards the skies, it would be a very wise thing to stop now for several reasons, first, we need a better water supply and can do very well without a clock tower until we get it; second, for safety's sake it is better to stop now, or the whole map of foolishness may fall to the ground.

The time and money spent on that clock tower would have made a suitable aqueduct pointing towards Philadelphia by this time.

PROPERTIES in the Northwestern end of the city, says a live real estate man, are feeling a slight shock, and in some instances rents have fallen here and there, and that cases have been known of some of our uptown builders, through their agents, offering to rent new properties by a system of offering the first two weeks free, and in consequence of which, houses that have been tenanted for considerable time have been vacated. This is done for the reason that in cases of selling properties purchasers have been guaranteed tenants, consequently others have, in the immediate neighborhood, been vacated; and as in many instances these properties have only been purchased in small lots, by small speculators, they are unable to allow their houses to remain untenanted, hence they have to take smaller rents, being unable to stand the loss. If this is allowed to go on the facts are clear that rents all round must naturally come down, as in some instances they have already dropped.

A REAL ESTATE EXCHANGE will surely be established in this city, notwithstanding the assertions of a few croakers to the contrary. Subscriptions to the capital stock have not only been liberally made, but the most sanguine expectations of the committee having the matter in charge have been more than fully realized. Every day strong men, in both capital and energy, are expressing the warmest interest. Of course the organization of an institution involving so many different methods cannot be accomplished in a day; through necessity the committee must move slowly. Mistakes of a trifling nature may be made, but the committee are determined to exercise the greatest care in formulating the organization to avoid mistakes.

The subscription list is still open, at the office of J. L. Stevenson, Secretary *pro tem.*, Fifth and Library streets, and, inasmuch as the capital stock, which was at first placed at $50,000, was, to the surprise of the committee, subscribed for in a few weeks, and ideas of a more extended nature having been suggested, the committee determined to defer the naming of the capital stock until after the meeting for permanent organization and election of officers, which is to take place on the 13th inst.

In several instances subscribers have complained because the committee refused to ac-

cept subscriptions from any single person or firm for more than ten shares. As ten shares secures to a subscriber a seat in the Board, the necessity for this restriction is apparent to all.

The necessity for a Real Estate Exchange in this city is becoming more apparent, and those who at first either refused to endorse the organization of such an institution, or who qualified their endorsement to that extent that it was of no practical good, are now its most enthusiastic supporters.

The committee have already outlined the organization, and on Tuesday it will be submitted to the stockholders for adoption. The charter will be granted in a week or ten days, and a Real Estate Exchange will become a matter of fact in this City of Houses before the 1st day of August next.

Every reader of the REAL ESTATE RECORD AND BUILDERS' GUIDE who is in favor of a Real Estate Exchange should subscribe for the stock, for it will certainly prove a profitable investment.

SINCE the organization of the combination or "Pool" anongst the roofing cement manufacturers in the United State, great changes in prices have taken place, which greatly affect all consumers, which a few facts will at once make noticeable to the naked eye.

Up to last December roofing cement was to be bought for $1 per barrel, but in January of this year, which was the date this "pool" went into operation, the price went up to $1.75, and to-day is realizing, in barrels, $2.40.

The combination are taking forty-five fiftieths of all the dry roofing papers manufactured in the United States, and forty-nine fiftieths of all the coal tar also made in the country, and it is said by good authority that if they are unable to use it, it is destroyed, for the purpose of keeping it out of the market.

These facts will clearly show the strong co-operation, and, from the facts, that any dealer who in any way attempts to cut on their prices is debarred from having any dealings with them, let his standing be what it may. Orders are also issued to mills which manufacture roofing felts not to supply any manufacturers outside the pool.

This system of doing business is undoubtedly against the interests of the United States, and must without doubt bring much foreign enterprise into the market, and already we know of some who have had to resort abroad for their goods, and are still, in spite of this combination, enabled to compete with them, and in some cases at lower rates.

One of the stringent rules of this combination is that each city has its chalk line, and beyond that it is debarred from doing business, but has to forward their customers to their sister towns, so that each town is strictly confined to its own vicinity.

—The President on Tuesday transmitted to the House messages announcing his disapproval of twenty private pension bills and the bill providing for the erection of a public building at Duluth, Minn.

REAL ESTATE.

Obituary.

On Thursday evening, at his residence, 6 West Walnut Lane, Germantown, Mr. Horace Fritz, the well-known conveyancer, died from Bright's Disease of the kidneys. Mr. Fritz was 48 years of age. He had been suffering for several months with the disease, which terminated fatally.

A Heavy Mortgage.

The Philadelphia Traction Company has given a mortgage for $750,000 to the Pennsylvania Company for Insurance on Lives and Granting Annuities. The mortgage is to secure an issue of 5 per cent. bonds, on behalf of the West Philadelphia Passenger Railway Company, and was recorded on Wednesday last.

Financial Affairs of Two Cities.

The taxable real estate of New York is assessed at double that of Philadelphia, and New York absorbs about $35,000,000 annually in current and other expenses, while Philadelphia's expenditures average about $13,000,000. Philadelphia is lowering her debt at the rate of $3,000,000 a year; New York proposes to issue bonds for $2,500,000 to meet her running expenses. Philadelphia's tax rate is $1.85 on the $100; New York's rate will be $2 28.—*Philadelphia Record.*

Contracts Awarded.

John Maxwell's Sons obtained the contract for flagging the sidewalk in front of Independence Hall, price $4,475.45; also, for flagging the sidewalk on the South side of Washington square, for $2,825.90.

John M. Powell received the contract for repairing Christian street wharf, for $498.

Jacob Crouse & Sons for supplying new carpets for the Court rooms.

J. G. S. Beck got the music contract for the public squares at $47.50 per concert, McClurg being disqualified on account of his holding the position of city Hack Inspector.

Contracts Amended.

The contracts for laying asphalt pavements on Diamond street from Twenty-second to Thirty-third, and on Locust street from Fifteenth to Eighteenth, were awarded to the Vulcanite Paving Company at $2.25 and $2.50 per square yard respectively. M. C. Hong was the lowest bidder for macadamizing Moyamensing avenue from Eighth street to Penrose Ferry bridge, at 99 cents per square yard. Contracts for Belgian-block pavements on Front street, from Christian to Federal, and on Long Lane from Mifflin street northeast, were awarded to D. & P. McNichol and T. P. Smart at $2.10 and $2.08 per square yard respectively.

Charters Granted.

The Stuart Peterson Company, of Philadelphia, capital stock, $200,000; the Westmoreland Telephone Company, of Greensburg, capital stock, $10,000; the line will embrace the counties of Westmoreland, Fayette, Allegheny, Armstrong, Indiana and Cambria, and connect the principal cities in that district. The Conestoga Cigar Company, of Lancaster, capital stock, $10,000; Monongahela City Water Company, of Monongahela City, capital $15,000; the Loom Manufacturing Company, of Philadelphia, capital stock, $100,000; the Sharpsburg and Etna Building and Loan Association, of Sharpsburg, capital $250,000; the Greensburg Fuel Company, of Greensburg, capital stock, $40,000.

Lancaster County Ahead.

The man who plants should take courage. There are in the United States thirty-three counties whose agricultural products amount in value to over $4,000,000 each. Of the thirty-three the State of New York furnishes fourteen; Pennsylvania, seven; Illinois, six; California and Massachusetts, two each, and Michigan and Connecticut, one each. Of these rich counties, Lancaster, in the State of Pennsylvania, leads all the rest, her agricultural products, according to the census of 1880, amounting to $9,320,202. It is important to know what is raised in the rich counties. Lancaster raises vast amounts of tobacco—twice as much as any other county in the United States. The county also raises vast quantities of corn, oats, wheat, and about 40,000 cows make enormous quantities of milk, butter and cheese.—*Atlanta Constitution.*

The City Hall Tower.

From a statement recently made by architect McArthur, of the Public Buildings, the greatest weight of the tower upon a square foot is 17,362 tons. From tests of the material used, made at the United States Arsenal at Watertown, Mass., several years ago, the average strength of the brick work laid in the cement used on the tower before the first crack appeared, was found to be 112 864 tons to the square foot, and the ultimate strength, 15,418 tons. Mr. McArthur says that the settling has been much less than was expected, as the weight of the tower had been materially calculated before the work was commenced, and that great care has been exercised to keep far within the safety line. 20,000 tons of marble and bricks have been added to the tower since the last agitation without making a perceptible difference in the settling.

The Electro-Pneumatic Transit Company.

The Electro-Pneumatic Transit Company has been organized to establish a system of carrying goods by the pneumatic process. It is the invention of Henry Clay, of 422 Library street. By the invention of Mr. Clay but two tubes will be required to connect with any number of points, one of them being a pressure, the other a vacuum tube. These tubes can be tapped wherever desired in a manner similar to a gas or water main, and the carrier switched off into any office or private building by an electrical device under control of the operator at the central station. The carriers which it is proposed at first to put in operation will have an internal capacity of two inches diameter by seven in length, and will be propelled at a speed of two miles per minute.

From district offices tubes will be carried to offices and residences. If the lady of the house wishes a piece of silk or lace or ribbon she simply encloses her order with a sample in the carrier and turns the valve. In ten minutes the order will be filled and the goods shot back. Checks can be sent to a bank and the money returned, and no end of like things done.

One of its great advantages is its absolute inviolability, no transcriptions of messages being required. It is expected that it will be extended to the general carriage of mails between cities, and in that feature would be remarkably efficient. Attempts have been made to buy the rights to the invention in certain states, but so far without avail. The company is sanguine of success and determined to push matters rapidly. Its organization is not yet complete, though some of the most prominent business men of the city are interested in it and a capital of $1,000,000 is represented. The board of direcrors is to be announced on Tuesday next.

The Re-Building of the Insane Department of the Almshouse.

The rebuilding of the Insane department of the Almshouse has already been begun, the stone walls of the burned-out quarters being used in the construction of the new hospital. The main building, however, instead of having three stories as before, will have but two floors, excepting in the centre, where the amusement hall, a room about 52 by 74 feet in area, will form a third story. Another new feature will be the separating of the two wings from the large structure by means of passage-ways between which, from building to building, will run iron bridges. The latter will permit of the inmates of the department escaping to the ground in case of fire by means of permanent iron steps that will lead from them. Precautions will be taken to make the buildings as near fireproof as possible, and the floors will be laid "flat," without joists, while the plastering of the ceilings beneath them will be placed on a wire netting. The roof, which is to be covered with tin, will be constructed in much the same manner.

The main building will have a frontage on the northeast of 158 feet and a mean depth of 62 feet. There will be two front entrances opening into a corridor extending the entire length of the structure. In the vicinity of the entrances, on either side of the apartments for the physicians and the public rooms, will be built an iron staircase, separated from the rest of the institution by brick walls. The greater portion of the ground floor will be reserved for the dormitories and for two dining rooms adjacent to them. The second story is to be arranged according to the same plan.

The two wings will have on each floor sixteen single dormitories, besides "associated" dormitories, a room for the attendants, a day room, etc. Fireproof stairways will lead from one story to the other. Both the wings and the centre building will be liberally supplied with facilities for washing and bathing. The rooms will be heated with steam, and, as is stated by Wilson Brothers & Co., the architects, will be better lighted than before. All of the windows, excepting those on the main house, will be protected by iron bars.

New Parish Buildings.

A handsome new building to be used, among other things, as a parochial school, but which is really the forerunner of a cluster of permanent parish buildings of the Roman Catholic Church of Our Lady, Help of Christians (German), is now going up on the church property, on Allegheny avenue, between Gaul and Chatham streets. The lot extends 165 feet along the south side of Allegheny ave. from Gaul to Chatham street, and is 194 feet deep.

Work was begun among the Roman Catholic German population in this parish by the Pastor, Rev. George J. Wolf, last summer. Since then the work has rapidly progressed, and the frame building on the Gaul street corner of the lot, in which services were begun about a year ago, is now scarcely large enough to accommodate the parishioners. The frame school in the rear has also become inadequate, and it is to relieve this, and eventually to provide a residence for the Sisters of Christian Charity now co-operating in the parish work, that the new building is being constructed. The building stands in the rear portion of the lot, about midway between Chatham and Gaul streets, and it will be ready for occupancy, it is thought, in the course of two months. It is a two-story brick structure, on which there will be a mansard roof. The frontage is 37 feet and the depth 64 feet. It will contain all of the modern improvements.

Excavations have also been begun on the Chatham street and Allegheny avenue corner of the lot for another new building, larger than the one just described, which is to be completed in the Gothic style of architecture in the course of a year or thereabouts. This building will have a frontage of 56 feet on Allegheny avenue, and a depth of 85 feet along the line of Chatham street. It is to be a two-story structure, with slanting roof, tower and spire. The basement will be divided into four large parochial school-rooms, and the upper floor will be used temporarily, after the present frame building comes down, as a church. The basement will be 13 feet high, and the auditorium above will be 27 feet high, so that if at some future time the growth of the school demands it a third floor can be put in and additional accommodations acquired. The auditorium as now proposed, it is said, will seat 500 people.

The main permanent church building, for which the plans have not yet been definitely settled upon, is to be erected on the corner of Allegheny avenue and Gaul street, with the front on the former. This is the site now occupied by the frame church and the school building. Work will not be begun upon the main building, however, it is thought, until the latter part of next year. Another building, which is to be erected on the lot, is the parochial residence, which will be located in the rear of the permanent church building.

To Crowd Out Silver Coin.

When one sees the Senate missing its opportunity to curtail the large appropriation bills passed by the House the question naturally arises whether that body will have the sense to arrest the provision for small silver notes. Democratic members of the Senate do not differ much from their party associates in the House. In this matter, as in so many others, the country is obliged to rely upon Republicans of the Senate for substantial unanimity in resisting the schemes of paper inflationists.

For this is not a movement in the interest of silver. On the contrary, it is of all things the worst that could be done as respects the future value of that metal. It would substitute a cheap and virtually irredeemable paper for all silver coin now in circulation, for the small notes could be redeemed only in silver dollars, and the silver dollars are redeemable in nothing. A financial journal which usually sustains the policy of the Administration intelligently says that "the public knows the article" (silver certificate) "as thoroughly as it does wooden nutmegs," and "the notes would find their way back into the Treasury as fast as put out." But that is a melancholy mistake. The small notes would be generally preferred to the standard dollars, of which 52,000,000 are in actual circulation, and there is not a bit more of the wooden nutmeg about the paper promise to pay 75 cents than there is in stamping "In God We Trust" on 75 cents and making it a legal tender for a dollar. Judging from the conduct of Democratic Congressmen there must be a great many Democratic voters who know so little about the wooden nutmeg money that the want as much of it issued as possible, and, once issued, it would be tolerably sure to push the "buzzard dollars" out of the way. That sort of thing would not help the price of silver in the least, whatever else it might do.

Notes redeemable only in silver are in no practical aspect better for use than notes not redeemable at all. Eleven years ago the Republicans of the Senate earned for their party two more Presidential victories by resisting inflation of legal tenders, which were promises to pay gold, and insisting that the promise should be made good. The kind of paper now proposed, if thrust into circulation as the authors of the measure contemplate, would in effect take up a great many promises to pay gold by putting out instead as many promises to pay a standard silver dollar that is not wanted. The practical effect would be to cut off the gold receipts of the Treasury to a large extent, and so to deprive it of power to redeem the legal tenders according to the pledge given in the resumption act.

Gold is leaving the country very rapidly; $3,600,000 went last week, and ten times as much has gone since January 1. The tendency is to make American prices only silver prices at no distant day, and a very few operators in London can fix the price of silver bullion to suit themselves. A bill to push silver into larger actual circulation in this country would tend to check the power of Great Britain over the price of that metal for a time, but a bill to substitute paper for all silver that we now have in use has exactly the opposite tendency. It is a worse blow at the interests of silver producers than has ever yet been aimed by any hated "gold bug."—*N. Y. Tribune.*

Proposals for the New Armory of the Third Regiment.

Proposals for erecting the new armory of the Third Regiment, on the east side of Broad street, above Wharton, have been advertised for. The old armory, at Twelfth and Reed streets, the site of which was owned by the city from the time of the erection of the building, has been bought from the regiment by the city for the use of some of the municipal departments. About the whole of the price, $20,000, was paid for the lot on Broad street, the size of which is 147 feet front and 220 feet deep. The building will occupy the whole of the lot. The front part of the armory will be 147 by 50 feet in size and two-and-a-half stories high. In the rear of this will be the drill room, 147 by 170 feet in size.

The base of the front wall, from the sidewalk up to the first floor line, a height of about five feet, will be Hummelstown redstone rubble masonry, rock faced, with the stones laid promiscuously. Above this the wall will be of stretcher bricks with red mortar, the moulded string courses and window sills to be of Hummelstown red stone. The roof of the front building will be of American terra cotta tiles, and will have four pavilions covered with these tiles. All the windows and doorways of the front will be round-headed.

At the northern side there will be a direct entrance 14 feet wide from Broad street to the drill-room. Through this vehicles can pass. On the southern side there will be an entrance 8 feet wide from Broad street. There will also be a doorway communicating with the small street in the rear of the armory.

The walls of the drill-room will be of brick, and will be 23 feet high to the eaves, and 15 feet to the base of the trusses supporting the roof. Curved Howe truss rafters of white pine, with iron truss rods, will be used, and the roof is to be covered with tin. In the centre of the room the height from the floor to the actual roof line will be 42 feet, and to the base of the truss 35 feet. The room will be lighted and ventilated by lantern skylights.

The first floor of the front building will be divided into rooms for the officers, and the second floor into rooms for eight companies. On the third floor will be a library, gymnasium, dining-room, kitchen and a room for the storage of camp equipments.

In the basement will be rooms for closets for the uniforms, dressing and toilet and for the janitor, armorer and quartermaster; also, rooms for the heating apparatus.

The rooms in the first and second floors will be approached by a corridor, on each floor, fourteen feet wide, with stairways at each end. These corridors can be used by audiences or spectators on the occasion of exhibition drilling, receptions, etc. The lower corridor will be five feet above the

floor of the drill room, and the higher one can be entirely used as an auditorium gallery.

The interior of the buildings is to be finished with pine in its natural color. It is intended that the armory shall be ready for occupation by the regiment on January 1, 1887. The cost of the building, exclusive of ground, is estimated at $50,000. Thomas P. Lonsdale is the architect.

Variations of Bids.

It is not pleasant to have to conclude that there are many builders and other contractors who do not know how to make estimates, but how else is the great discrepancies in bids, especially on public works, to be accounted for? The *Building Trades' Journal* cites the following illustrations:

For stone work and setting for Louisville, Ky., court-house, under advertisement dated November 25, 1885: lowest bid, $86,521; highest, $291,745, or 233 per cent. higher.

For iron work for Erie, Pa., court-house, advertisement of February 24: lowest bid, $5,818; highest, $10,817, or 86 per cent. higher.

For plastering Pensacola, Fla., court-house, advertisement of April 1, 1886: lowest bid, $3,243; highest bid, $18,521, or 475 per cent. higher.

For approaches to Dubuque, Ia., court-house, advertisement of December 3: lowest bid, $549; highest, $1,119, or 106 per cent. higher.

For plastering Toledo, Ohio, court-house, advertisement dated November 21: lowest bid, $5,120; highest $10,000, or 96 per cent. higher.

For plaster models for court-house at Lynchburg, Va., advertisement of December 10: lowest bid, $78; highest, $1,059, or 1,260 per cent. higher.

For iron beams for Brooklyn post office, advertisement of December 5: lowest bid, $1,850; highest, $3,110, or 70 per cent. higher.

For lathing and plastering Oxford, Miss., court-house, advertisement dated January 7: lowest bid, $1,775; highest, $4,443, or 150 per cent. higher.

For iron beams for Pittsburg, Pa., court-house, advertisement of January 15: lowest bid, $2,360; highest, $4,617, or nearly 100 per cent. higher.

The Trade Outlook.

The demand for building material of all kinds is reported by the leading manufacturers of material as very active for this season of the year. The receipts of lumber for the past week have been unusually large, one day's receipt footings up 3,600,000 feet. The demand for all kinds of lumber is steady, and prices are firm for all good qualities and weak for inferior grades. Yellow pine is arriving in cargo lots, and stocks at yards, while large, are not heavy, because of the brisk demand maintained. Leading dealers report the fall prospects better than they have been for years, but complain, as do all dealers, that their margins of profit do not justify.

Nails are in active demand at from $1.90 to $2, although it is stated lower prices have been taken for large. The local and country demand is quite good. Manufacturers of builders' hardware report a steady movement in both local and outside markets, and factories here and elsewhere are busy with labor force.

The window glass factories have shut down for the season, but the supply of glass is sufficient, and prices are rather weak than strong. The plate glass works have succeeded very well in meeting demand as to quality and prices.

The arrivals of cement have been large and prices are weak. Lath and shingles are moving freely and stocks are not permitted to accumulate.

The iron trade is quiet, as is usual at this season, but there are indications that the fall trade will be heavy.

Railroad construction, which may be accepted as a favorable indication of general trade conditions, will be prosecuted with great vigor all through the West and South. Statements differ as to the probable extent of railroad construction, but it is safe to put it at 5,000 miles for the last six months of the year. This means a large and steady demand for all kinds of material. The rolling mills throughout Pennsylvania were idle last week, and partially idle this. Labor disputes have been settled in all but one or two points.

Local labor troubles are of but little consequence. Disputes will continue to arise, but employers and workmen generally understand this, and we may look for peace and harmony until another season opens. The general trade conditions are all that can be desired. Machinery is busily employed; our productive capacity is being increased; our cities and towns are growing. The commercial health of the entire country is better than it has ever been. Failures are declining in number and amount, and the future is brighter to manufacturers, architects, builders and workingmen.

—The experiment which some real estate owners make from time to time, of collecting their own rents, does not always turn out satisfactory. In the long run, it is best to leave such matters in the hands of real estate agents who know better, with whom they are dealing and how to deal with them. It is possible to save a little money at one time, but they are sure to loose it at another. It may seem like earning money very easily to collect rents at 5 per cent., but there are annoyances connected with it which make it worth all it cost.

—To-day's building prospects are certainly as bright as they have been at any time this year. We are now over the striking season and in full view of a lovely fall trade. Trades people and manufacturers of all kinds are full of expressions of confidence and satisfaction. The country is busy; the people are nearly all engaged at good wages and the underlying conditions all point to a strengthening of trade and industrial conditions in every part of the country. The managers of our large railroads are earning fair dividends; the Western markets are active. Anywhere and everywhere we look we see evidences of life and animation which ought to go very far in strengthening confidence.

Items of News.

—The estate of Selser & Bros., bankrupts, is appraised at $32,322.31.

—The President has vetoed the bill providing for a public building at Dayton, Ohio.

—The late Senator Joseph P. Kennedy left an estate valued at $10,000 to his relatives.

—5,000,000 feet of lumber was destroyed by fire at Romeo, Wis., on July 7 inst.

—Joseph Paxson on Tuesday was re-elected President of the Board of Guardians of the Poor.

—During this session of Congress 565 special pension acts have become laws and 90 have been vetoed.

—The Philadelphia and Reading Railroad Company commenced the payment of June wages on Saturday last.

—The Senate has confirmed the nomination of Hugh Thompson to be Assistant Secretary of the Treasury.

—The British Chambers of Commerce have agreed to favor the neutralization of all submarine telegraphic cables.

—The new Estell Glass Works, at Woodbury have been leased to Wyman Bros., of Philadelphia, for a term of three years.

—At a special meeting of Cape May Council on Tuesday evening the police force of the city was placed under the charge of the Mayor.

—The people of Merrick street want the name of their thoroughfare changed to Broad street. Dignified Broad street may object to such a kind.

—The total coinage of standard silver dollars during the fiscal year ending June 30 last was $29,838,905, or $1,301,452 more than during the preceding fiscal year.

—The First National Bank has declared a semi-annual dividend of 6 per cent—a rate it has maintained for twenty-two years by careful and conservative management.

—The Board of Highway Supervisors on Thursday granted a permit to Baily, Banks & Biddle to construct a vault under the South side of Sansom street, above Twelfth street.

—The contract for building the line bridge between Camden and Burlington counties, on the Haddonfield road, has been awarded to the Phœnix Iron Works, of Philadelphia, for $3,600.

—The City Controller has been requested by the Municipal Reform Association to suspend action in the matter of Thorp's Lane Bridge until the character of the work can be examined.

—The total number of persons who emigrated from Germany from January to May, both inclusive, is 33,977, a large decrease as compared with the figures for the corresponding period of 1885.

—Real estate dealers and agents say that for the past week or two, sales have largely fallen off. This is nothing surprising. People are now thinking more of rest and recreation than of house buying.

—The proposed bridge at Sixth street and the Connecting Railroad will not be built until next year, because Councils cannot provide the money to pay the city's share of the expense, which would be about $1,400.

—The Secretary of the Interior has issued an order requiring every officer and employé in the Department receiving and disbursing public moneys to make weekly cash reports showing all sources of receipts and expenditures.

—The Public Building Commissioners, in answer to a communication sent to them by the carpenters employed on the building, have authorized Superintendent McPherson to fix the rate of wages according to the merits of the men.

—The portion of the Gloucester and Salem turnpike lying between Sweedsboro and Woodstown is to be either sold or vacated to the Freeholders. The matter will be disposed of at a special meeting of the Directors to be held on the 31st instant.

—The Philadelphia and Newtown Railroad is reported to be considering a proposition to abandon Second street and occupy American street instead, so as to free the former of toll-gates and railroad tracks and open it for improvement.

—A story has been going the rounds that the Pennsylvania Railroad Company intends to build engines with compressors to hold large quantities of natural gas, which will be pumped into them at Pittsburg. The story was denied yesterday by Pennsylvania officials.

—The Bordentown City Council has decided not to erect a new Town Hall. At the meeting on Tuesday night the vote on the project resulted in a tie, which was subsequently broken by the President, Isaac Gable, casting a negative vote.

—The census returns for Paris has just been issued. The population numbers 2,254,306 souls, showing the small increase of 14,378 since the last census taken five years ago, in 1881. In ten out of the twenty arrondissements the population had diminished.

—The House Committee on Public Lands has made a favorable report on the bill which permits homesteaders who entered less than 160 acres of land to fill out their right to the full 160 by entering the deficiency at any place where the land is subject to entry.

—A special meeting of the Vessel-Owners and Captains' Association was held on Thursday, at No. 205½ Walnut street, to take action against the combined efforts of the Eastern coal receivers to reduce freights below the minimum rates established by the association.

—Reck Brothers, bakers, 525 Spruce street, have been awarded $200 by Referee F. A. Osbourn as damages for injury to one hundred barrels of flour caused by flooding of water in their cellar on February 25, 1885, when the water-pipe leading from the main pipe to a street plug burst.

—At a meeting of the Finance Committee of the Gas Trust it was reported that the board had $804,942.44 to its credit in the several banks of the city. The committee placed $245,764.79 at the disposal of the cashier, with which to pay wages and emergency bills during the Trust's summer vacation.

—All the companies and agents doing business in New York and Brooklyn have signed an agreement to establish ratings on all property in the metropolitan district, and to reduce brokers' commissions to 10 per cent. The last signature was obtained by the committee on Friday morning.

—Houses worth from $400 to $600 per year rent are more difficult to rent than houses running from $200 to $300. The latter are always in demand. Not a single builder has been met with who complains of difficulty in renting small properties of from five to eight rooms at from $12 to $25 per month.

—The Window-Glass Workers Union, of Pittsburg, are going to try a co-operative scheme. Shares of stock at $50 each are to be issued for the erection of a new plant. It is proposed to start with six factories at cost of about $180,000. It is the intention to include tableware and bottle glass also.

—Senator Mitchell (Ore.) has submitted a proposed amendment to the General Deficiency Appropriation bill to provide for the payment to John Roach & Son of $20,274 for wharfage and care of the monitor Roanoke from March 17, 1877, to the time of its sale in 1883, including towing and pilotage, and to pay them $38,340 in full for the cost of changing the iron frame of the Puritan.

—The Magistrates' returns for June show that the greatest amount, $361.55, was turned in by Magistrate Durham, and the smallest, $42 95, by Magistrate Riley. The Magistrates who earned their salaries were Lennon, $316.20; Durham and Smith, $296.30. Others who nearly did so were Eisenbrown, $225.30; O'Brien, $233.40, and Ladner, $207.75.

—In some of the older sections of the city, houses which have heretofore been crowded with three or four families, are being thinned out. The head of a family of three or four, who can secure a home of his own for $12.00 to $16.00 per month will not be slow to take advantage of the opportunity. The multiplication of small houses continue and we do not seem to be in sight of the danger mark.

—The Public Improvement Association of the Twenty-fifth Ward met on Wednesday evening, at Sixth and Venango streets, the President, W. W. Morgan, in the chair. It was reported that the Court had appointed juries to assess the damages which would result on the opening of Clearfield street from Sixth street to Germantown avenue, Venango street from Ninth to Twelfth and Sedgley avenue from Germantown avenue to Erie avenue.

—It is said that a charter recently acquired by the Thirteenth and Fifteenth Streets Passenger Railway Company gives that corporation facilities for reaching Fairmount and Third and Walnut streets. President Ackley said that his company has as yet no definite plans to be carried out under the new charter. "The Board of Directors can not meet until fall, and until then operations under the new charter will be held in abeyance."

—By a decision given by Judge Hawes in the Circuit Court of Chicago the application of the Illinois Central Railway Company to compel the Baltimore and Ohio Railroad Company to vacate its present freight depot and premises on the lake front in that city, owing to the alleged termination of a twelve years' lease given by the Illinois Central, is refused, the Court holding that the Baltimore and Ohio cannot be compelled to vacate its present location and privileges.

—Highway Commissioner McDonald is of the opinion that the contract made in 1873 with Contractor O'Rourke, for laying a rubble pavement on Tioga street, can not be broken, notwithstanding the ordinances of 1881 prohibiting rubble pavements. Mr. O'Rourke, who has been prevented by the city from performing the work, now proposes to go ahead, and the Highway Commissioner will not interfere. It is likely that the Municipal Reform Association will take action in the matter.

—The statement of the Treasurer shows gold, silver, United States notes and other funds in the United States Treasury as follows: Gold coin and bullion, $231,977,729; silver dollars and bullion, $184,142,556; fractional silver coin, $28,831,701; United States notes, $33,674,351; national bank-notes, $269,170; national bank-notes in process of redemption, $2,988,126; deposits with national bank depositories, $13,229,136; total, $495,112,769. Certificates outstanding—Gold, $75,215,147; silver, $88,258,192; currency, $17,285,000.

—It is stated that under the Tripartite traffic agreement the Baltimore and Ohio and the Reading will have full use of the terminals of the Jersey Central at Jersey City under terms which are very advantageous to the Baltimore and Ohio. The latter will be enabled to create a much larger through business to and from New York than it now does while operating over the tracks of the Pennsylvania Railroad Company. This will also greatly benefit the North Penn and Bound Brook divisions of the Reading Railroad Company.

—The new building of the Friends' Library, to be erected on Sixteenth street, between Race and Cherry, will be 40 feet front by 40 feet deep. The reading room will be 27 feet by 37 feet. The building has been so designed by the architect, Addison Hutton, that extensions can be made to it when necessary. It will hold some 15,000 volumes in addition to the records, and, it is expected, will be completed in a little less than four months, when the 8,600 books now kept at 304 Arch street, will be removed to the new quarters. The cost of the structure is estimated at over $12,000. Mr. John H. Dillingham, who has been chosen the Librarian, will have under his care a number of rare volumes, among which, it is said, is a Cranmer Bible.

—A Pittsburg paper says the use of natural gas in the manufactories of this city has done away with the consumption of 189,850 bushels of coal a day. In 250 working days, which is considered a year by manufacturers, the whole amount of coal displaced would run up to 47,450,000 bushels. Calculating 100 bushels to be an average day's output for a coal miner, it would take 1,600 coal miners to dig this coal, but altogether the use of natural gas has thrown about 5000 men out of work in this region. It required the use of 633 railroad cars to transport the black diamonds.

—At a meeting of the Public Building Commissioners, held on Tuesday last, a resolution was offered by Commissioner Gaskill providing for a general cleaning of the front of the big building by the marble contractor, it was referred to the Architect and Superintendent. Bills to the amount of about $15,000 were approved, including $2,370.78 for marble work by Struthers & Sons; $2,555.60 for bricks from A. Dotterer, and $1,861.68 for dressed stone from Douglass Bros. The committee on heating and ventilation instructed the Superintendent to finish that part of the work during the summer months.

—The jury of view appointed to assess damages for the widening of Twenty-fifth street from Spring Garden to Biddle filed its report in the office of the Quarter Sessions. The amount of damages awarded against the city is $41,502.77. Of this amount $39,175 is awarded to owners of property, $656.10 to tenants of those properties, and $1,621.67 to the trustees under the will of Christine Biddle, deceased. This last award was for consequential damages for the destruction of the estates upon which the trustees held irredeemable ground rents. The award allowed the trustee the premium which the ground rents would bring at a sale in the open market at the present time.

—The report of the jury appointed to assess damages for the taking of property in the widening of Twenty-fifth street, from Biddle to Spring Garden, filed their report. They made three classes of awards of damages against the city—namely, to property owners, to tenants and to holders of irredeemable ground rents. To property owners, $39,175 are awarded, to tenants, $656.10, and to the irredeemable ground rent holders, $1,671.67, making a total of $41,502.77. In making the award of the latter class of damages, the jury hold that the irredeemable ground rents are an estate in land, and the security out of which the estates issued being destroyed by the taking of the land, the city should pay consequential damages, and in the award allowed the premiums which these ground rents would bring at an open sale, the jury fixing them at from 20 to 38 per cent. The holders of these ground rents are the trustees of the estate of Christine Biddle, deceased.

—Work on the various freight and passenger depots of the Baltimore and Ohio's new line into this city will be in progress in a week or ten days. The contract for the freight depot at Dickinson and Meadow streets has been awarded to W. D. Sipple, who will start in at once, and contracts for the erection of the stations at the foot of Race street, on the Schuylkill, and at the foot of Laurel street, on the Delaware, will be placed in the hands of contractors this week. The Iron City Bridge Company has been contracted with to construct the iron shed of the passenger depot, which will be 360 feet long by 110 feet wide. The plans for this large passenger station, which will be erected at Twenty-fourth and Chestnut streets, will all be finished in about a week. The station will be three stories high, and the waiting-rooms and restaurants will be on a level with Chestnut street. The ticket and baggage-rooms will be on a line with the tracks.

—It seems that members of the Journeymen House Painters' Assembly, No. 1, of this city have been interfering with the workmen of Edward M. Burk, No. 1604 Sansom street. Mr. Burk now threatens to arrest the painters for conspiracy if any further interference occurs.

—R. A. Malone, of R. A. Malone & Sons, of Lancaster, the firm who have been given the contract to build an iron bridge over the Schuylkill river at Market street, for $271,000, was in this city Tuesday evening, and said that they proposed to begin the work of taking down the old bridge at once. All of those portions of the piers above the water are to be rebuilt, and there are to be two entirely new piers, one at each end. Mr. Malone said that from eight to ten days will be required to take down the old bridge, and, as soon as it is removed, the construction of the new bridge will begin. He expects that everything will be ready by the 1st of November for the superstructure, which will not be constructed until next spring, and which can be put on in less than two months. He said he is not obliged to have the bridge finished until July 1st of next year.

BUILDERS' ITEMS.

Removal.

The Producers' Marble Company, formerly located at the western end of the Chestnut street bridge, has removed to their new yard at 201 South Thirtieth street. The Producers' removal was necessitated by the Baltimore & Ohio Railroad Company having purchased the property where the old yard was situated. Rutland, Sutherland and East Dorset Marble are the great specialties of the Producers' Company. Builders are invited to inspect the new yard and its extended facilities for filling orders.

Gossip of the Week.

The two and one-half story brick tavern and stables, known as the Seven Presidents' Hotel, 2234 and 2236 Germantown road, brought $16,000.

A farm of 9 acres on State road, in Twenty-third Ward, was sold for $12,500.

A new drove yard is to be built west of Gray's Ferry.

Three tracts of land, about 86 acres, on Howell's lane, in the Twenty-second Ward, sold for $88,500.

A lot, 100x112½, on Master street, west of Eighth, sold for $30,000.

Building and Real Estate Notes.

WM. ELKINS, builder, is erecting six seven-room houses at Twenty-second street and Oakford.

MR. PAUL, builder, is putting up five seven-room houses on Twenty-third and Oakford streets.

EDWARD HURST BROWN, architect, 1430 South Penn square, is putting new chancel in Christ P. E. Church, Dover, Del.; also erecting two frame houses for H. D. Boyer, Smyrna, Del.

WM. HARPER, JR., 146 S. Fourth street, real estate broker, has just purchased a farm of about 100 acres, in Galloway township, Atlantic county, N. J., which he purposes to put out in building lots.

EDMUND A. W. HUNTER has lately purchased a country seat at Rosemont, Montgomery county, covering 5 acres, at the cost of $15,000; also the adjoining estate of 19 acres (or country seat), at Villanova, for $30,000.

WENDELL & SMITH, builders, South Penn square, have just completed the sale of two dwellings at Haverford, near the station, for $6,500.

This firm have several very desirable houses for sale in this locality.

F. G. KEMBLE is building eight ten-room houses, at Ridley Park, for G. W. Giles, and D. A. Hall & Co. are supplying the lumber. These houses when complete will be worth $4,000 each, clear. They are built in pairs, of brick, with mansard third stories, and stand on lots with 132 feet frontage by 150 feet deep.

ISRAEL HECHT, real estate conveyancer and notary public, formerly located at 212 S. Third street, has removed to 302 Chestnut street. Mr. Hecht has fitted up his new offices with creditable taste, and is now ready for business.

MR. FOX is erecting 75 dwelling-houses on Eleventh street above Diamond, and Warnock and Diamond streets, which will all be completed with the latest improvements. Bailey & Salter, Columbia avenue, will have charge of them.

F. C. VAN BLUNK, real estate agent, 1206 S. Fifth street, has an extensive down town business, in addition to his up town office, which is situated, 1800 Montgomery avenue. He has a very extensive business, and controls some large estates and properties, amongst which are the properties of Widener & Elkins.

CULVER & ROGERS, 901 Walnut street, is erecting a stock barn, for J. Betz & Son, at Betzwood, near Norristown. It will be built of stone, 180 feet long and 38 feet wide, costing about $10,000. It will have 48 box stalls and 24 single stalls, and be finished in South Carolina pine; asphalt blocks flooring, and finished with wrought iron fixtures.

J. L. GALLOWAY, real estate and insurance broker, N. W. cor. of Eleventh street and Washington avenue, talks of his business as keeping him fully occupied, and although sales of properties have not reached anything decisive, yet many are on the way and will within the next few days be completed. Everything with him appears very satisfactory.

ROBERT S. GALBRAITH, conveyancer, real estate broker and notary public, 1942 Reed street, has just purchased 26 lots on Hillary street for $13,000, on which J. P. Leonard will erect 26 two-story six-room houses, with bath and all modern conveniences, and when finished will be worth $2,000 each. Houses with him are renting freely, and collections are very good.

GEO. W. CARSON, 1916 Columbia avenue, has made sale of a property, 1718 N. Seventeenth street (three stories), for $5,600, and is daily having inquiries for small properties for purchase and rent. Business with him, generally, is slow, which is by no means unusual at this season of the year, but says that the prospects for a good fall season is showing well to the front.

PATRICK CONROY, builder, 1348 Moore street, has this year been very successful in selling properties in his section of the city, but says that within the two last weeks he has found business slacken down, but has good prospects for a big fall business. He has now for sale some very handsome seven-room houses, which are rented for $20 per month, and would be a good investment.

SNOWDEN & STOCKMAN, real estate brokers, Eighteenth street below Ridge avenue, are having a busy time in conveyancing, principally country properties, and renting with them has been keeping good, as also have collections.

Mr. Stockman is at present spending the greater portion of his time at Media, at which place he says real estate is very active.

THE old-established firm of D. A. Hall & Co., lumber merchants, Ninth street and Washington avenue, are doing a very heavy business, and, with their mill work, find themselves overrun with orders, which keep them fully occupied. This is only one instance of many.

GEO. LAYCOCK, real estate broker, 914 Walnut street, has, since our last report, of the "Suffolk Estate," which is directly under his directions, increased the sales of his lots on the same from 300 to 500, and each day finds many fresh purchasers, and already many buildings are on the way, while others are making active preparations. It would be well for architects and builders to look in that direction.

BAILEY & SALTER, conveyancers and insurance and real estate brokers, have within the last 30 days removed their offices from 2220 Oxford street to commodious offices, 2008 Columbia avenue, which they have had fitted up handsomely. This firm have an extensive rent-roll, and have but one vacant house at disposal. They say that with them collections are good, and are anticipating big business from their new quarters.

TWINING & SON, 2133 Columbia avenue, and 430 Walnut street, real estate brokers, have within the last few days made sale of a store and dwelling, 2029 Ridge avenue, for $8,000; also a dwelling, 1608 Baily street, for $2,000; also many sales of good wills, with stocks and fixtures, in the city.

Business with them, generally, is very satisfactory, more generally in first mortgages, which within the last few weeks has been heavy.

SCOTT & ROBERTS, 831 N Sixteenth street, real estate brokers, have just completed the sale of a plot on the east side of Nineteenth street above Montgomery avenue, running through to Gratz street, 108 ft. front and 177 ft. deep, to the R. H. Russell Real Estate Association, on which they purpose building 18 five-room houses, and 6 nine-room houses, all of which will be fitted up with the modern conveniences. The 18 small ones will rent at $16, and the larger ones at $28. They will commence operations at once.

WM. L. CRAVEN & SONS, real estate and insurance brokers, 1546 N. Seventh street, have just completed the sale of four seven-room houses, with all modern conveniences, on Bucknall street, for $2,000 each. They have many inquiries for other properties, amongst which are 22 two-story houses, which they have almost ready for use, on Lawrence street north of Cambria. Small houses with them are still in demand, while houses from $25 to $40 hang rather slow on their hands.

CLOSE & CLUBB, the well known real estate brokers and conveyancers, are being kept especially busy conveyancing, and report real estate business in the lower part of the city good; and further report that in the First Ward there is a growing demand for business lots, which is invited by the B. & O. R.R., which will greatly add to the value of properties in that section. Amongst many valuable properties he has for sale is the Union M. E. Church, or more generally known as the Old Academy, on N. Fourth street below Arch, which stands on a lot 47 feet wide by 200 feet deep.

GEORGE LODGE, real estate broker and conveyancer, has within the last few days completed the sale of a dwelling, 1210 South Third street, for $4,500; also one, 322 Reed street, for $6,000, and has within the last 30 days done a considerable business with first mortgages on new properties.

Mr. Lodge reports real estate business very brisk with him, and says that in the Twenty-sixth Ward particularly large numbers of properties are changing hands. His conveyancing business is keeping his able assist-

ant, Mr. H. Lumson, fully employed. This gentleman is considered by the profession to be one of the ablest in the business.

E. S. Bortel & Co., 2213 to 2217 Chestnut street, have been established since 1873 as tin, slate and gravel roofers, and in 1880 commenced the manufacturing of all kinds of roofing and sheathing materials, with which they have been very successful, their business having monthly increased, and they now find themselves very busy, employing upwards of thirty hands making, as one of their specialties, a waterproof sheathing, which is patented, and of which they have the exclusive sale in this section of the country. This house is the only house in Philadelphia that does all kinds of roofing, and have a reputation amongst our foremost architects and builders in the city.

Rice & Gilbert, 2150 Ridge avenue, real estate and insurance brokers, say that, although July and August are looked upon as being the dullest months of the year, they find themselves unexceptionably busy, and have been so since the spring, and are looking for a heavy business for the next three weeks. They are negotiating some large sales, which they anticipate putting through right away. Renting with them is holding its own, and collections are good. They remark that a noticeable fact with owners of old properties is that they ask too much for them, both for rental or sale, and at the same time forget the fact that they lack the modern improvements of new houses. If the owners would fix them up, making them more in accordance with the times, they feel sure they would not only rent better, but realize good prices.

Building Permits.

Two-story brick house, 18 ft. by 36 ft., East side of Tulip street, North of Venango, to John Joseph Cragin, Tulip street, above Venango.

Interior alterations, Consolidated National Bank, Third street, above Callowhill, to George Watson & Son, 905 Marshall street.

Two-story dwelling, 15 ft. by 36 ft. 4153 Orchard street, Frankford, to Joseph Bird, 1106 Hunter street.

Three-story dwelling, 15 ft. by 36 ft., 4155 Paul street, to Joseph Bird, 1106 Hunter street.

Third-story addition and one-story brick kitchen, former 14 ft. by 26 ft., latter 14 ft. by 16 ft., North side of Locust, between Thirty-ninth and Fortieth streets, to J. D. Huston, 2433 North Fifth street.

Seven two-story brick dwellings, each 15 ft. by 40 ft., North side Franklin, between Fifty-first and Fifty-second streets, to Wm. R Nicholson, 623 Walnut street.

Three-story stone dwelling, 39 ft. by 54 ft., Wayne avenue, between Harvey and Walnut Lane, to B. P. Evans, Knox street, below Manheim, Germantown.

Five two-story brick dwellings, each 15 ft. by 40 ft., West side of Fiftieth street, between Kershaw avenue and Paschal street, to Frederick L. Nicholson, 3825 Fairmount ave.

Three-story brick dwelling, 16 ft. by 50 ft., South side of Norris street, between Second street and Moyamensing avenue, to Weed & Smith, 1028 Cross street.

Two-story brick addition to 527 York street, between Fairhill and Reese streets, 13 ft. by 6 ft., to Patterson & Norton, 933 Dauphin street.

Fourth-story brick addition to building, 721 Walnut street, 20 ft. by 40 ft., to Robert H. Touh, 3230 Lancaster avenue.

Two-story back kitchen, 2614 Edgemont street, 14 ft. by 16 ft., to J. C. Stackhouse, 2926 Rohner street.

Nine feet high addition to building, Hewston street, between Gaul and Cedar, to Alexander T. Richards, 1512 Otis street.

Alteration to glass house on Salmon street, between Lehigh avenue and Huntingdon street, building 70 ft. by 100 ft., 19 ft., high, to Rohrbacker and Harmon, per A. T. Richards, Salmon street, below Lehigh avenue.

Three-story brick building, 1621 South street, 17 ft. by 80 ft., to Michael McNamara, 1619 South street.

One-story brick house, 17 ft. by 30 ft., East side of Twenty-third street, between Hare and Brown streets, to Union Passenger Railway Company, Twenty-third and Brown streets.

Two-story house, North side of Dudley street, between Ninth and Tenth streets, 14 ft. by 48 ft., to William J Cox, 1439 Carpenter street.

Two-story brick house, North side of Richfield street, between Twelfth and Thirteenth street, 14 feet by 38 feet, to Hiram A. Miller, 1210 Ridge avenue.

One store and brick dwelling, East side of Twentieth street, between Mountain and Morris, 18 ft. by 46 ft., to John Gibbon, 1323 Reed street.

A brick back building, West side Tenth, between Spruce and Pine streets, 14 ft. by 10 ft., to Gubbert & Keeper, 1308 Rodman street.

One side brick building, 5 ft. by 7 ft., in addition to kitchen, 4½ ft. by 12 ft., West side of Broad street; size of building, 54.6 ft. by 127 ft., to John T. Sanders, 2140 North Eleventh street.

Nineteen three-story dwelling houses, one with store, West side Taylor, between Brown and Parrish streets, 15 ft. by 35 ft., to James H. Lyons, 17 North Ninth street.

Front alterations South side Callowhill street, between Third and Fourth, to Haibach & Auchter, Twenty-sixth and Thompson streets.

Alterations to store front, brick, Northwest corner Thirteenth street and Girard Avenue, to Otto T. Wolf, architect, 419 Walnut street.

One two-story brick store, Loffly street, between Mechanic and Robinson, 15½ feet by 30 feet, to Charles Dougherty, corner Terrace and Mechanic streets.

Two three-story houses, 16 ft. by 42 ft., Ridge avenue and Balton streets, to Harry Rowland, 463 Green Lane.

One two-story store and dwelling, 17 ft. by 53 ft., Twenty-seventh street and Susquehanna avenue, to Samuel Stewart, 2110 Dauphin street.

One two-story house, 14 ft by 31 ft., Susquehanna avenue and Thirtieth street, to same party.

Eight two-story houses, 13 ft. by 28 ft., Taney street, above Girard avenue, to J. L. Reaves, 1609 Mt. Vernon street.

Eleven three-story houses and two stores, 16 ft. by 42 ft., Lawrence street, above Lehigh avenue, to F. Lambrecht, 2620 North Fifth street.

One three-story house, 38 ft. by 40 ft., Thirty-first and Springfield streets, to W. C. Mackee, Chestnut Hill.

One three-story house, 44 ft. by 65 ft., Wayne, below Tulpehocken street, to same party.

One alteration, 16 ft. by 30 ft., 1038 Charlotte street, to George Kessler, 1332 Marshall street.

One two-story building, 14 ft. by 16 ft., 1335 Catharine street, to Duross & Welsh, 758 South Broad street.

One four-story store, 31 ft. by 71 ft., Eighth and Filbert streets, to Rea and Riley, 627 Filbert street.

One-story building, 40 ft. by 40 ft. Sixteenth and Cherry streets, to Era & Pennroy, 1907 Wood street.

One three-story house, 18 ft. by 52 ft., 3306 North Twenty-first street, to H. G. Schultz, 2633 Germantown avenue.

Three-story addition, 47 ft. by 196 ft., 308 and 310 Walnut street, to Jacob L. Myers, 1315 Sansom street.

One two-story house, 26 ft. by 26 ft., 870 North Ninth street, to H. J. Lloyd, 710 Walnut street.

One three-story house, 16 ft. by 26 ft., Bowen, above Seventeenth street, to W. W. Rea & Sons, 1815 Frances street.

Two bathhouses, 8 ft. by 8 ft., 801 and 803 Barnett street, to W. W. Rea & Sons.

Seven two-story houses, 13 ft. by 41 ft., Merion avenue and Forty-sixth street, to Steinmetz & Thompson, 844 Union street.

One four-story store, 29 ft. by 70 ft. Seventh, above Cherry street, to Kister & Orem, 129 South Seventh street.

One four-story factory, with engine and boiler-house attached, 95 ft. by 41 ft., Thirty-second and Spring Garden Streets, to Kister & Orem.

City Councils.

At a special meeting of Common Council Wednesday, President Charles Lawrence in the chair, the following Common Council bills were passed finally:

Appropriating $40,779 to the Board of Education for the erection of a school house at the southwest corner of Twentieth and Catharine streets, and accepting M. C. Mullin as the surety of Charles O'Neill, contractor for the erection of the building.

To purchase, for school purposes, the lot of ground and the buildings thereon, on the east side of Fifth street, about 36 feet north from German, adjoining the Meredith school property. The size of the lot is 19 feet 6 inches by about 126 feet, and the price $10,000.

To purchase for school purposes the lot of ground at the southeast corner of Twenty-third and Federal streets, adjoining the Landreth school property. The price is $2,500 in cash, together with a lot owned by the city on the south side of Federal street, 150 feet east of Twenty-third.

To approve the contract and sureties of John S. Dutton, for the construction of a main sewer on Sixteenth street, from a point 188 feet north of Mifflin street, to Wharton. The sureties are Charles K. Merklee, Francis Martin and Thomas McCullough.

To authorize the purchase of a lot of ground on the east side of Thirteenth street, between Fremont and Richfield, Twenty-eighth Ward, for school purposes. The size is 120 feet by 154 feet 8 inches, and the price $10,000.

To authorize the purchase of a lot of ground, for school purposes, at the southwest corner of Crawford and Krail streets, Twenty-eighth Ward. The size is 133 feet 8⅜ inches by 128 feet 11⅛ inches, and the price $3,000.

To revise the lines of Philadelphia street, from Susquehanna to Dauphin.

To strike from the city plan Retta street, between Sumac and Jennette avenue, Twenty-first Ward.

Permitting property owners to grade and macadamize that portion of Stenton avenue, between Willow Grove avenue and Evergreen avenue, at their own expense.

Appropriating $2,608 to the Water Department for the year 1886, to pay certain twice-paid, over-paid and paid in error water rent and pipe-laying bills.

An ordinance to approve the surety of R. A. Malone & Son for the construction of an iron bridge over Market street at a cost of $271,000 was concurred in, and the City Solicitor was instructed to take the bond of the Philadelphia Trust and Safe Deposit Company for $30,000, provided the company using the cable road shall pay to the city the extra cost of constructing the slot for the cable, according to a correct valuation to be made by the Chief Engineer and Surveyor. An ordinance transferring $3,540.93 from the old expense item, to pay salaries and other incidentals of the new Twenty-fifth District Police Station, created March 23, 1886, was

approved. The sum of $2,608.39 was also voted to be deducted from the annual appropriation to the Water Department, to pay certain twice-paid, over-paid and paid in error water rent and pipe-laying bills. An ordinance was also approved appropriating $515 to the Department of County Commissioners for the Pennsylvania Society for the Prevention of Cruelty to Animals, the sum being a balance due the society in excess of the appropriation for 1885, the fines belonging to it and now in the city treasury having been paid therein by various magistrates.

The widening of Pennsylvania avenue was the subject of a good deal of discussion last week. The widening will cost $30,000. Eleven buildings in that locality will be demolished.

The Electrical Committee of Common Council on Tuesday decided in favor of extending the underground electric light wires on North Broad street from the Reading Railroad to Lehigh avenue, and thence to the Twenty-second District Police Station, at Lehigh and Park avenues; also in favor of locating an electric light at Broad street and Lehigh avenue. A negative report was made upon the resolution to permit the Postal Telegraph Cable Company to lay underground wires, as it was decided that an ordinance was necessary to grant the permission.

It is proposed to expend $15,000 for improvements on Passyunk Square, and to expend $9,375 for a lot for school purposes at the southwest corner of Sixteenth and Moore streets.

The Electrical Committee of Common Council met Wednesday afternoon and decided to report favorably the Select Council resolution to authorize the Chief of the Electrical Department to lay underground wires and fixtures on Broad street from the South side of the Reading Railroad to Lehigh avenue and East on Lehigh Avenue as far as the sum of $400 will pay for the same and place an electric light at Broad Street and Lehigh Avenue.

The Select Council resolution authorizing the Board of Highway Supervisors to issue a permit to the Postal Telegraph and Cable Company to lay underground wires and cables on Third street from Chestnut to Market, Market to Thirteenth, Thirteenth to Cuthbert to Fifteenth, Fifteenth to Market, Market to Lancaster Avenue, thence to Fifty-second, and on Fifty-second to the county line, as authorized by ordinance approved March 24, 1885, was ordered to be reported with a negative recommendation on the ground that this company has been authorized by ordinances to lay these wires provided the work was done within a certrin time. The time expired and the work was not done; therefore the committee held that the passage of a new ordinance would be necesarry.

Councils' Committee on Surveys met Wednesday afternoon and opened bids for the construction of a number of branch sewers. The proposals having been scheduled, Chief Engineer Smedley awarded contracts to John Noonan, J. M. Donnelly, M. C. Hong, Thomas McCann, Michael Sammon, John McParland, T. P Smart, James Kane, W. A. Hendel, W. H. Yost, W. B. M. Conklin. F. P. Murray, Jr., and P. C. & T. McEntree, who offered to do the necessary work at prices ranging from $1.75 to $2.90 per lineal foot. Several other contracts were not awarded, the Chief Engineer reserving his decision in the matter. The committee approved the appointment by the Chief Engineer of George M. Heller as a draughtsman to be employed in connection with the building of the Market street bridge, at a salary of $100 per month. On motion of Captain Thornton, the committee also approved the construction of a sewer across Twenty-second street, at Walnut street, at private expense. Bills amounting to $24,114,40 were ordered to be paid.

Councils' Committee on Highways met at the Highway Department to open bids. Previous to beginning the work for which the meeting was called, Councilman Monroe, of the Third Ward, said that, at a previous meeting of the committee, and in his absence, a member had stated that he had withdrawn his objections to the payment of Contractor Mack's bill for paving in the Third and Fourth Ward, which statement he wished to deny. The following contracts were awarded: Paving Diamond street from Twenty-third, and Locust from Fifteenth to Eighteenth, with asphaltum, to the Vulcanite Paving Co., at $2.50 per yard; Long lane from Mifflin street as far northeast as can be done for $15,000, with granite blocks, T. P. Smart, $2.08 per yard; macadamizing Moyamensing avenue from Eighth street to Penrose Ferry Bridge, M. C. Hong, 99 cents per yard.

JUDGMENTS.

PHILADELPHIA.

Entered July 1, 1886.

*Alkins Geo E—Lehigh Coal and Nav Co (Execution issued) 1 J 86 465 6,180
*Berrell John Jr—Wm Robbins 1 J 86 453 75
Coulston G W—Jno L Schiller 1 J 86 428 33
*Childs John W—Geo W Montgomery 1 J 86 451 45
City of Phila—J R Jones 4 M 86 170.. .....
Goodwin W J—T F Miller (Execution issued) 1 J 86 457 25
Horter Hiram and Hiram Jr—City (Bond) 1 J 86 459 ....
*Huff J Harry, McLaughlin Wm J Jr—Theo Evans et al (Execution issued) 1 J 86 439 110
*Kuhner Leonard—T B Burrows (Execution issued) 1 J 86 434 15
Kurtz Geo, Achuff W H H—City (Bond) 1 J 86 461 ....
*Matthews Thos—R J Ritchie et al (Bond and Warrant) 1 J 86 471 400
*Myer Mary C—W H Peace et al 1 J 86 456 100
*McGuire Thos—Wm F Rowan (Bond and Warrant) 1 J 86 454 1,600
O Rourke Michael, Devlin Mark, Corr James, City (Bond) 1 86 460 ....
Smith Wm dec, Smith Jno C D exer—Marget Ramsay 3 J 86 100 1,691
*Treud Geo L—A Koenig (Execution issued) 1 J 86 435 67
*Vendura Sabato—Eliza J Lyons 1 J 86 436 186

Entered July 2, 1886.

*Brown Richard—Bergner & Engle Co 1 J 86 480 200
Blair Wm G & Mary—Merchats B & L (Treasurers Bond) 1 J 86 481 3,000
*Burns Jane—John J Torpey 1 J 86 490 200
Bradshaw W D—John Schaefer 1 J 86 513 ..... E Judgt
*Beeler Philip and Sarah T—H C Vanatta 1 J 86 519 500
*Beeler Philip and Sarah T—Joseph Hakfield 1 J 86 520 500
Daly Timothy M—St Charles B and L (Bond and Warrant) 1 J 86 496... 1,000
Emery Elizth dec, Kearney Sarah admx et al—Richd Kearney 4 J 86 314 ..... S F
*George Caroline—M H McHanahan (Bond and Warrant) 1 J 86 533 5,200
*Jones Mary—John W Steward 1 J 86 523 150
*Moore Henry S, "The Christian Woman"—J H Bufford's Sons (Execution issued) 1 J 86 482 100
*McNutt Mary—John White 1 J 86 508 118
*Sites Thos C—H F Sites (Execution issued) 1 J 86 479 812
Steward Jas L—W H Robertson (Treasurers Bond) 1 J 86 488 500
*Scanlan Michael — M K Knorr (Bond and Warrant) 1 J 86 497 2,000
Stover Edwd R—G Boehringer 1 J 86 500 ..... E Judgt
*Schuchard Oscar—Bergner & Engle Co (Execution issued) 1 J 86 529 721
*Trueman John and Annie—H R Coulomb 1 J 86 507 200
*Williams John—John White 1 J 86 509 800
*Watson John R—Benj Dare 1 J 86 527 250
*Watson John R—Emeline Nichols 1 J 86 528 300

Entered July 3, 1886.

Atkinson Isaac S—R L Knight & Co D C M 72 537 ..... S F
Barclay John K—A C Barclay O N P July 66 297 17,123
Barber Geo C—Jos C Ferguson 3 J 86 287 ....
Binney Est of Horace Jr—Morris Brown 3 J 84 75 5,449
Bickel John A, Seidel Louise—Ger Am Title Ins Co (Bond and Warrant) 1 J 86 543 10,000
Campbell Thos and John J—John House 4 J 86 195 103
*Donnett E H—E M Smith 1 J 86 588 50
*Eisenhardt Chris—Chas Zitler 1 J 86 571 1,600
Greene A M, Clerk Wm H, Tasker Wm H—Independence Bank 3 J 86 192 ....
Gillens Frank—Rosskam Gerstley & Co 4 J 85 469 55
Gaunt John and John G—Chas H Lodge 2 J 80 316 ..... S F
Greene Arthur M — Independence Bank 4 J 86 82 (2) ....
Greene A M, Clark Wm H, Tasker Wm H—C H Elliott 4 J 86 297 ....
Hart J hn H, Rodgers Wm, Broad st Feed Co—R Greenwood 2 M 86 328 1,098
Holland Dennis J—Jaz Stitzer 3 J 86 347 107
Hirsh M L—William S Lane 1 J 86 617 14
*Harris Wm M—Alice Harris (Execution issued) 1 J 86 552 105
Heensz Louis—Geo Brodbeck et al (Treasurers Bond) 1 J 86 565 400
*Kettenring Jacob—J H Gallati 1 J 86 541 800
*Kettenring Jacob—R Gallati 1 J 86 542 500
*Kelly Thos F—F P Walker et al (Bond) 1 J 86 562 200
Kagerman Ernst—W W Fisher 3 J 86 349 ....
*Lehmberg Chas—Bythiner Tobacco Co (Execution issued) 1 J 86 544 58
*Messing Chas—C G Zuschnitt 1 J 86 563 200
*Makin T L, Eberhart Wm A—Wm F Potts Son & Co (Execution issued) 1 J 86 584 470
Murray E—Wm McLaughlin 4 J 86 61 ....
*McIntire H F—M E Vandever 1 J 86 591 900
*Penn Guarantee Asso—Consolidation B and L (Bond and Warrant) 1 J 86 625 13,600
Penn and N Y Canal and R R Co—Franklin Fire Ins 4 J 86 50 ....
Supplee Chas D—M Hall et al 3 J 86 264 ....
Scholl August J—J M Kennedy Jr 4 J 86 357 257

Simonin Chas F A, Jarden J, terre tenant—J H Lafferty 4 J 86 42..... .....
Selser Chas N and John A, Turner Geo W—Nat State Bank, Camden 4 J 86 338..... .....
Tim David—Amanda—Coleman 2 J 86 352..... 1,031
*Townsend Frank—Lelar & Co 1 J 86 608..... 157
*Taylor Enoch L, Cox Elizth N—Andrew Mayer 1 J 86 627..... 165
Williams John C—Continental Brew Co 4 J 86 239..... .....
*Wilson Jas A L, Bedford Wimer—R G Hamilton (Bond and Warrant) 1 J 86 545..... 10,000
*Wilson Jas A L, Bedford Wimer—R G Hamilton (Bond & Warrant) 1 J 86 546..... 20,000
*Winslow Fredk W—C T Colladay 1 J 86 592..... 500

Entered July 7, 1886.

Bartol Geo E—Isaac Hough et al 2 M 85 479..... 2,551
*Blair James T—A James Jr 1 J 86 653..... 200
*Baldwin Reese P—John D Baldwin (Execution issued) 1 J 86 662..... 1,846
*Brand Chas F—A James Jr 1 J 86 678..... 100
*Braddock Isaac A—Saml H Weller 1 J 86 670..... 837
City of Phila—J A Reck et al 4 M 85 191..... 200
Doyle Dennis—Thos Melton 1 J 86 668..... 68
*Ellison Thos—G H B Martin 1 J 86 671..... 44
Fite Lorenzo S—Geo Boyd & Sons 1 J 86 673..... 304
Hirsh Gabriel—M Goodman 1 J 86 650..... Equity
*Judd Chas C—John H Storiz (Execution issued) 1 J 86 659..... 330
*Lucas August—Eble & Herter (Attachment Execution issued) 1 J 86 667..... 330
*Lewis Elizth Q—C Tyrell B and L (Indemnity Bond and Warrant) 1 J 86 649..... 200
Muldoon John, Bramble James—M S Jones 1 J 86 656..... 30
*Reed Chas H and Lucy A—Edwd H Flood 1 J 86 674..... 100
*Schick Martin—Wm H Lamon 1 J 86 672..... 150
Sullivan Lawrence—Wm S Moat 1 J 86 679..... 65
*Schlichter Henry—J M Jeitles & Co 1 J 86 664..... 30
*Schlichter Henry—J M Jeitles & Co 1 J 86 665..... 30
*Strutt Geo—Chas Class (Execution issued) 1 J 86 648..... 105
Thompson Geo W—E F Parrott 4 J 86 102..... .....
*Turping M—Jacob Michel 1 J 86 669..... 1,800
*West James M—Wm H Abbott (Bond and Warrant) 1 J 86 651..... 2,000

Mechanics' Liens.

C R Krickbaum owner, O P Fisher cont—P M Barber S E cor Herman and Hancock st..... 94
E M G Hopkins owner, E G Hopkins, Ed M G Hopkins conts—Alex J Kite claimant S s Haverford rd 221 ft W of 41st st..... 249
Lizzie J Lynch owner, John C Lynch cont—C E Paine & Son claimant 7 bldgs W s 19th N of Wilder st and cor 19th and Garrett st..... 12
Sallie F Hughes owner, Jos Stuckey cont—E E Paine & Son claimants 2 bldgs N S Lancaster ave 18 ft to 35 ft W of 45th st..... 103
Sallie F Hughes owner, Jos Stuckey cont—C E Paine & Son claimants 2 bldgs N s Cumberland 36 ft to 55 ft W of 15th..... 88
Thos J Milnamon owner and cont—John Byrd claimant 2 bldgs N s Christian st 56 ft and 71 ft W of 12th each..... 89
James Gardner owner and cont—Grugan & Hinkle claimant W s 18th st 17 ft N of Wharton..... 234
H W Bowers owner, Jos Bolton cont—John Spink agt, 3 bldgs W s Palethorp st 151 to 81 ft N of Somerset st..... 45
Thos W Mellor owner, Geo Harrison cont—Dominick Phillips claimant S E s Penn st 206 ft S W of Chew st..... 120
Charles E Miller owner and cont—Dominick Phillips claimant S W s Troupat st 145 ft N of Oak Lane.... 140
Louisa Dollard, Louisa Achuff, Wm H H Achuff owners, John E Sickles cont—John Callahan claimant E s 38th st 82 ft S of Brown..... 17
James P McGonigal owner and cont—Real Est Trust Co assc of A M Greene & Co claimants 23 bldgs S s Snyder ave E of 7th, N s Cantrell E of 7th..... 5,315

Satisfied Judgments.

Geo A Beech—W F Haun [ent Feby 18 86..... 21
Byron H Miller—Samuel T Fox [ent Apr 7 86..... 75
A J Stackhouse—Thos Clements [ent Nov 25 84..... 300
Jos Davis—W C Hamilton [ent Feb 2 84..... 145
Henry Metzger—G W Metzger [ent May 24 83..... 1,000
W J Gilmore—S Streeper et al [ent March 27 83..... 600
Jos Leitrand—Diamond B L [ent July 10 83..... 375
Amos and Joel Bateman—E E Shaw [ent Janv 21 86..... ver 350
Phila Sav Fund—E Mulqueen [ent May 31 86..... 105
F P Jacoby, E Wetherby, Charles A Rose—F Louder [ent May 23 85.... 1,000
John C Still—Chas Still [ent May 11 86..... 274
H M Morse, H M Stewart—H Van Bell [ent Mar 13 86..... 319
John H Hofmeister, Thos Needham Jos Mayberry [ent July 23 85..... 100

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June Term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following properties were sold at auction on Tuesday by M. Thomas & Sons, auctioneers:

Ground rent, $51 a year, 1810 Poplar st..... $1,100
Four story brick store, 38 S. Second st..... 11,750
Two and a-half story stone dwelling, with stable and coach house, Northwesterly side Penn street, near Chew, Germantown..... 10,000
Two-story frame store and dwelling, 415 Fairmount ave..... 2,075
Lot, No. 2029 Federal st..... 675
Three-story stone residence, No. 2216 Nicetown Lane..... 3,200

CONVEYANCES.

PHILADELPHIA.

TUESDAY, July 6, 1886.

Apple st. (Twenty-first Ward), N. E. s., 31 ft. 1½ in. S. E. Penn, Mary Ann Kenworthy to Sarah Wolfenden, July 1, 1886, 14 ft. 1 in. by 74 ft.; N. W. s. Roxborough ave. and N. E. s. Fleming, 19 ft. by 67 ft..... $1,600
Apple st., N. E. s., 51 ft. 1½ in. S. E. Penn, Joseph Wolfenden et ux. to Mary Ann Kentworthy, July 1, 1886, 14 ft. 1 in. by 74 ft..... 1,600
Belmont ave., W. s. and N. E. s. Merion, Jacob Rightly to William Biern, June 14, 1886, irreg. shape... 6,500
Broad st., W. s., 35 ft. S in. N. Dickinson, Wm. R. Matchett to Mary Lamporter, June 30, 1886, 17 ft. 4 in. by 96 ft..... 6,800
Callowhill st., S. s., 53 ft. 6 in. E. Fifth, E. D. Williams, administrator, to the Weikel & Smith Spice Company, June 23, 1886, irreg. shape; g. r. $340..... 825
Columbia ave., 4165-4167, Richard J. Dobbins to Joseph R. Dobbins, June 30, 1886, irreg 4,000
Dauphin st., N. s., 13 ft. E. Gaul, Geo. Rudenauer to Moses Schloss, June 29, 1886, 14 ft. by 57 ft.; g. r. $54..... 1,000
Fourth st., 2330, 2336 N., Chas. Haux to Theodore L. Fest, June 30, 1886, each 12 ft. by 45 ft..... 4,900
Forty-fourth st., E. s. and S. s. Wallace, J. M. Power Wallace to Eleanor M. Adams, June 15, 1886, 144 ft. by 160 ft.; mtge. $4,000..... 2,500
Fox st., E. s., 154 ft. S. Huntingdon, Margaret McCann et al. to A. J. Heaton Minnick, July 1, 1886, 13 ft. 6 in. by 60 ft.; mtge. $1,400..... 400
E. s. Fox, 154 ft. S. Huntingdon, 13 ft. 6 in. by 60 ft.; mtge. $1,400 500
Front st., E. s., 160 ft. N. Allegheny ave., Geo. Kline, et al., executors, to Martin Linauer, April 24, 1886, 40 ft. by 370 ft..... 1,500
Gray's ave., N. W. s., 225 ft. N. E. Sixty-third, Harriet L. Jones to Elizabeth B. Urian, June 25, 1886, 25 ft. by 85 ft 250
Haverford road, N. s, 32 ft. 4 in. W. Thirty-first, Howard Watkin to John P. Collins, July 2, 1886, 16 ft. by 87 ft..... 5,000
Howell st., 1912-1914, Jas. B. Thompson et al. to Hartman Kuhn, June 28, 1886, 30 ft. by 50 ft..... 10,500

Henry st., W. s., 60 ft. S. Centre, Fifteenth Ward (both streets vacated), John Wilson to John Jos. Alter, June 29, 1886, 180 ft. by 100 ft 5,000

Kressler st., E. s., 96 ft. S. Diamond, William Gorman, master, to John Orr, June 16, 1886, 16 ft. by 60 ft.; mtge. $500 775

Leithgow st., 2323-2327, Chas. Haux to Matthias Lehman, June 22, 1886, 38 ft. 6 in. by 42 ft 3,750

Locust st., 604-612, E. H. Johnson to Sinclair Tousey, as president of American News Company, July 2, 1886; g. r. $114 ..... nom.

Locust st., 614-616, S. K. McKay et al., executors, to Sinclair Tousey, president American News Company, June 30, 1886, each 20 ft. 9 in. by 91 ft. 10 in., and 7 McKean's Court 25,000

Marshall st., W. s., 207 ft. 11 in. S. Fairmount ave., Helen W. Wynkoop et al. to Alfred Wynkoop, July 1, 1886, 16 ft. by 85 ft 800

Master st., S. E. cor. Twenty-eighth, Chas. Elbulson to Chas. Winter, June 26, 1886, 16 ft. by 60 ft 5,750

Montgomery st., S. s., 91 ft. E. Twenty-fifth, Jerome A. Beaver to Martha Kline, July 1, 1886, 15 ft. by 64 ft.; g. r. $90 1,500

Mt. Airy ave., N. W. s., 160 ft. N. E. Sullivan, Geo. A. Leineau to Antonio C. Pessano, June 28, 1886, 83 ft. by 164 ft 6,250

Oxford st., 2027, Chas. T. Colladay to Ellen J. Power, July 1, 1886, 15 ft. 4 in. by 70 ft 3,500

Oxford st., 2029, Chas. T. Colladay to Cath. C. Power, July 1, 1886, 15 ft. 4 in. by 70 ft 3,500

Pine st., N. s., between Dean and Thirteenth, Christian K. Peter to James S. McCracken et al., July 1, 1886, 18 ft. by 80 ft.; mtge. $3,000.... .....

Preston st., 20, W. P. B. Assn. No. 3 to Margaret Neal, June 30, 1886, irreg. (24th Ward) 3,000

Ree e st., W. s., 72 ft. S. Somerset, Ulrich Rehfuss to Wm. Humes, June 25, 1886, 17 ft. by 69 ft 637

Richfield st., S. s., 97 ft. 6 in. W. Twelfth, Hiram A. Miller to Alex. B. Scarborough, June 25, 1886, 14 ft. by 50 ft 1,900

Sixth st., E. s., 179 ft. N. Cambria, Edward M. Davis to Wm. Gegenheimer, June 25, 1886, 17 ft. by 68 ft. 10½ in 1,725

South st., 112, Anna C. McDowell et al. to Wm. Farrell, June 12, 1886, 15 ft. 5 in. by 60 ft 3,000

South st., S. s., 92 ft. W. Front, Wm. Farrell to James Hyland, June 12, 1886, 15 ft. 5 in. by 60 ft 3,000

Snyder ave., S. s., 185 ft. W. Seventh, Jos. Hadfield to Sarah T. Beeler, June 1, 1886, 16 ft. by 133 ft. 9 in ... 3,500

Twenty-fifth st., E. s., 113 ft. S. Berks, Henry R. Shoch to Alexr. V. Murphy, June 29, 1886, 14 ft. by 65 ft 2,750

Twenty-eighth st., E. s., 43 ft. 8½ in. S. Brown, Margaret Charlton to Wm. Charlton, July 3, 1886, irreg. shape ..... nom.

Turner st., N. s., 570 ft. 5 in. W. Twenty-third, A. M. Burton to Charles Beck, June 25, 1886, 14 ft. 2 in. by 59 ft 2,300

Twentieth st., N. E. cor. Fontaine, Wm. R. Matchett to Kesiah E. Stratton, June 29, 1886, 16 ft. by 73 ft 5,100

Twenty-fourth st., E. s., 52 ft. S. Wallace, M. Stemmetz, ex'r, to Samuel H. Silbert, June 8, 1886, 13 ft. by 47 ft. 6 in 2,400

Twentieth st., 2039 N., Wm. R. Matchett to Mary K. Robinson, June 22, 1886, 16 ft. by 73 ft 4,500

Thirty-ninth st., E. s., 48 ft. N. Wallace, Mary Shields to George Wiegand, June 29, 1886, 16 ft. by 81 ft.. 3,000

Woodland ave., 3305, M. Donnelly to James Sidley, June 5, 1886, 16 ft. by 55 ft. 7 in 5,100

WEDNESDAY, July 7, 1886.

Brolaski place, 2308, Edwd. Manion to John McDevitt, July 1, 1886, irreg. shape; g. r. $148 ..... $800

Columbia ave., S. s., 238 ft. 8 in. E. Twentieth, Charles A. Carson to Geo. W. Carson, March 2, 1881, 18 ft. by 83 ft ..... nom.

Dauphin st., N. s., 192 ft. W. Thirtieth, H. A. Dubring et al. to Geo. Chappell, July 2, 1886, 17 ft. by 80 ft 3,000

Dicks ave., lot 2810, section 81, Clearview, John H. Scott to Lena Schultze, July 6, 1886 185

Dicks ave., 2815, 2816, 2817, section 81, Clearview, John H. Scott to Samuel J. Campbell, July 6, 1886.. 360

Dillwyn st., 532, R. H. Russell Real Estate Association to Jas. Young, July 1, 1886, 18 ft. front; g. r. $40.50 2,800

Dudley st., S. s., 96 ft. and 110 ft. W. Ninth, Wm. J. Cox to Sallie J. Cox, July 1, 1886, each 14 ft. by 48 ft.; g. r. $36 ..... nom.

Elm ave., S. W. cor. Forty-second, Richard J. Dobbins to A. Lewis Smith, June 30, 1886, 45 ft. by 100 ft 7,500

Filbert st., 815, John H. Dungan to John C. Baker, May 29, 1886, 20 ft. by 107 ft.; mtge. $8,500 ..... nom.

Forty second street, E. s., and N. s. Brown, John H. Goldbeck to Ann C. Bauer, May 13, 1886, 15 ft. by 82 ft 3,300

Bainbridge st., S. W. cor. Russell, David Hey to Elizabeth J. Woodward, Feb. 8, 1883, 16 ft. by 64 ft.; g. r. $24 2,000

Charles st., 1147, Mary Jane Buehler et al. to Eliz. J. Woodward, April 7, 1877, 13 ft. by 28 ft. 10 in 1,500

Francis st., 1710, Emelia W. Weeks to Emma Camp, June 24, 1886, irreg 3,200

Germantown ave., S. W. s., 83 ft. S. E. Ninth, John Meeghan to Edwd. J. Strain, July 1, 1886, irreg. shape 33,000

Germantown ave., E. s., 232 ft. N. Somerset, John M. Kennedy, Jr., to Paul Eberhard et ux., July 2, 1886, irreg. shape 4,000

Gray's ave., 50 ft. N. E. Seventy-first, James Barrett Craighead, Sr., to Julius Mueller, June 26, 1886, irreg. shape 500

Holly st., 847, Henry P. Coxey to John Powers, June 30, 1886, 13 ft. 2 in. by 65 ft 2,700

Holly st., E. s., 741 ft. 10½ in. N. Haverford, Louis Heinicke to August Danzeisen, July 3, 1886, 14 ft. by 56 ft 1,800

Huntingdon st., N. s., 31 ft. W. Seventh, Chas. H. Wisler to Franklin E. Palmer et al., June 30, 1886, 15 ft. by 65 ft 3,000

Juniata st., S. E. s., 98 ft. 8 in. N. E. Germantown Road, Ernst Zille to Allen Shryock, July 1, 1886, 2 ft. 2 in. by 53 ft. 7½ in ..... nom.

K st., E. s., 60 ft. N. Venango, Edw. R. Aitken et al. to Geo. Crawford, June 24, 1886, 20 ft. by 80 ft. 355

Morris st., S. s., 317 ft. 4 in. W. Second, C. C. Cullen to Frederick H. Milden, June 29, 1886, 16 ft. by 66 ft. 8⅜ in 800

Nineteenth st., 758 S., Andw. O'Brien to Bridget Comber, June 16, 1886, 16 ft. by 60 ft 2,800

Oxford st., S. W. cor. Willington, Josephine A. Sutton to Joseph Taylor, May 20, 1886, 19 ft. 10 in. by 97 ft. 6 in 2,520

Philip st., 1527, Susanna Brous to Rose Quinn, June 29, 1886, 17 ft. by 49 ft. 1 in 1,600

Ridge ave., N. E. s., 222 ft. 4 in. N. W. Master, Thomas R. Bell to Cornelius O. Nathans, July 6, 1886, irreg. shape 7,500

Ridge ave., 2025, Albert James, Jr., to Cornelius O. Nathans, July 6, 1886, 20 ft. by 100 ft 4,000

League st., N. s., 165 ft. 10½ in. W. Twenty-second, John McCarron to Ellen Sillis, June 18, 1886, 14 ft. by 49 ft. 4½ in 700

Leithgow st., E. s., 324 ft. 4 in. S. Cumberland, A. M. Hoffman to Jacob Kugel, June 30, 1886, 24 ft. by 42 ft 2,900

Mountain st, S. s., 114 ft. E. Twentieth, Bernard McNicholl to Margery McFadden, June 28, 1886, 14 ft. by 45 ft. 3 in 650

Mountain st., S. s., 100 ft. E. Twentieth, John J. Fitzgerald to Margery McFadden, June 28, 1886, 14 ft. by 45 ft. 3 in 650

Reed st., S. s., 18 ft. E. Eighteenth, Edwin King to Bernard Crossan et ux., June 30, 1886, 17 ft. by 57 ft. 700

Sixth st., 133 S., H. A. Webster to Emma A. Lynch, July 2, 1886, 16 ft. by 130 ft 6,000

Sixteenth st., N. W. cor. Tasker, Geo. A. Wagner to Owen Johns, June 25, 1886, 18 ft. by 61 ft 3,575

Sixty and One-half st., 306, 308 N., Morton B. Association to John J. Ridgway, June 30, 1886, 38 ft. by 105 ft 1,675

Spruce st., cor. Forty-fifth, S. M. Brogniard to Herman S. Hoffman, June 29, 1886, 230 ft. by 230 ft 17,000

Stiles st., 1241, August R. Vogt to Deborah Giberson, June 15, 1886, 15 ft. by 56 ft 3,400

Temple st., 1210, John H. Clarke to Ella Scullion, June 30, 1886, 16 ft. by 66 ft 1,650

Tulip st., E. s., 430 ft. S. Venango, Thomas Connor to Titus J. Lewis et ux., June 23, 1886, irreg. shape... 250

Tulip st., S. E. s., 240 ft. N. E. Princeton, D. R. Patterson to Jos. G. M. Dunlap, June 23, 1886, 40 ft. by 180 ft 600

Twenty-fourth st, 862 N., John M. Sharp to Fanny E. Loss, July 7, 1886, 15 ft. by 67 ft 4,000

Twenty-ninth st., S. W. cor. Stiles, P. A. B. Widener et al. to Theod. Nichterlein, June 29, 1886, 33 ft. by 53 ft 9,250

Thirtieth st., 931 N., Wm. L. Elkins et al. to John Benkert, July, 15 ft. by 57 ft 2,500

Thirty-eighth st., W. s., 101 ft. S. Aspen, Nathan Shoemaker to Zepherine Chiquoine, May 27, 1886, 14 ft. by 72 ft 3,500

Walnut st., N. s., 48 ft. E. Fourth, Alex. Hamilton et al., trustees, to Alex. Hamilton et al., in trust, May 20, 1886, irreg. shape ..... nom.

Warnock st., 2431, Girard Life Ins., Annuity and Trust Co. to Ann Haggerty, July 1, 1886, 14 ft. by 48 ft 1,625

Wharton st., N. s., 110 ft. 10½ in. E. Ninth, E. Cubberly to Thos. Ross, June 30, 1886, irreg shape 200

Willow Grove ave., S. E. s., 40 ft. S. W. Twenty-second, Clinton Rorer to Chas. E. Hopkin, July 2, 1886, 40 ft. by 160 ft 500

Willow Grove ave., E. cor. Twenty-fifth, C. Rorer to Sallie S. Shearer, June 20, 1886, 40 ft. by 160 ft..... 500
Four lots adj. to Saml. Hoffman and David B. Thomas, each $750; Wm. H. Walt, $625; Edw. Derr, Mich. Brown and Peter Brown, each..... 500

THURSDAY, July 8, 1886.

Adams st., S. s., 132 ft. E. Tulip, Jos. Greenley to Sherman B. and L. Association, June 30, 1886, 18 ft. by 80 ft.; g. r. $40 50..... $1,100
Adelena st., N. E. s., 64 ft. S. E. Emerald, Wm. H. Wriggins et al., ex'rs, to Chas. Flood, June 30, 1886, 36 ft. by 58 ft. 11⅝ in..... nom.
Adelena st., N. E. s., 100 ft. S. E. Emerald, Wm. H Wriggins, et al., ex'rs., to Geo. Burton, June 30, 1886, 24 ft. by 51 ft. 8⅛ in..... nom.
Baring st., N. s. and E. s. Thirty-sixth, Louisa Birkinbine to Hy. Cochran, July 1, 1886, 75 ft. by 108 ft..... 18,000
Broad st., S. E. cor. Norris, Charles Kirn to Chas. C. Moore, June 25, 1886, 182 ft. by 150 ft. E. s. Broad, 220 ft. N. Berks, 10 ft. by 150 ft..... 132,000
Chelten ave., S. E. s., 365 ft. S. W. Morris. Samuel M. Elliott to Rebecca M. Elliott, irreg. shape..... nom.
Christian st., 27, John Jolley, Jr., to H. B. Foulke et al., June 29, 1886, 18 ft. by 108 ft..... 2,000
City ave., S. E. s., 444, 41 ft. N. E. Fifty-fourth, Chas. Shau to Joseph Malatesta et al., June 29, 1886, irreg. shape..... 6,000
Clinton st., S. s., 90 ft. W. Tenth, John H. Dingee, ex'r, et al. to Ann West, June 25, 1886, 20 ft. by 68 ft.. nom.
Columbia ave., S. E. cor. Broad, John J. Miller to the Tenth National Bank of Philadelphia, June 25, 1886, 29 ft. by 92 ft. 6 in.; mtge. $1,400..... 16,000
Cuthbert st., N. s., 114 ft. E. Twenty-second, Geo. Kelly to Hannah Lynch, June 20, 1886, 14 ft. by 28 ft.; g. r. $30..... 600
Dudley st., S. s., 209 ft. W. Eighth, James Gordon to Ellen McGrath, July 6, 1886, 14 ft. by 49 ft.; g. r. $42 500
Edmund st., N. W. s., 162 ft. S. W. Longshore, Robert J. Myers to Morton C. Stout, June 24, 1886, 17 ft. 4⅜ in. by 92 ft. 8⅜ in..... 1,550
Eighth st., E. s., 54 ft. S. Clearfield, Geo. H. Locker to James P. Leaz, June 24, 1886, 18 ft. by 66 ft..... 125
Egglesfield st., N. s., 80 ft. E. Forty-first, Henry J. Fox to Abi James, June 30, 1886, 15 ft. by 77 ft..... 500
Eleventh st., S. E. cor. Huntingdon, John J. Wood to Henry Ohnthrup, June 24, 1886, 18 ft. by 66 ft..... 4,775
Evangelist st., S. s., 260 ft. 7 in. W. Seventh, John S. Kennedy to Stephen Cuneo et ux., July 6, 1886, 15 ft. by 50 ft..... 2,000
Fourth st., E. s., John S. Serrill to Geo. A. Becker, May 12, 1886, 15 ft. by 55 ft.; g. r. $108..... 3,200
Fifteenth st., 1712 N., M. R. Kirkpatrick et al., ex'rs, to Chas. J. Cole, June 12, 1886, 20 ft. by 100 ft. 6,500
Fifteenth st., 2025 N., John Dickey to Mary A. Weeks, April 1, 1886, 16 ft. by 90 ft. 8 in..... 7,000
Forty second st., 811 N., John H. Goldbeck et ux to Maggie C. Work, July 3, 1886, 15 ft. by 86 ft..... 2,800
Forty-fifth st., S. W. cor Fairmount ave., Baptist Orphanage to Nathaniel E. Janney, July 6, 1886, 95 ft. by 215 ft.; mtge. $5,000..... 925
Front st., 218 N., F. P Mattbews to James McCoy, May 20, 1886, 18 ft. 4 in. by 100 ft..... 3,500
Front st., W. s., 20 ft. S. Huntingdon, Charles Williams to Philippina Nagel, June 30, 1886, 14 ft. by 65 ft.; also four lots on Wain, Twenty-third Ward..... 4,573
Hancock st., E. s., 84 ft. N. Cumberland, John S. Serrill to Jos. Jaule et ux., April 17, 1886, 14 ft. by 51 ft.; g. r. $80..... 1,200
Haverford st., N. s., 80 ft. 4 in. W. Thirty-first, Howard Watkin to John J. Pyle, July 6, 1886, 16 ft. by 87 ft..... 5,000
Girard ave., S. s., 60 ft. W. Thirteenth, E. F. Benners to William Leitch, Jr., July 1, 1886, 40 ft. by 120 ft..... 13,000
Huntingdon st., 168 E., Hy. J. Weber to Mary L. Johnson, June 24, 1886, irreg. shape..... 2,400
Jasper st., N. W. s., 220 ft. 10½ in. N. E. Somerset, Fredk. S. Peet to Jos. Fitzell, 46 ft. by 100 ft..... 1,500
Jefferson st., N. s., 30 ft. W. Marvine, Hy. Schmidt et al. to Anna Gertrude Schmidt et al., June 30, 1886, 15 ft. by 72 ft..... nom.
Latona st., 1716, Thos. L. Jones, ex., to Mary Jane Coulter, July 7, 1886, 15 ft. by 57 ft.; g. r. $60..... 512
Latona st., 1718, Thos. L. Jones, ex., to Mary Jane Irwin, July 7, 1886, 15 ft. by 57 ft; g. r. $60..... 512
Lehigh ave., N. E. s., 120 ft. 4½ in. S. E. Gaul, Wm. Walker et al. to Jas. K. P. Walker et al., exrs., April 11, 1886, 20 ft. by 130 ft.; also 134 Richmond, 20 ft. by 100 ft..... 3,150
Norris st., 1904, Wm. K. Matchett to Michael Turping, June 21, 1886, 16 ft. 1 in. by 72 ft..... 7,000
Orchard st., N. E. s., 136 ft. N. W. Richmond, J. Duncan Reilly to Lawrence Weniger, June 21, 1886, 20 ft. by 130 ft.; mtge. $2,000..... 269
Penn st., S. E. s., 25 ft. 9 in. N. E. Arrott, Geo. W. Hewitt, exr., to Geo. B. Bonnell, June 6, 1886, 16 ft. by 100 ft.; mtge. $2,000..... 900
Penn st., N. W. s., 148 ft. 2 in. S. W. Arrott, Decatur Bldg. Asso. to Mary Holroyd, exr., July 2, 1886, 29 ft. 7 in. by 113 ft..... nom.
Seventh st., W. s., 143 ft. 10½ in. N. Morris, John Boehringer to John Roberts, July 2, 1886, 16 ft. by 63 ft.; g. r. $73..... 1,500
Sixteenth st., W. s., 89 ft. N. Dauphin, Edw. C. Knight, Sr., to Keystone Real Estate Asso., May 10, 1886, irreg. shape..... 900
Tenth st., W. s., 403 ft. S. Oxford, H. S. Hoffman to Sophia M. Brognard, July 1, 1886, irreg shape..... 13,000
Tenth st., E. s., 207 ft. N. Oxford, C. F. Ziegler to David M. Hess, July 1, 1886, 23 ft. 2 in. by 84 ft.; mtge. $4,600..... nom.
Thirteenth st., N. W. cor. Christian, Cath. Waddick to John H. Clarke, June 23, 1886, 20 ft. by 45 ft..... 5,000
Wallace st., 1213, John Rathgeb to Chas. Schaefer, July 6, 1886, irreg. shape..... 6,000
Willow Grove ave., S. E. s., 168 ft. 8 in. S. W. Twenty-fifth, Edgar Haas, exr., to Clinton Rorer, June 16, 1886, irreg..... 6,500
Willow Grove ave., S. E. s., 290 ft. N. E. Twenty-fifth, Clinton Rorer to John Lawler, July 2, 1886, 40 ft. by 160 ft..... 5,000
York st., N. E. cor. Almond, Harriet Ann Medlam to John H. Medlam, Jr., July 1, 1886, 60 ft. by 153 ft. 3½ in..... 1,000
York street, S. s., 38 ft. W. Twenty-eighth, Kate A. Gardner to David M. Hess, June 30, 1886, 36 ft. by 56 ft. 3 in. and 53 ft.; mtge. $1,500..... nom.

FRIDAY, July 9, 1886.

Aramingo st., N. s., 169 ft. E. Cedar, Joseph Mayberry to John R. McLean, July 8, 1886, 14 ft. by 60 ft. 3 in.; g. r. $36..... $750
Bexley st., S. E. s., 114 ft. 2 in. S. W. Pulaski Ave., Eliza Jane Miller to Maggie Hearst, June 30, 1886, 16 ft. 10½ in by 65 ft..... 1,500
Brown st., 3 9, George J. Byrne to Keystone Real Estate Association, June 30, 1886, 18 ft. by 91 ft..... 3,000
Brown st., N. s., 70 ft 10 in. W. Twentieth, one-half interest Emil P. Albrecht to Andrew Craig, July 2, 1886, 16 ft. by 59 ft.; S. s. Spruce, 50 ft. 1 in. E. Fortieth, 100 ft. by 145 ft.; S. s. Sansom, 510 ft. W. Thirty-second, 16 ft. by 72 ft..... nom.
Brown st., N. s., 86 ft. 10 in. W. Twentieth, moiety, Andrew C. Craig to Florence J. Albrecht, July 2, 1886, 16 ft. by 52 ft.; S. s. Spruce, 150 ft. E Fortieth, 50 ft. by 145 ft.; N. s. Spring Garden, 108 ft. 3 in. E. Twenty-second, 22 ft. 3 in. by 95 ft.; N. W. cor. Eighth and Wharton, 18 ft. by 75 ft..... 250
Bouvier st., W. s., 114 ft. N. Master, Wm. Hibberd et ex, et al., to Wm. J. Server, March 31, 1886, 19 ft. by 81 ft..... nom.
Chelten Ave, N. W. s. and N. E. s. Wayne Ave., Girard L. I., A. and T. Co., to Third R. E. Church, July 3, 1886, irreg. shape..... 20,000
Chestnut st., S. s., 60 ft. E. Thirty-fourth, Wm. G. Freedley to Wm. A. McCandless, July 6, 1886, 20 ft. by 126 ft..... 8,000
Eleventh st., W. s., 180 ft. N. Somerset, George Nebeker to Thomas J. Dolland, June 25, 1886, 16 ft. by 94 ft..... 2,825
Fifth st., 2920-2922, Thomas L. Kelly to F. Fred Weisser, July 2, 1886, 30 ft. by 72 ft..... 5,450
Forty-second st., W. s., 96 ft. N. Baltimore Ave., William S. Kimball to Margaret Brock, June 29, 1886, 24 ft. by 120 ft. by 120 ft..... 8,000
Fifty-second st., S. W. cor, Girard Ave., A. J. Antelo to John M. Sharp, July 7, 1886, irreg. shape; also, S. E. cor. Fifty-second and Girard Ave., irreg. shape..... 25,000
Fifty-seventh st., E. s., 63 ft. N. Chelsea, Andrew P. Anderson to James Seaver, July 1, 1886, 12 ft. by 74 ft.. 900
Hancock st., E. s., 182 ft. N. Cumberland, James M. Henderson to Torrence Clyde, July 7, 1886, 14 ft. by 51 ft..... 2,100
Howard st., 2530, Girard L. I., A. & T. Co. to James Bings, July 6, 1886, 14 ft. by 51 ft, 6 in..... 2,050
Leithgow st., E. s., 312 ft. 4 in. S. Cumberland, A. M. Hoffman to H. Edw. Wendell, June 25, 1886, 12 ft. by 43 ft..... 1,450
Leithgow st., E. s., 300 ft. S. Cumberland, A. M. Hoffman to John Strobel, June 25, 1886, 12 ft. by 43 ft..... 1,450
Leverington Ave., S. E. s. and S. W. s. Clay, William Egbert Mitchell to Margaret McDevitt, July 6, 1886, 26 ft. by 75 ft..... 240
Levick st., N. cor. Palmetto ave., The Cheltenham Mutual Land Association to Archibald Neill, June 1, 1886, 138 ft. by 185 ft..... 1,202
Locust st., N. E. cor. Albion, Ann Burke to Frank H. McCarthy, June 29, 1886, 15 ft. 8 in. by 19 ft. 9 in.; g. r. $60..... 3,900
Market st., S. s., 59 ft. E. Twentieth, Wm McLane et al. to West Philadelphia Passenger Railway Co., July 1, 1886, 20 ft. by 110 ft..... 11,000

Maplewood ave., 112 W., C. L. Jones to Charles H. Otterson, July 2, 1886, 43 ft. by 144 ft....... 6,000
Mary st., 119, Thomas P. Otter to Joseph H. Palmer, June 29, 1886, 15 ft. 11 in. front....... 1,550
Morris st., N. E. s., 305 ft. N. W. School, Charles Wister to Charles K. Kohl, July 1, 1886, 7 ft. by 173 ft. 6⅜ in....... 290
North st., S. s., 105 ft. 6 in. E. Sixteenth, Wm. O'Keefe to Mary O'Keefe. July 2, 1886, 17 ft. by 70 ft... nom.
North College ave., 2321, Charles W. Henry et al. to George Alexander, June 25, 1886, 16 ft by 76 ft. 3 in... 4,700
Oxford st., 1723, Thos. Hennessey to Henry Tilge & Co., May 15, 1886, 17 ft. 9 in. by 73 ft....... 3,250
Second st., W. s., 165 ft. N. Somerset, Louis C. Norris to Charles Rothwell, July 1, 1886, 170 ft. by 121 ft. 9 in.; g. r. $595....... nom.
Summer st., N. s., 61 ft. 7 in. W. Sixteenth, D. M Hess to John G. Robinson, July 2, 1886, 22 ft. by 131 ft....... 12,875
Third st., 2646 N, Martha Scott to Rosanna Skiffington, June 25, 1886, 14 ft. by 56 ft. 6 in....... 500
Tenth st., W. s., 80 ft. N. Cherry, Franklin Taylor et al., exrs., to Lydia A. Hough et al., July 7, 1886, irreg. shape....... 10,000
Twentieth st., 234 N., Mary Cole et al. to Louisa T. Pfaff, July 2, 1886, 14 ft. by 79 ft. 6 in....... 3,500
Twentieth st., W. s., 160 ft. N. Tasker, Wm. Marshall to Henry T. Gensheimer, July 3, 1886, 16 ft. by 66 ft.; g. r. $45....... 700
Twenty-second st., E. s., 114 ft. N. Spruce, Edward D. Toland to Kate Irwin Davis, June 30, 1886, 21 ft. by 117 ft. 6 in....... 6,000
Twenty-second st., E. s., 17 ft., 51 ft., 68 ft., 85 ft. and 102 ft. N. Wallace, John M. Sharp to Thomas Craven, June 22, 1886, each 17 ft. by 85 ft. 3¾ in.; S. E. cor Fairmount ave. and Twenty-second st., irreg. shape 62,000
Twenty-fifth st., 309 N., Thomas F. Kelly to Caleb R. Keeney, June 21, 1886, 45 ft. by 60 ft. 6 in....... 6,500
Twenty-sixth st., S. W. cor. Galloway, J. W. Erwin to John J. McDuffee, June 25, 1886, 123 ft. 9 in. by 56.53 ft; S. W. cor. Oakford and and Twenty-sixth, 101.8 ft. by 141.23 ft....... 6,850
Walker st., N. W. s., 100 ft. N. E. Funk, Wissinoming Mutual L. and I. Co. to Clarence Deal, May 27, 1886, 33 ft. 4 in. by 200 ft....... 125
York st., N. W. cor. Fifteenth, Lemuel A. White to John Stafford, June 23, 1886, 177 ft. 10 in. by 195 ft.; g. r. $282, $252 and $360....... 4,500
Fairmount ave., 1004, James A. McCurdy to George Thomas et al., July 9, 1886, irreg. shape....... 4,200

SATURDAY, July 10, 1886.

Aster st., Twenty-second Ward, E. s., N. E. of Oak Lane, Passmore Williamson to Mary W. Coggins, Dec. 27, 1886, irreg. shape; S. s. Locust, 96 ft. W. Seventh, 24 ft. by 70 ft.; S. s. Wood, 100 ft. E. Sixteenth, 15 ft. 9 in. by 86 ft. 3 in...... $10,250
Birch st., N. E. s., 60 ft. N. W. Almond, Patrick Boyce to Sarah Taylor, July 1, 1886, 60 ft. by 70 ft. 10 in....... 550
Broad st., W. s., 240 ft. N. Susquehanna ave., Wm. L. Elkins to Edmund J. Walenta, July 7, 1886. irreg....... 7,800
Eleventh st., W. s., 48 ft. S. Lentz, John P. Byrnes to Henry P. Bunting, July 8, 1886, 16 ft. by 68 ft...... 600
Church st., N. s., 177 ft. 5 in. E. Third, George W. Haines to Isaac A. Braddock, June 30, 1886, 15 ft. 2 in. by 58 ft. 4 in.; also 221 Church, 15 ft. 1¼ in. by 58 ft. 4 in.; also 219 Church, irreg. shape. mtge. $14,500....... 8,000
Catharine st., N. s., 819 ft. 6 in. W. Twenty-second, Thomas McCouch to Samuel S. Goodall, June 28, 1886, 16 ft. by 62 ft.; g. r. $90....... 1,250
Chelten ave., S. E. s., 300 ft. N. E. Sullivan, Hy. Bronson to Abraham Engard. July 9, 1886, irreg. shape; also, S. E. s. Chelten ave. and N. E. s. Sullivan, irreg. shape....... 2,000
Eleventh st., 1822 N., M. George Caskey et al. to Eliza Caskey, June 11, 1886, 16 ft. 2 in. by 78 ft....... nom.
Fairmount ave., N. s., 137 ft. W. Twenty-fourth, William B. Irving to John Daly, June 28, 1886, 15 ft. by 64 ft.; S. s. Virginia, 151 ft. 7 in. W. Twenty-fourth, 15 ft. by 38 ft... 4,500
Fourth st., 2332 N., Charles Haux to Robert Schultz, June 8, 1886, 12 ft. by 45 ft.; 2334 N. Fourth, 12 ft. by 45 ft....... 2,600
Fifty-seventh st., W. s., 50 ft. S. Race, Morton B'ld'g Ass'n to Frank G. Taite, July 1, 1886, 60 ft. by 25 ft... 425
Franklin st, E. s., 378 ft. 10⅞ in. N. Columbia, Marks Schwartz et al. to Thos. Rickert, July 6, 1886, 20 ft. by 81 ft. 4⅞ in....... 9,100
Funk st., S. W. s., 200 ft. S. E. Walker, Wissinoming M. L. and I. Co. to Ann Eliza Lees, May 9, 1886, 50 ft. by 10 ft....... 125
Holly st., E. s., 617 ft. 5⅜ in. N. Haverford, Fredk. L. Michaelson to August Danzeisen, July 1, 1886, irreg. shape....... 1,800
Kensington ave., S. E. s., 218 ft. 4 in. S. W. Somerset, Thos. McGrory to David McKibbin, June 25, 1886, irreg. shape; g. r. $72....... 500
Also, 6 lots S. E. s. Kensington ave., 237 ft. 7 in. S. W. Somerset, irreg. shape; each subj. to g. r. $68....... 3,000
Master st., S. s., 80 ft. E. Seventeenth, Hy. Carlisle to Second Independent Church of Christ (Univ.), July 10, 1886, 30 ft. by 77 ft.; g. r. $30. 3,500
Mill road, Twenty-third Ward, N. W. s., and N. E. s., Meridian, Geo. T. Mills to Peter McCaffrey, July 3, 1886, irreg. sbape....... 225
Mill road, N. W. s., and S. W. s. Cambridge, Geo. T. Mills to Lizzie C. Smith, July 3, 1886, irreg. shape 225
Mill road, N. W. s., 30 ft. 9¼ in. S.W. Cambridge, Geo. T. Miller to Fannie O. Smith, July 3, 1886, irreg. shape....... 100
Miller st., N.W. s., 489 ft. N. E. Westmoreland, Franz Kramer to Geo. J. Wolf, July 8, 1886....... nom.
Moyamensing ave., S.W. cor. Canal, Jacob Frank to Alfred W. Dickinson, July 10, 1886, 15 ft. 6½ in. by 61 ft....... 850
Nectarine st., S s., 211 ft. 11½ in. W. Ninth, Wm. F. Johnson, master, to Athanase Roidot, July 2, 1886, 15 ft. by 50 ft....... 2,100
Ninth st., E. s., 95 ft. N. Montgomery, Leffman Hope to Ida Standacher, July 6, 1886, 15 ft. by 52 ft.; mtge. $1,000....... 1,575
Oakland st., S. E. s., and S. W. s. Meridian, Geo. T. Mills to Joseph Raher, July 3, 1886, 25 ft. by 16 ft. 2 in....... 125
Salmon st., N. W. s., 145 ft. N. E. Somerset, Margaret Phillips to Chas. Chrumlish, May 12, 1886, 20 ft. by 96 ft.; g. r. $20....... 1,300
Sellers st., 11 W., T. W. Worrell to John V. Allen, July 9, 1886, 19 ft. front....... 3,010
Sepviva st., N.W. s., 81 ft. 4 in. S.W. Dauphin, Alex. Newton to John Donlan, July 6, 1876, 15 ft. 10½ in. by 57 ft....... 1,900
Seventeenth st., W. s., 325 ft., N. Columbia ave., John J. Lane to J. Fred. Zimmerman, June 30, 1886, 14 ft. by 96 ft....... 5,600
Sylvan street, S. E. s., 200 ft. N. E. Meridian, George T. Mills to Robt. S. Schenck, July 3, 1886, 25 ft. by 170 ft., Twenty-third Ward....... 100
Sylvan st., S. E. s., 172 ft. N. E. Rural, Geo. T. Mills to Robt. D. Irvin, July 3, 1886, 50 ft. by 170 ft., Twenty-third Ward....... 200
Sylvan st., S. E. s., 98 ft. N. E. Rural, Geo. T. Mills to Matilda Mary Watson, July 3, 1886, 74 ft. by 170 ft., Twenty-third Ward....... 300
Sylvan st., Twenty-third Ward, Geo. T. Mills to Frank E. Hutchinson, July 3, 1886, 24 ft. 6 in., N. E. Rural, 49 ft. by 170 ft....... 200
Sylvan st., S. E. s., 100 ft. N. E. Meridian, Twenty-third Ward, Geo. T. Mills to Harrold S. Lockwood, July 3, 1886, 25 ft. by 170 ft....... 100
Sylvan st., S. E. s., 73 ft. 6 in. N. E. Rural, Twenty-third Ward, Geo. T. Mills to Thos. Grimes, July 3, 1886, 24 ft. by 170 ft....... 100
Thirteenth st., N. W. corner Potts, Edw. R. Walker to Wm. C. Walter, July 9, 1886, irreg. shape....... 3,500
Thirty-fourth street, W. s., 160 ft. N. Wallace, C. J. Byrne to Geo. Murgitroyde. June 24, 1886, 33 ft. 4 in. by 104 ft. 6 in....... 4,200
Union st., S. E. s., 100 ft. N. E. Meridian, G. T. Mills to Wm. H. Thorn, July 3, 1886, 100 ft. by 150 ft....... 800
Vine st., S. s., 32 ft. 8 in. W. St. David's, Wm. H. Dutton to Michael McGehean, June 18, 1886, 14 ft. 8 in. by 100 ft....... 1,200
Walnut st., N. s., 101 ft. W. Fifty-fifth, S. H. Higgins to Harvey K. Reakirt, June 16, 1886, 35 ft. 1½ in. by 220 ft....... 500
Wharton st., N. s., 121 ft. E. Seventeenth, A. G. Cooper to Wm. B. McCleary, June 25, 1886, 16 ft. by 74 ft. ¾ in.; g. r. $60....... 1,000
Woodstock st, W. s., 28 ft. N. Tasker, Lewis P. Simpson to Jas. P. Holmes, July 8, 1886, 13 ft. by 45 ft. 6 in.; g. r. $42....... 700
Christian st., N. W. cor. Sixteenth, Thomas W. Carson to Abner G. Murphy, July 10, 1886, irreg; g. r. $300....... 1,000
Edgley st., S. s., 122 ft. W. Twenty-ninth, Mary T. Crawford to Abner G. Murphy, Nov. 4, 1884, 12 ft. by 42 ft....... 1,075
Webster street, S. s., 159 ft. W. Eighteenth, Mary T. Crawford to Abner G. Murphy, July 9, 1886, irreg.; mtge. $975. S. s. Webster, 190 ft. W. Eighteenth, 15 ft. by 30 ft. 3 in.; mtge. $1,000....... 825

—The strike on the Gould system cost the railroad company about $3,500,000. The loss in wages was $1,000,000. The General Board of the Knights of Labor expended $100,000.

—Investors have been satisfied with the returns from building enterprise. The rate is not 10 to 15 per cent., as formerly, but it is sufficient to encourage additional investments from men of means. The Drexels have done well in the southwest, and do not intend to stop. Building operations are to be pushed in the northwest by the old standbys, and, it is rumored, by two or three new men, who see in this channel of investment an excellent opportunity for permanent investment.

Board of Health Meeting.

At the Board of Health meeting on Monday, General Sickel occupied the chair. Major Veale, Health Officer, presented his report of receipts and expenditures for the month of June. The receipts were $5,236.67 and the balance $4,734.67. The Municipal Hospital report for the month showed that no deaths had occured in the institution and that two patients were remaining, one suffering from rubeola and the other from typhus fever. The monthly reports of the vessel inspectors were also presented and showed that twenty-one coasters had been examined and their cargoes found free from infection. The Lazaretto Physician reported that twelve vessels had been allowed to pass up the river during Sunday and Monday.

The Sanitary Committee, "to whom was referred the communication of Dr. Thomas S. K. Morton relative to the occurrence of intestinal disorders, supposed to have been caused by the use of impure water taken from the Delaware along the city front by vessels while in port," submitted the following report upon the subject, which was adopted:

"The water of the Delaware river along the city front is, without doubt, very impure, as numerous sewers discharge their contents into the docks, and, besides, various impurities from the wharves and vessels are constantly deposited in the water. Sewage and other foul matters escaping from the docks are washed up and down the line of the wharves, rendering the water more or less impure, and its use for drinking purposes detrimental to health.

"It is hardly to be presumed that any one of ordinary intelligence, knowing these facts, would secure a supply of water from this source, or knowingly use such water for drinking purposes. Your committee is not convinced that the practice is a common one. However, it may be of service to warn captains of vessels of the evil consequences of such a practice, and, accordingly, a circular has been prepared as a matter of caution.

"In regard to the allegation that the employés of Stephen Robins & Sons have no available supply of drinking water other than that procured directly from the Delaware river, your committee refers to the report of the Medical Inspector, made by their direction, which states that an artesian well, 500 feet deep, has been constructed on the premises, in order to get cool water for the workmen, and thereby avoid the use of iced water, which they had found to be unwholesome when copiously used by the men in their greatly heated condition.

"The employés used this water for awhile with benefit, but they again demanded iced water, which was furnished them. There is no necessity for any one drinking river water unless he should prefer so to do. Your committee offer the following resolution:

"Resolved, That the action of the Sanitary Committee in issuing a circular on the above subject be approved; and also, that the employés of Messrs. S. Robins & Sons be cautioned against the use of iced river water, which is a practice detrimental to their health.

"Resolved, That the committee be discharged from further consideration of the subject."

At a meeting of the Board of Health on Tuesday a petition was submitted by Lieutenant Blankley, of the Twenty-first Police District, on behalf of thirty-six citizens, complaining of an offensive odor at the Dental Department of the University of Pennsylvania, arising from the incineration of flesh in the basement of the building. The complaint was referred to the Medical Inspector.

A complaint concerning the non-removal of garbage was received and referred to the Highway Commissioner.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

OUR PIANOS AND ORGANS

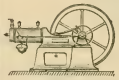
Represent the

Best Makers in the World.

M. DELONG & CO.,

1117 Chestnut Street.

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED.

For Hydraulic Elevators, Town Water-supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA.

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

AMERICAN FIRE

INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000 00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432,05.

THOS. H. MONTGOMERY, President.
ALBERT G. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:

Thomas H. Montgomery,	William W. Paul,
John Welsh,	Pemberton S. Hutchinson,
John T. Lewis,	Alexander Biddle,
Israel Morris,	Charles P. Peirce,
Joseph E. Gillingham.	

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Chan els, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

BUELL'S
FIRE EXTINGUISHER.
Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.
PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

THE BLATCHLEY
Is carefully made by men who know how to construct a
PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

ALFRED GODWIN & CO.,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

D. P. DIETERICH,
308 Chestnut Street, Philadelphia.

BOOTS AND SHOES,
BUT NOT SLIPPERS.

We wish to call the attention of the public to the fact that the DAY SEWED SHOE does not mean any kind of slipper.

The process is not applied to any single sole foot-wear, but to the manufacture of all kinds of BOOTS, SHOES, GAITERS and LOW SHOES used for out-door or steady wear. The dainty luxury which many cannot, and many should not wear—the "pump-sole" or "turned-sole" slipper—is for sale at the Day Sewed Shoe Store, but it is not our make. This fact has been carefully impressed upon our sales-people, but they are not always reminded of it in making a sale. We therefore take this method of explaining and providing against any mistakes. WHEN YOU BUY A THIN-SOLED HOUSE-SLIPPER YOU DO NOT GET A DAY SEWED SHOE.

THE DAY SEWED SHOE
MFG. CO..
No. 23 N. EIGHTH STREET.

BOOKS * BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

SAVE YOUR CARPETS!
Corrugated Rubber Trackers and Treaders saves ten times their cost and stops the noise of careless feet.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 28. PHILADELPHIA, MONDAY, JULY 19, 1886. PRICE 15 CENTS

Trouble Brewing.

There is trouble brewing in the Real Estate Exchange. It was felt and seen at last Friday afternoon meeting, which was called to elect a board of directors and officers. No election of officers was reached, but only two committees were appointed, one to formulate a set of by-laws and another to apply for a charter. The meeting adjourned without further action until September.

The trouble brewing is a vital one and calls for a little consideration. It is alleged a clique has been secretly formed to control the Exchange which may divert it from its original purpose, in fact turn it into a grindstone to grind the axes of the certain few who constitute the clique.

Those composing it, it is alleged, propose to turn the Exchange into a corporation for profit, to do a sort of real estate title business, buy and sell real estate and insure against liens, etc., and in general run the Exchange for profit on business to be done under its control and charter.

This scheme is in direct antagonism to the original plan and purpose and it was made apparent when the time came to vote for directors and officers. A ticket of thirteen had been agreed upon which was to be supported and consisted of the following names: Elwood Becker, Frank Craven, W. F. Deakyne, Samuel T. Fox, Geo. W. Hancock, J. T. Jackson, T. M. Montgomery, W. F. Potter, John J. Ridgway, James H. Stevenson, Fred'k Sylvester, B. F. Teller, H. C. Thompson.

Meanwhile a vigorous canvassing for proxies had been started in the interest of certain men who were interested in diverting the Exchange from its original purpose, and an opposition ticket made its appearance, of which six were elected by the "gang" and seven by the friends of the original scheme.

Persons, it is stated, were prevailed upon to consent to be represented by proxy, under the impression, or assurance, that they were supporting the original scheme.

A hot debate arose last Friday when the real purpose of the would-be wreckers was uncovered, and resulted in the adjournment for the summer, after the election of the following ticket for Board of Directors. The votes cast for each are attached: D. J. Myers, Jr., 1,646; Ellwood Becker, 1,461; Jno. J. Ridgway, 1,386; Geo. W. Hancock, 1,386; Fred'k Sylvester, 1,368; Wm. F. Deakyne, 1,346; Henry K. Fox, 1,338; James H. Stevenson, 1,315; Joseph H. Chubb, 1,274; B. F. Teller, 756; D. S. Lindsay, 650; Jas. G. Francis, 600; John M. Erickson, 440.

The directors who secured proxies under the original plan feel that they have been put in a false position and protest against the proposed action. The original scheme submitted at the meeting held in the Orphans' Court, on June 21st, reads as follows:

"To create in the city a centre for dealings in real estate, and to establish a room for selling real estate and securities at auction—and furnish a general meeting room for real estate dealers and brokers, to unite the various real estate and building interests in the city and adjacent counties, to adjust controversies between members and to furnish full information by collecting statistics in regard to real estate and building matters, and preparing and keeping files of maps and other records relating to real estate and subjects connected therewith. This will include information of all legislative acts of the city and State governments, reports of the various committees on taxation, street and other improvements, and of awards and assessments affecting the realty in the city and neighborhood.

"The objects and aims of this Exchange are to secure united and harmonious action on the part of all persons interested in any way in real estate; to inculcate just and equitable principles of business; to oppose objectionable legislation and to support or suggest that which is necessary or desirable; to gather and supply valuable statistics and other information as to all matters affecting real estate interests; to make and strictly enforce just, equitable and uniform rules as to commissions and fees in real estate transactions; to simplify and improve the present inefficient method of obtaining the standards of value of real estate, and to provide for an inexpensive and speedy settlement of disputes and difference in such transactions by means of arbitration.

"The corporation to consist of all original subscribers to the capital stock and all persons to be hereafter elected members to whom ten shares of the capital shall have been transferred. Any respectable person may be elected to membership. Firms or corporations, as such, cannot be members.

"No person to whom stock may be transferred shall be entitled to any of the rights and privileges of the exchange and auction rooms, until he has been elected a member thereof by the Board of Directors, and no person shall hold at one time a greater or less number than ten shares of the capital stock.

"Annual members shall pay into the treasury a sum equal in amount to ten per cent. of the par value of a full membership certificate."

The clique propose to practically ignore this and to turn the Exchange into something else—a money-making scheme. In short, the clique proposes to invade, if they can, the business of the individual real estate dealer in the buying and selling of real estate. It is on this point that differences have arisen. The buying and selling of real estate may develop itself, and no doubt will, in time, as a feature of the Exchange, but the conservative element do not desire or propose to adopt this feature at this time, though intending to secure a charter which will allow it.

Now it is, or, it ought to be for the stockholders to say whether they will have their Exchange run by a clique, to do business for profit by seeking to invade the business of individuals, or whether the original, broad, liberal and simple scheme shall be carried out.

The question resolves itself into simply this are the real estate people of Philadelphia to be handled by a clique who have axes to grind and selfish purposes to accomplish. Are the real estate people to have a Real Estate Exchange of their own forming, or not? Are the real estate people to be asked to make a club to be hammered over their own heads, in the shape of an Exchange that prefers to go into the real estate business and corporate business, similar in character to some of our powerful trust concerns? Are they to help build up a powerful competition, to be hampered and oppressed by it? The conveyancers have gone through this; do the real estate people want to put themselves in such a hole?

In short, who is to rule the new Exchange, a clique or the stockholders? Real estate dealers have each, their, established businesses, making from $1,000 to $10,000 per annum and more. Are they to be expected to throw a part of their business into the hands of an Exchange and be satisfied with the profits that might accrue to them on ten shares of stock, costing $500? This is communism with a vengeance. This outmosts Herr Most himself. Is a dealer of ten, twenty or thirty years experience to surrender to a clique who have, perhaps, not been in business that many month, or, perhaps weeks? who have no genuine identity, perhaps, with the real estate interests, who have but a smattering of requirements for it?

The fact of the matter is, the stockholders, who have so promptly and sincerely come forward with their subscription and cash, need to at once look into this matter. THE REAL ESTATE RECORD has no axe to grind, no friends to reward, or enemies to punish, but has only the best interests of the coming Exchange at heart. But it now warns the stockholders to look into this scheme to divert the Exchange from its original purpose, set forth above. It urges that they at once recall their proxies, until they can get at the bottom of this unworthy scheme. Some of our very best real estate operators refuse and will continue to refuse to co-operate at present. Nine-tenths of those who have come in have come in honestly, and unless matters are openly and honestly conducted they pull out. Some of the clique last Friday expressed themselves in a very lofty manner, and declared that they were now practically independent of the stockholders, having secured their proxy.

Gentlemen stockholders, your interests as well as your rights are in danger. See to it at once that you are protected against betrayal. See to it that the Committee to Secure a Charter secures the proper kind, and with the proper limitations.

—The department of Agriculture at Washington estimates the present crop of wheat at 415,000,000 bushels. Anticipating the loss occasioned by the hot and dry weather of June and July in the Western States at 15,000,000 bushels, the yield would then exceed that of a year ago by about 43,000,000 bushels.

—The property on the Southeast corner of Fourth and Chestnut streets has been purchased by a syndicate of capitalists for $140,000, and a structure similar to the Wood building, on the Southwest corner, will be built on the site. The building will have a frontage of 54 feet on Chestnut street and 84 feet on Fourth street. All the present occupants have received notice to move, and the demolition of the present building will be begun as soon as possible.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,

Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

A TEASPOONFUL OF
Ged. Brown's Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886 ..... $1,263.509 78
SURPLUS as regards Policy holders 846,021 88
NET SURPLUS over all Liabilities, including Capital Stock 546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS *$2,589,103 19*
Losses paid in the United States since organization $37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

A. LEDIC & SON,
MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,
Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIC.
RICHARD A. LEDIC.
C. W. LEDIC.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
A. J. WEIDENER CHURCH LAMPS
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe.
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 28. PHILADELPHIA, MONDAY, JULY 19, 1886. PRICE 15 CENTS

THE PHILADELPHIA
REAL ESTATE RECORD,
AND
BUILDERS' GUIDE,
PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JULY 19, 1886.

THE Philadelphians didn't get away with the whole of Chicago, after all. Mayor Harrison practically vetoed the La Salle Street Tunnel steal, and the North Side Railroad Company will have to take what it can get.

QUITE a number of real estate operators and conveyancers are at present enjoying themselves at seaside and mountain resorts, forgetting all about contracts, rent, conveyances, plumbers' bills and empty houses, and all other annoyances which go to make up the life of the real estate men.

FOR the first six months of the year over 3,600 dwellings have been projected or completed, which looks as though we would build six or seven thousand houses during the year. For every two three-story houses we build, five two-story houses are built. The disproportion will increase.

CAMDEN real estate is looking up. Nearly all the agents over there report quite an improvement in inquiries for houses, particularly with reference to purchasing. The terms offered are very liberal, and inducements are being held out, which results in an increased number of sales, as compared to leases.

THE difference between Philadelphia and Brooklyn is that notwithstanding the limited area of Brooklyn's suburban district, she means to make the most of it, and is consequently granting cable and elevated railroad franchises with an unstinted hand. Brooklyn is doing this to furnish transportation facilities to her rapidly increasing population, whereas Philadelphia, with her magnificent suburban area (much of it surpassing in beauty that of any other city on this continent), and with capital begging for investment, refuses to grant a franchise for an elevated railroad, when even the school children realize its necessity.

MORE inquiries have been made in West Philadelphia real estate offices during the past week for properties than have been made during the past six weeks. Nearly all the agents and dealers report quite an improvement in inquiries during the past few days, and a larger number of sales are in negotiation now than for a good while past. There is no particular reason given for this rather unexpected but gratifying activity. As a consequence, real estate people are in good spirits and are looking for a ready disposal of all the new houses now nearing occupancy.

MODERN cottages are multiplying in number and in devices and appliances to secure comfort. The cottage of to-day is far, far in advance of the cottage of twenty-five years ago. In fact there is very little relationship between them; cost has been reduced and luxuries have been piled on conveniences. Architectual skill and decorative art have well nigh exhausted themselves in their combined effort to render cottage surroundings and life attractive and luxurious. The modern cottages, while cottages in name, are scarcely so in fact. They are pretty little palaces of comfort, and models of beauty. They afford great opportunity for the display of taste and talent and are destined to multiply in number, size and beauty.

SUBURBAN residents are entirely too neglectful of their garden and lawn paths, which are often so muddy that it is unpleasant to walk on them. A concrete walk, made of coal tar and sand, and gravel mixed, is not only inexpensive but remains dry and compact during the winter, besides which, it will keep the paths free of grass; add to the comfort of the family a hundred times its cost; does not get soft in the summer, nor slippery at any time.

A barrel of coal tar will make seventy yards of concrete, which should be laid three inches deep. The tar will take in a great deal of gravel and sand, which should be added as long as the tar will take it in. It is best to lay it in warm weather.

OWNERSHIP of property is not always as comforting a condition to be in as it appears. Philadelphians complain a great deal about their $1.85 rate and about high assessments, but New Yorkers seem to be in a much worse condition. The cry has been growing for years and at last has come to the point where an organized opposition is likely to be developed before the State Assessors. On last Thursday the State Assessors met the Board of Tax Commissioners to talk over the annual tax levy to be made in the city of New York. In hundreds of cases properties are assessed as high as 30 per cent. more than their actual valuation. The cause for the present movement is that the State Assessors have added over $112,000,000 of valuation on property in New York alone. Instances are cited by the the score where the owners realize nothing out of rents. Philadelphia has not yet reached that point. It would be well, however, for our Real Estate Exchange to take this subject of taxation into careful consideration.

THE ship Ferdinand, loaded with salt, consigned to George B. Kerfoot, was unable to find suitable wharfage with a sufficient depth of water between Race and Callowhill streets. She was finally docked in the slip at the lower side of Race Street wharf and when the tide fell she slipped off the mud and narrowly escaped crushing into the steamboat Republic. The above statement is certainly very discreditable to our city authorities. A city of the size and the commercial importance of Philadelphia should at least be able to afford the necessary facilities for loading and unloading vessels consigned to its merchants. Complaint after complaint has been made that our slips on the Delaware River front are rapidly filling up and yet nothing has been done. If the Board of Port Wardens is unable to obtain the necessary relief they should resign in a body to make room for more competent men.

PHILADELPHIA COUNCILS have certainly shaken whatever fogy notions they might have had, and are going into the work of improving the city with an enterprise which is deserving of credit. The only regret to be expressed is that we have so little money to expend in this direction. Our city certainly needs a great many more improvements than we can possibly afford, in the way of streets, sewers, water-pipes, electric lights, river front improvements, and in two or three other directions. All this will come in due time. The right spirit exists. Our Councilmen see that it is a penny wise and pound foolish to save money by parsimony. The public will endorse all the expenditures which have been made, but only will demand that the money appropriated be judiciously expended. We will have a new almshouse, new bridges, and a brand new railroad, which will not cost us a cent, and which will kill nobody. We will have newly paved streets, a new intercepting sewer some day, and we hope purer water, and let us hope cleaner streets.

FORTY-TWO AND THREE-FOURTHS miles of conduit laid in the city of Chicago in the last three years contain 1,900 miles of wire.

EVEN the granite blocks for city pavements are open to objection. There is room for a genius to invent a pavement which will answer all requirements. Cobblestones must go, and if granite blocks will not answer what can be used in the way of stone? Artificial pavements are opened to numerous objections, one being the high cost. There is need for a new kind of pavement in the larger cities, and especially in Philadelphia, which will stand the terrible hammering and ceaseless traffic to which it is necessarily subjected. No amount of hammering seems to be sufficient to overcome the subsequent hammering of heavy wagons. Then the frequent tearings up and careless replacings adds another element of weakness for which there seems no remedy. The crown of the street is a complete thing in itself and ought to be made a perfect job at the outset and ought not to be turned up afterwards, but the requirements of the hour forbid it. There is no telling what week or day the best pavement will be torn up for water, gas or electrical purposes. A new pavement is certainly needed. The demand for it comes from more cities than Philadelphia. Everyone remembers the old style wooden pavement of a few years ago, concerning which so much was promised, but they were soon transformed into mud puddles on wet days and dust holes on dry ones. When granite blocks were suggested, everyone thought the ideal pavement was reached, but here we are to-day finding fault, and good fault, with this system. Who will be the inventor of the new system.

THE daily newspapers contain frequent announcements of the movements of capitalists. A few days ago it was stated that a half-dozen English capitalists had arrived in Alabama, where they proposed to invest large sums of money in mining and iron making operations. A local paper a few days ago made mention of the fact that six Eastern capitalists arrived at Pittsburg, in a special car, for the purpose of investing some $6,000,000 in that city and locality. They have gone ostensibly to see natural gas and to learn more of it in detail. Frequent mention has been made recently of movements of Eastern capitalists to Western States for the purpose of investing idle money. Railroad operations do not afford as much opportunity to idle capital now as a few years ago. In consequence the possessors of money are seeking new channels and are singling out the most promising industries throughout the West and South. This decentralization of capital is not only necessary from a financial standpoint, but from an economic one as well. It is far better for Eastern money-lenders to invest money in reproductive channels throughout the West, than to send it there and loan it at a high rate of interest. This movement of capital and capitalists West will, of necessity, increase. There are ten opportunities in the newer sections of country for a large amount of capital to one in the East where competition has already pretty well filled the field. Natural gas in Pennsylvania and iron ore and coal in Alabama, and manufacturing enterprise throughout the Western States are attracting a great deal of money and the end will be the development and extension of new industries and the multiplication of opportunities for capital and labor.

THE advent of the Baltimore and Ohio Railroad Company into this city opens up new opportunities for dealers in suburban properties; the sharp fellows are already looking around for chances. We give a full list of stations on the new Baltimore and Philadelphia branch to Canton.

Distance from Schuylkill.	STATIONS (Schuylkill).	Distance from Baltimore.
—	P. & R. Junction	89.5
0.9	Fifty-eighth Street	88.6
1.5	Mount Moriah	88.0
2.1	Seventieth Street	87.4
2.8	Darby	86.7
4.0	Collenwood	85.5
4.9	Knowleton	84.6
7.4	Ridley	82.1
8.5	Leiperville	81.0
9.8	Chester	79.7
10.7	Upland	78.8
12.1	Felton	77.4
13.7	Village Green	75.8
14.6	Okiola	74.9
16.2	Naaman's	73.3
17.5	Harvey	72.0
18.4	Silver Side	71.1
19.6	Carrcroft	69.9
21.9	Concord	97.6
23.0	Wilmington—Delaware Avenue	66.5
24.2	Wilmington—Lancaster Avenue	65.3
25.6	W. & N. Junction	63.9
25.6	East Junction	63.9
26.9	West Junction	62.6
28.0	Kiamensi	61.5
29.2	Stanton	60.3
31.5	Harmony	58.0
35.1	Newark	54.4
38.5	Viking	51.0
40.7	Singerly	48.8
42.0	Marley	47.5
44.0	Eder	45.5
46.7	Childs (North East Quarry)	42 8
52.5	Whittaker	37.0
54.2	Frenchtown	35.3
56.6	Havre de Grace	32.9
58.6	San Creek	30.9
61.4	Aberdeen	28.1
63.6	Churchville	25.9
67.5	Abingdon	22.0
69.6	Preston	19.6
71.7	Clayton	17.8
74.3	Bradshaw	15.2
75.2	Big Gunpowder	14.3
76.2	Morrison	13.3
78.3	Coweton	11.2
80.8	Mathews	8.7
82.5	Rossville	7.0
84.9	Rosedale	4.6
86.1	Herring Run	3.4
86.6	Bay View	3.0
89.5	Union R. R Crossing (Canton).	—

Work on the new station has not yet been commenced.

THERE never were so many cases of stomach trouble in this city as there have been during the past year. Inflammation of the stomach and intestines, and indigestion in its worst form, has not only been quite common, but in many instances the cases have baffled the skill of our best physicians. Dr. Morton quite recently called the attention of the Board of Health to the numerous cases of inflammation of the stomach and intestines on shipboard, which were caused by the use of water taken from the Delaware river, and upon investigation the Board of Health considered the point so well taken that it issued notices to captains of vessels, warning them against its use.

For every case of enteritis or gastro-enteritis caused by the drinking of Delaware river water there have been thousands of the most aggravated cases in this city caused by the filthy water of the Schuylkill, and not a word of protest or warning has been uttered, either by the medical fraternity of this city or the Board of Health. The self same pollution of the water of the Delaware, which has made it so dangerous to drink, is being daily carried on, *ad libitum*, as to the water of the Schuylkill. True, an effort has been made to restrain the mills, etc., lying within the jurisdiction of our Courts, but what influence can prevent its pollution before the water reaches us?

The Sanitary Convention held here during the month of May clearly demonstrated the evils produced by drinking the Schuylkill river water. Dr. Charles Smart, Major and Surgeon of the United States Army, in his very able paper, read before the convention, stated that Philadelphia's typhoid rate during the last ten years had been 66 in each hundred thousand of its population; or, in other words, 4,400 persons had died of typhoid fever in Philadelphia who would not have died had the Brooklyn rate of 15 to each 100,000 prevailed, and that over 50,000 people (and here is where the gastric trouble comes in) suffered from a dangerous and debilitating illness who would have escaped had Brooklyn's causes operated on them instead of those of Philadelphia.

The sewage of a population of 350,000 people living above the Fairmount dam is enough to render the waters of a river of five times the capacity of the Schuylkill extremely poisonous and unhealthy, and yet our people must drink this filth, and seem helpless against it. We respectfully submit this water question to the intelligent and energetic members of our new Real Estate Exchange, and we trust they will come to the rescue of the good people of this magnificent city.

OUR Board of Health deserves credit for its watchful care over the public health. No doubt much unnecessary complaints are made to it, but this is unavoidable. It has caused the removal of hundreds of nuisances directly and indirectly. The citizens, real estate owners and renters are creditably co-operating with the Board in its efforts to put the city in excellent condition.

THE effort to establish a Real Estate Exchange has already developed good results in stimulating a more fraternal spirit. There is but little, if any, occasion for asperities or antagonisms, and where they do arise they can be more quickly rubbed out under the congenial associations of an Exchange.

THE architects report fair activity in their profession.

BUILDERS are confident that the next five months will cap the climax.

A DOZEN good-sized real estate transactions were closed last week.

THE supplies of good building lumber, lath, shingles and cements are increasing, but no changes are noticeable in prices.

FIFTY THOUSAND students graduated from the business colleges in the United States during the last year—a greater number than from the theological, medical and law colleges combined. The boys are bound to have practical education, if they have to pay for it.

About 25,000 deaths from typhoid fever occur in this country annually, and this represents fully 150,000 cases of disease. The 125,000 persons who recover lose six weeks out of their lives, and carry, perhaps, some vestiges of the fever's influence for years.—*Medical News.*

AND Philadelphia's typhoid rate, according to Dr. Smart, Major and Surgeon of the United States Army, is owing to the very impure drinking water—66 in every 100,000 of the population.

THERE are ten or twelve thousand acres of land in farms and neglected fields around Philadelphia, which are being held for building purposes. As farms their cultivation does not pay. The land is not yet needed for building purposes, perhaps but a small portion of it will be wanted for years. But if it was thrown into the market, it would be better for it. It is held at all sorts of prices. An occasional inquiry from a real estate dealer serves to swell the heads of the owners for months. They imagine all Philadelphia is going wild after their particular acres. If the supply of real estate for building purposes could be ascertained, it would exert a marked effect.

To define and locate the supply is necessary. There may be a dozen sites that will suit a purchaser, but at present the purchaser has no easy way of ascertaining the amount of desirable property that might suit him. Philadelphia covers 129 square miles; two-thirds of this area is available for building, yet how much of this is known of in real estate circles? Real estate operations could be greatly multiplied in this city to the advantage of buyer, seller and agent, and the way to begin is to schedule the supply of real estate.

—Foreclosure proceedings on a mortgage covering more than 30,000 acres of land in the townships of Mullica, Hamilton and Galloway, in Atlantic county, N. J., on which 300 families are settled, have been commenced.

This tract is in the shape of a horseshoe, and surrounds Egg Harbor City on three sides. German settlers bought the land in parcels from township officials, not knowing that there was a mortgage of $40,000 against it. In some cases the townships gave warrantee deeds, and in these cases the settlers will have remedy against the townships; in other cases they will be compelled to make the best terms they can.

REAL ESTATE.

A Correction.

In quoting, last week, from that prosperous New York weekly, *The Builder*, we inadvertently referred to it as a monthly. *The Builder* has been a weekly paper since January last.

Charters Granted.

Ashland Building Association, of Philadelphia; capital, $1,000,000. Philler Building and Savings Association, of Reading; capital, $1,000,000. The Lehigh Valley Trust and Safe Deposit Company, of Allentown, with a capital of $250,000.

A Live Architect.

Among the live architects of this city who know a good thing when they see it, and are consequently able to exact full measure in the interests of their clients, Mr. Charles F. Collom, 909 Walnut street, stands preeminent.

Mr. Collom believes in live men and live newspapers, and is one of the few architects of this city who believe in advertising; consequently business was never better with him than at present.

He has under way now the Germantown Almshouse, to cost $85,000; Grand Army building, Post 14, to cost $20,000; extensive repairs to Mr. Barger's house, Cooper street, Camden, and several large houses in Oak lane.

New Church Building.

Ground has been broken at the Southwest corner of Park avenue and Norris street for a new Methodist Episcopal Church. The new edifice will be a very handsome one. It will be Gothic in its style and cross-shaped. The body will be of Trenton stone, with Euclid stone trimmings. It will have a frontage of eighty feet on Park avenue and ninety feet on Norris street. There will be two entrances on Norris street and one on Park avenue. The main entrance will be directly under the tower, which will surmount the structure. The interior will be handsomely finished, all the woodwork being of cherry. It will have a seating capacity of 800 people and the seats will be arranged like an amphitheatre. The organ will be placed behind the pulpit. In the rear and adjoining the main building will be the chapel and Sunday-school rooms. The plans were made by Hazlehurst & Huckel, 508 Walnut street.

The New Southwestern National Bank Opens for Business.

The new Southwestern National Bank which was organized for the accommodation of business men in the Southwestern part of the city opened its doors to-day for the first time for the transaction of business. The new Bank is located on Broad street above South. It has a capital of $200,000 and its officers are John Gardiner, President; John A. Stevenson, Vice President, and H. B Langworthy, Cashier. The Directors are: John Gardiner, President of the Continental Brewing Company; John A. Stevenson, lumber merchant; Henry Whiteley, Treasurer of the McDaniel & Harvey Company, sheet-iron manufacturers; W. B. Mendenhall, President of American Sewing Machine Company; John O'Donnell, builder; H. B. Rosengarten, of Rosengarten & Sons, manufacturing chemists; W. S. Fox, of H. C. Fox & Sons, glass manufacturers; W.W. Alcorn, of W. W. Alcorn & Co., flour; J. J. Hitschler, of J. J. Hitschler & Son, produce; John Hunter, harness manufacturer, and Christopher Gallagher, wholesale liquors.

Master House Painters' Convention.

On Tuesday, the 20th instant, the Master House Painters' Association of the United States and Canada begin their second annual convention, at St. George's Hall.

A large attendance of delegates is expected. The convention will last three days at least, and will discuss, among other questions: the necessity of local associations, the establishment of a national apprenticeship system, the introduction of "cards of proficiency" for journeymen, cleanliness and management of paint shops, reforms in competing for work, the advantages of State organizations, the establishment of trade schools, the "ready-mixed" paint question, the relation to our workmen, protection from the inflation of spurious materials, the necessity of an associate chemist, our relation to manufacturers and dealers, our relation to the architects, present condition of our trade.

Have Mercy on Them.

There is a class of people in this country who get up at 5 o'clock in the morning and who never get back to bed until 10 or 11 o'clock at night; who work without ceasing the whole of that time, and receive no other emolument than food and the plainest clothing; they understand something of every branch of economy and labor, from finance to cooking; though harassed by a hundred responsibilities, though driven and worried, though reproached and looked down upon, they never revolt, and they cannot organize for their own protection. Not even sickness releases them from their posts. No sacrifice is deemed to great for them to make, and no incompetency in any branch of their work is excused. No essays or books of poems are written in tribute to their steadfastness. They die in the harness and are supplanted as quickly as may be. These are the housekeeping wives of the laboring men.—*Chicago News.*

New Building for La Salle College.

Work has been begun for the new building for La Salle College, corner Broad and Stiles streets. Western oak will be used for the staircases and yellow pine for other parts. There will be twenty class rooms, and a museum 26x72 feet.

The present building has a frontage of 50 feet, and a depth of 56 feet on each side. The new extensions begin 34 feet from the front, and will be each 35 feet front and 75 feet deep, making a total frontage on Broad street of 126 and a depth on north and south sides of 108 feet. In the rear the buildings will enclose a quadrangle 60x48 feet, in the centre of which will be located a large marble fountain. From the rear of the building to Carlisle street ample room is provided for pupils' recreation grounds.

There will be two towers, 24 feet by 20 and 110 feet high. Connecticut brownstone will be used for the front of the building, and all the basement story above grade to the first floor level will be faced with Connecticut brownstone, the enclosing of windows being fine tool-dressed, and between them finished in rock-faced broken range work. The facing of walls above is in general in press-brick work, with a liberal employment of band and sill courses, arch stones, jamb facings, lintels, etc., of the same material, rubbed.

Board of City Trusts.

At a meeting of the Board of City Trusts on last Wednesday, it was shown that the receipts from city real estate during June were reported to be $8,015.39; payments, $7,938.60; expended on the erection of the buildings at Eleventh and Market streets, $38,300; excess of payments over receipts, $28,223.21; net income for the year, $78,779.34;

corresponding period last year, $61,513.18; increase this year to date, $17,266.16.

The receipts from real estate outside the city were given as $32,259.78; payments, $3,510.65; net receipts, $28,749.23; net income to date, $183,651.39; same period last year, $179,799.48; increase, $3,851.91. Bills amounting to $77,354.55 were ordered approved.

It was reported that 16 boys left Girard College last month and 16 were admitted, leaving upon the rolls 1,173.

The Superintendent of Minor Trusts was directed to invest in city mortgages $2,000 for the Mary Shields' Almshouse Trust; $3,500 for the Benjamin Franklin Trust; $1,000 for the John Scott Loan, and $1,000 for the John Scott medal.

The Committee on Mechanical Instruction reported that all the departments were in the most excellent condition and that the instruction given was satisfactory.

Camden's New Assessment.

The following are the new assessments made by the Board of Assessors for Camden city and the townships:

CAMDEN CITY.

	Real.	*Personal.*	*Total.*
1st. Ward.....	$3,319,175	$403,850	$3,723,023
2d. Ward.....	2,898,154	319,430	3,217,584
3d. Ward.....	1,406,030	368,800	1,774,830
4th. Ward.....	2,271,655	540,090	2,325,845
5th. Ward.....	1,266,195	106,720	1,356,915
6th. Ward.....	788,900	40,300	829,200
7th. Ward.....	1,003,285	77,680	1,080,965
8th. Ward.....	764,080	19,950	784,030
Totals....	$13,701,474	$1,390,820	$14,902,294

TOWNSHIPS.

	Real.	*Personal.*	*Total.*
Centre	$458,815	$119,494	$532,620
Delaware.....	965,900	164,835	1,112,735
Gloucester.....	788,143	124,335	912,478
GloucesterCity	1,287,165	535,525	1,819,690
Haddon.....	1,283,545	284,935	1,529,900
Stockton.....	869,290	86,075	946,365
Waterford	391,260	53,240	444,500
Winslow.....	464,490	57,675	500,715
Merchantville..	246,665	27,175	269,840
Totals.....	$20,415,747	$2,841,129	$8,068,843
Grand total.....			23,061,137

The Board made a reduction of $100,000 in the assessment of Camden city.

Convalescence Retreat for Pennsylvania Hospital.

The Board of Managers of the Pennsylvania Hospital have finally purchased 500 acres of land at Newton Square, Delaware County, to be used as a convalesence retreat. It is intended to erect a hospital for the insane and use it in place of the Kirkbride Asylum in Philadelphia. The land cost from $200 to $300 per acre and comprises four farms. The tract lies along the line of the West Chester turnpike, twelve miles from Market street bridge. The present buildings have been too crowded for years, and the necessity for making a change of location has been long recognized. As every Philadelphian knows, they extend from Forty-second to Fifty-second streets, and from Market street to Haverford avenue. It is said that these grounds have been sold to a syndicate of capitalists at $2,000,000, but whether such a sale could be made at this time it could not be said. The tearing down of the hospital building in this tract and the opening up from Market street to Haverford avenue will open an era of improvement in that section of the city. The first building was opened in 1841, and the building for males in 1856, although it was not completed until 1859. The people of West Philadelphia will be glad to see this tract opened up, because it virtually blocks up a large section of the city between North and South Market street. The land is very desirable for building purposes, and will no doubt command good prices and will be used as soon as it can be had. Blocks of houses are building up on both sides of it, and land is very high in its immediate vicinity. Hospitals of this character should be beyond the city limits, where land is cheaper.

New Buildings for a Dental Factory.

H. B. Justi is beginning the erection of a factory, at Thirty-second and Spring Garden streets, to be used as a dental factory. Kister & Oren are the architects.

The structures will cover an area of 110 feet by 50 feet, standing on a lot 155 feet by 50 feet, and fronting on Thirty-second street. They will set back a distance of 45 feet from Spring Garden street. The establishment will consist of three buildings, namely, the main factory, which will have a frontage of 95 feet; a one-story boiler house at the corner of Thirty-second and Rockland streets, and a furnace room constructed at one end of the basement. The factory will be a three-story brick building, with a high stone basement, the materials used for the exterior being granite for the base, Fairmount stone for the exposed masonry, Hummelstown stone for the water table, arches, sills and heads, and stretchers in red joints for the brick work. The main front will be ornamented with pilasters, and an open tower will rise from the centre.

Five large fire-proofs will be placed inside of the building, on different floors. The basement will have, in addition to the engine room, a machinists' room and places for storing the coarser substances that will be required in the manufacturing business to be carried on in the establishment. The first floor front will be reserved for the office and the experimenting room, the rest of the building being principally taken up by workshops. Messrs. Collins & Autenrieth, the architects, in planning the furnace room, have provided for its separation from the other quarters of the basement, as an alleyway five feet wide will extend around its outer walls.

The Highway Department.

Nearly $600,000 are available for street improvements and repairs and every dollar of it can be wisely invested. Chief McDonald has a responsible piece of work to accomplish. Even with this large sum, he will not be able to meet all, or even half of the demands that will be made upon him. Councils originally appropriated $745,648 for the Highway Department for 1886. Ordinances increased this amount to $842,283.55 and $117,000 was added to it from the Gas Trust's surplus of loan number nine, making a grand total of $959,238.55. Out of this $207,893.98 had been expended of which $106,286.88 was paid to contractors for cleaning streets, etc. Besides the Gas Trust surplus Mr. McDonald has $466,635.55 for improvements. Of the $150,994.62, which Councils appropriated for the improvement of streets, so far $17,409.35 has been paid out.

Chief McDonald has the following items intact remaining to his credit on the City Controller's books: Bridge across Fifty-second street, near Wyalusing avenue, $4,000; covering Snyder avenue sewer, $5,000; opening of Fifteenth street, $4,821,11; one-half cost of new county bridges, $7,050; repairing Girard avenue bridge, $10,000; macadamizing Moyamensing avenue, $35,000; bridge over Cobb's creek, $3,000; improved pavement on streets not occupied by passenger railway companies, $80,000, and to pay for the intersections and the pavement in front of exempt property on Diamond street, $25,000.

Chief McDonald has about four months and a half in this year in which to expend the balance of the appropriation. Many Councilmen hold that he cannot do the enormous amount of work which is scattered among the numerous items in that time and give it the proper and necessary supervision it will require.

The Value of Real and Personal Estate in Philadelphia.

The Board of Revision of Taxes furnished some very interesting statistics concerning the real and personal estate of the city of Philadelphia. The figures are as follows:

Real estate, at city rate, $544,389,660; real estate, at suburban rate, $38,006,137; real estate, at farm rate, $18,706,174; making the total real estate subject to city tax $601,001,971; household furniture, $6,683,459; horses and cattle, $2,833,611; pleasure carriages, $790,574; total, $611,309,615; total real and personal property in 1885 subject to city tax, $597,785,428; making the increase this year, $13,524,187.

According to the returns made to the Secretary of Internal Affairs at Harrisburg on July 1st, other items of personal property in this city for 1886 are as follows: Aggregate amount of money at interest as assessed to individuals, and individuals and corporations as trustees, $128,234,169.81; aggregate amount as assessed to corporations on corporation assets, "claimed not to be subject to payment of State tax," on which suits are pending, $11,016,808.36; carriages "to hire," $146,635; gold watches, 19,677; silver watches, 541; others, 181.

The real estate at suburban rates, according to wards, is estimated as follows: First Ward, $912,390; Twenty-first Ward, $3,754,190; Twenty-second Ward, $9,578,380; Twenty-third Ward, $4,424,200; Twenty-fourth Ward, $8,244,100; Twenty-fifth Ward, $5,894,341; Twenty-sixth Ward, $1,525,915; Twenty-seventh Ward, $3,082,176; Twenty-eighth Ward, $5,165,295, and Twenty-ninth Ward, $265,150.

The real estate assessed at farm rate is as follows; First Ward, $731,775; Twenty-first Ward, $959,525; Twenty-second Ward, $3,056,200; Twenty-third Ward, $4,562,000; Twenty-fourth Ward, $1,697,050; Twenty-fifth Ward, $2,258,344; Twenty-sixth Ward, $1,896,955; Twenty-seventh Ward, $2,196,575; and Twenty-eighth Ward, $1,047,750.

The amount of money at interest, assessed to individual and individual corporations is for real estate, $601,001,971; household furniture, $6,683,459; money at interest $128,234,169.81.

Southern Industries.

The *Manufacturers' Record* of July 10th, in its semi-annual review of the industrial growth of the South, shows that during the first six months of 1886 there have been added to the number of manufacturing and mining enterprises in the South 30 new ice factories, 40 foundries and machine shops, 1 Bessemer steel rail mill, 8 miscellaneous iron works, 3 stove foundries, 15 gas works, 17 electric light companies, 7 agricultural implement factories, 70 mining and quarrying enterprises, 11 carriage and wagon factories, 8 cotton mills, 18 furniture factories, 15 water works, 29 tobacco factories, 48 flour mills, 248 lumber mills, including planing mills, sash and door factories, etc., in addition to which were a large number of miscellaneous enterprises.

Among the leading enterprises established during the last six months were the Alabama furnaces; the Thomas Company, with $1,000,000 capital, composed of leading Pennsylvania iron men; the $2,000,000 De Bardelben Coal and Iron Company, to build furnaces in Alabama; two 100-ton furnaces at Sheffield, Ala.; one at South Pittsburg,

THE architects report fair activity in their profession.

BUILDERS are confident that the next five months will cap the climax.

A DOZEN good-sized real estate transactions were closed last week.

THE supplies of good building lumber, lath, shingles and cements are increasing, but no changes are noticeable in prices.

FIFTY THOUSAND students graduated from the business colleges in the United States during the last year—a greater number than from the theological, medical and law colleges combined. The boys are bound to have practical education, if they have to pay for it.

About 25,000 deaths from typhoid fever occur in this country annually, and this represents fully 150,000 cases of disease. The 125,000 persons who recover lose six weeks out of their lives, and carry, perhaps, some vestiges of the fever's influence for years.—*Medical News.*

AND Philadelphia's typhoid rate, according to Dr. Smart, Major and Surgeon of the United States Army, is owing to the very impure drinking water—66 in every 100,000 of the population.

THERE are ten or twelve thousand acres of land in farms and neglected fields around Philadelphia, which are being held for building purposes. As farms their cultivation does not pay. The land is not yet needed for building purposes, perhaps but a small portion of it will be wanted for years. But if it was thrown into the market, it would be better for it. It is held at all sorts of prices. An occasional inquiry from a real estate dealer serves to swell the heads of the owners for months. They imagine all Philadelphia is going wild after their particular acres. If the supply of real estate for building purposes could be ascertained, it would exert a marked effect.

To define and locate the supply is necessary. There may be a dozen sites that will suit a purchaser, but at present the purchaser has no easy way of ascertaining the amount of desirable property that might suit him. Philadelphia covers 129 square miles; two-thirds of this area is available for building, yet how much of this is known of in real estate circles? Real estate operations could be greatly multiplied in this city to the advantage of buyer, seller and agent, and the way to begin is to schedule the supply of real estate.

—Foreclosure proceedings on a mortgage covering more than 30,000 acres of land in the townships of Mullica, Hamilton and Galloway, in Atlantic county, N. J., on which 300 families are settled, have been commenced.

This tract is in the shape of a horseshoe, and surrounds Egg Harbor City on three sides. German settlers bought the land in parcels from township officials, not knowing that there was a mortgage of $40,000 against it. In some cases the townships gave warrantee deeds, and in these cases the settlers will have remedy against the townships; in other cases they will be compelled to make the best terms they can.

REAL ESTATE.

A Correction.

In quoting, last week, from that prosperous New York weekly, *The Builder*, we inadvertently referred to it as a monthly. *The Builder* has been a weekly paper since January last.

Charters Granted.

Ashland Building Association, of Philadelphia; capital, $1,000,000. Philler Building and Savings Association, of Reading; capital, $1,000,000. The Lehigh Valley Trust and Safe Deposit Company, of Allentown, with a capital of $250,000.

A Live Architect.

Among the live architects of this city who know a good thing when they see it, and are consequently able to exact full measure in the interests of their clients, Mr. Charles F. Collom, 909 Walnut street, stands preeminent.

Mr. Collom believes in live men and live newspapers, and is one of the few architects of this city who believe in advertising; consequently business was never better with him than at present.

He has under way now the Germantown Almshouse, to cost $85,000; Grand Army building, Post 14, to cost $20,000; extensive repairs to Mr. Barger's house, Cooper street, Camden, and several large houses in Oak lane.

New Church Building.

Ground has been broken at the Southwest corner of Park avenue and Norris street for a new Methodist Episcopal Church. The new edifice will be a very handsome one. It will be Gothic in its style and cross-shaped. The body will be of Trenton stone, with Euclid stone trimmings. It will have a frontage of eighty feet on Park avenue and ninety feet on Norris street. There will be two entrances on Norris street and one on Park avenue. The main entrance will be directly under the tower, which will surmount the structure. The interior will be handsomely finished, all the woodwork being of cherry. It will have a seating capacity of 800 people and the seats will be arranged like an amphitheatre. The organ will be placed behind the pulpit. In the rear and adjoining the main building will be the chapel and Sunday-school rooms. The plans were made by Hazlehurst & Huckel, 508 Walnut street.

The New Southwestern National Bank Opens for Business.

The new Southwestern National Bank which was organized for the accommodation of business men in the Southwestern part of the city opened its doors to-day for the first time for the transaction of business. The new Bank is located on Broad street above South. It has a capital of $200,000 and its officers are John Gardiner, President; John A. Stevenson, Vice President, and H. B Langworthy, Cashier. The Directors are: John Gardiner, President of the Continental Brewing Company; John A. Stevenson, lumber merchant; Henry Whiteley, Treasurer of the McDaniel & Harvey Company, sheet-iron manufacturers; W. B. Mendenhall, President of American Sewing Machine Company; John O'Donnell, builder; H. B. Rosengarten, of Rosengarten & Sons, manufacturing chemists; W. S. Fox, of H. C. Fox & Sons, glass manufacturers; W.W. Alcorn, of W. W. Alcorn & Co., flour; J. J. Hitschler, of J. J. Hitschler & Son, produce; John Hunter, harness manufacturer, and Christopher Gallagher, wholesale liquors.

Master House Painters' Convention.

On Tuesday, the 20th instant, the Master House Painters' Association of the United States and Canada begin their second annual convention, at St. George's Hall.

A large attendance of delegates is expected. The convention will last three days at least, and will discuss, among other questions: the necessity of local associations, the establishment of a national apprenticeship system, the introduction of "cards of proficiency" for journeymen, cleanliness and management of paint shops, reforms in competing for work, the advantages of State organizations, the establishment of trade schools, the "ready-mixed" paint question, the relation to our workmen, protection from the inflation of spurious materials, the necessity of an associate chemist, our relation to manufacturers and dealers, our relation to the architects, present condition of our trade.

Have Mercy on Them.

There is a class of people in this country who get up at 5 o'clock in the morning and who never get back to bed until 10 or 11 o'clock at night; who work without ceasing the whole of that time, and receive no other emolument than food and the plainest clothing; they understand something of every branch of economy and labor, from finance to cooking; though harassed by a hundred responsibilities, though driven and worried, though reproached and looked down upon, they never revolt, and they cannot organize for their own protection. Not even sickness releases them from their posts. No sacrifice is deemed to great for them to make, and no incompetency in any branch of their work is excused. No essays or books of poems are written in tribute to their steadfastness. They die in the harness and are supplanted as quickly as may be. These are the housekeeping wives of the laboring men.—*Chicago News.*

New Building for La Salle College.

Work has been begun for the new building for La Salle College, corner Broad and Stiles streets. Western oak will be used for the staircases and yellow pine for other parts. There will be twenty class rooms, and a museum 26x72 feet.

The present building has a frontage of 50 feet, and a depth of 56 feet on each side. The new extensions begin 34 feet from the front, and will be each 35 feet front and 75 feet deep, making a total frontage on Broad street of 126 and a depth on north and south sides of 108 feet. In the rear the buildings will enclose a quadrangle 60x48 feet, in the centre of which will be located a large marble fountain. From the rear of the building to Carlisle street ample room is provided for pupils' recreation grounds.

There will be two towers, 24 feet by 20 and 110 feet high. Connecticut brownstone will be used for the front of the building, and all the basement story above grade to the first floor level will be faced with Connecticut brownstone, the enclosing of windows being fine tool-dressed, and between them finished in rock-faced broken range work. The facing of walls above is in general in press-brick work, with a liberal employment of band and sill courses, arch stones, jamb facings, lintels, etc., of the same material, rubbed.

Board of City Trusts.

At a meeting of the Board of City Trusts on last Wednesday, it was shown that the receipts from city real estate during June were reported to be $8,015.39; payments, $7,938.60; expended on the erection of the buildings at Eleventh and Market streets, $38,300; excess of payments over receipts, $28,223.21; net income for the year, $78,779.34;

corresponding period last year, $61,513.18; increase this year to date, $17,266.16.

The receipts from real estate outside the city were given as $32,259.78; payments, $3,510.65; net receipts, $28,749.23; net income to date, $183,651.39; same period last year, $179,799.48; increase, $3,851.91. Bills amounting to $77,354.55 were ordered approved.

It was reported that 16 boys left Girard College last month and 16 were admitted, leaving upon the rolls 1,173.

The Superintendent of Minor Trusts was directed to invest in city mortgages $2,000 for the Mary Shields' Almshouse Trust; $3,500 for the Benjamin Franklin Trust; $1,000 for the John Scott Loan, and $1,000 for the John Scott medal.

The Committee on Mechanical Instruction reported that all the departments were in the most excellent condition and that the instruction given was satisfactory.

Camden's New Assessment.

The following are the new assessments made by the Board of Assessors for Camden city and the townships:

CAMDEN CITY.

	Real.	*Personal.*	*Total.*
1st. Ward.....	$3,319,175	$403,850	$3,723,023
2d. Ward.....	2,898,154	319,430	3,217,584
3d. Ward.....	1,406,030	368,800	1,774,830
4th. Ward.....	2,271,655	540,090	2,325,845
5th. Ward.....	1,266,195	106,720	1,356,915
6th. Ward.....	788,900	40,300	829,200
7th. Ward.....	1,003,285	77,680	1,080,965
8th. Ward.....	764,080	19,950	784,030
Totals....	$13,701,474	$1,390,820	$14,902,294

TOWNSHIPS.

	Real.	*Personal.*	*Total.*
Centre	$458,815	$119,494	$532,620
Delaware.....	965,900	164,835	1,112,735
Gloucester.....	788,143	124,335	912,478
GloucesterCity	1,287,165	535,525	1,819,690
Haddon.....	1,283,545	284,935	1,529,900
Stockton.....	809,290	86,075	946,365
Waterford	391,260	53,240	444,500
Winslow.....	464,490	57,675	500,715
Merchantville..	246,665	27,175	269,840
Totals.....	$20,415,747	$2,841,129	$8,068,843
Grand total.....			23,061,137

The Board made a reduction of $100,000 in the assessment of Camden city.

Convalescence Retreat for Pennsylvania Hospital.

The Board of Managers of the Pennsylvania Hospital have finally purchased 500 acres of land at Newton Square, Delaware County, to be used as a convalescence retreat. It is intended to erect a hospital for the insane and use it in place of the Kirkbride Asylum in Philadelphia. The land cost from $200 to $300 per acre and comprises four farms. The tract lies along the line of the West Chester turnpike, twelve miles from Market street bridge. The present buildings have been too crowded for years, and the necessity for making a change of location has been long recognized. As every Philadelphian knows, they extend from Forty-second to Fifty-second streets, and from Market street to Haverford avenue. It is said that these grounds have been sold to a syndicate of capitalists at $2,000,000, but whether such a sale could be made at this time it could not be said. The tearing down of the hospital building in this tract and the opening up from Market street to Haverford avenue will open an era of improvement in that section of the city. The first building was opened in 1841, and the building for males in 1856, although it was not completed until 1859. The people of West Philadelphia will be glad to see this tract opened up, because it virtually blocks up a large section of the city between North and South Market street. The land is very desirable for building purposes, and will no doubt command good prices and will be used as soon as it can be had. Blocks of houses are building up on both sides of it, and land is very high in its immediate vicinity. Hospitals of this character should be beyond the city limits, where land is cheaper.

New Buildings for a Dental Factory.

H. B. Justi is beginning the erection of a factory, at Thirty-second and Spring Garden streets, to be used as a dental factory. Kister & Oren are the architects.

The structures will cover an area of 110 feet by 50 feet, standing on a lot 155 feet by 50 feet, and fronting on Thirty-second street. They will set back a distance of 45 feet from Spring Garden street. The establishment will consist of three buildings, namely, the main factory, which will have a frontage of 95 feet; a one-story boiler house at the corner of Thirty-second and Rockland streets, and a furnace room constructed at one end of the basement. The factory will be a three-story brick building, with a high stone basement, the materials used for the exterior being granite for the base, Fairmount stone for the exposed masonry, Hummelstown stone for the water table, arches, sills and heads, and stretchers in red joints for the brick work. The main front will be ornamented with pilasters, and an open tower will rise from the centre.

Five large fire-proofs will be placed inside of the building, on different floors. The basement will have, in addition to the engine room, a machinists' room and places for storing the coarser substances that will be required in the manufacturing business to be carried on in the establishment. The first floor front will be reserved for the office and the experimenting room, the rest of the building being principally taken up by workshops. Messrs. Collins & Autenrieth, the architects, in planning the furnace room, have provided for its separation from the other quarters of the basement, as an alleyway five feet wide will extend around its outer walls.

The Highway Department.

Nearly $600,000 are available for street improvements and repairs and every dollar of it can be wisely invested. Chief McDonald has a responsible piece of work to accomplish. Even with this large sum, he will not be able to meet all, or even half of the demands that will be made upon him. Councils originally appropriated $745,648 for the Highway Department for 1886. Ordinances increased this amount to $842,283.55 and $117,000 was added to it from the Gas Trust's surplus of loan number nine, making a grand total of $959,238.55. Out of this $207,893.98 had been expended of which $106,286.88 was paid to contractors for cleaning streets, etc. Besides the Gas Trust surplus Mr. McDonald has $466,635.55 for improvements. Of the $150,994.62, which Councils appropriated for the improvement of streets, so far $17,409.35 has been paid out.

Chief McDonald has the following items intact remaining to his credit on the City Controller's books: Bridge across Fifty-second street, near Wyalusing avenue, $4,000; covering Snyder avenue sewer, $5,000; opening of Fifteenth street, $4,821,11; one-half cost of new county bridges, $7,050; repairing Girard avenue bridge, $10,000; macadamizing Moyamensing avenue, $35,000; bridge over Cobb's creek, $3,000; improved pavement on streets not occupied by passenger railway companies, $80,000, and to pay for the intersections and the pavement in front of exempt property on Diamond street, $25,000.

Chief McDonald has about four months and a half in this year in which to expend the balance of the appropriation. Many Councilmen hold that he cannot do the enormous amount of work which is scattered among the numerous items in that time and give it the proper and necessary supervision it will require.

The Value of Real and Personal Estate in Philadelphia.

The Board of Revision of Taxes furnished some very interesting statistics concerning the real and personal estate of the city of Philadelphia. The figures are as follows:

Real estate, at city rate, $544,389,660; real estate, at suburban rate, $38,006,137; real estate, at farm rate, $18,706,174; making the total real estate subject to city tax $601,001,971; houschold furniture, $6,683,459; horses and cattle, $2,833,611; pleasure carriages, $790,574; total, $611,309,615; total real and personal property in 1885 subject to city tax, $597,785,428; making the increase this year, $13,524,187.

According to the returns made to the Secretary of Internal Affairs at Harrisburg on July 1st, other items of personal property in this city for 1886 are as follows: Aggregate amount of money at interest as assessed to individuals, and individuals and corporations as trustees, $128,234,169.81; aggregate amount as assessed to corporations on corporation assets, "claimed not to be subject to payment of State tax," on which suits are pending, $11,016,808.36; carriages "to hire," $146,635; gold watches, 19,677; silver watches, 541; others, 181.

The real estate at suburban rates, according to wards, is estimated as follows: First Ward, $912,390: Twenty-first Ward, $3,754,190; Twenty-second Ward, $9,578,380; Twenty-third Ward, $4,424,200; Twenty-fourth Ward, $8,244,100; Twenty-fifth Ward, $5,894,341; Twenty-sixth Ward, $1,525,915; Twenty-seventh Ward, $3,082,176; Twenty-eighth Ward, $5,165,295, and Twenty-ninth Ward, $265,150.

The real estate assessed at farm rate is as follows; First Ward, $731,775; Twenty-first Ward, $959,525; Twenty-second Ward, $8,056,200; Twenty-third Ward, $4,562,000; Twenty-fourth Ward, $1,697,050; Twenty-fifth Ward, $2,258,344; Twenty-sixth Ward, $1,896,955; Twenty-seventh Ward, $2,196,575; and Twenty-eighth Ward, $1,047,750.

The amount of money at interest, assessed to individual and individual corporations is for real estate, $601,001,971; household furniture, $6,683,459; money at interest $128,234,169.81.

Southern Industries.

The *Manufacturers' Record* of July 10th, in its semi-annual review of the industrial growth of the South, shows that during the first six months of 1886 there have been added to the number of manufacturing and mining enterprises in the South 30 new ice factories, 40 foundries and machine shops, 1 Bessemer steel rail mill, 8 miscellaneous iron works, 3 stove foundries, 15 gas works, 17 electric light companies, 7 agricultural implement factories, 70 mining and quarrying enterprises, 11 carriage and wagon factories, 8 cotton mills, 18 furniture factories, 15 water works, 20 tobacco factories, 48 flour mills, 248 lumber mills, including planing mills, sash and door factories, etc., in addition to which were a large number of miscellaneous enterprises.

Among the leading enterprises established during the last six months were the Alabama furnaces; the Thomas Company, with $1,000,000 capital, composed of leading Pennsylvania iron men; the $2,000,000 De Bardelben Coal and Iron Company, to build furnaces in Alabama; two 100-ton furnaces at Sheffield, Ala.; one at South Pittsburg,

Tenn.; one at Calora, Ala., and two in Sequatchie Valley, Tenn.; a Bessemer steel rail mill at Chattanooga; cast iron pipe works, to cost $300,000, at the same place; a $600,000 dry-dock and shipyard at Newport News, Va., and a $2,500,000 English company, to mine coal in Kentucky. The amount of capital, including capital stock of incorporated companies, represented by the new manufacturing and mining enterpises organized or chartered at the South, and in the enlargement of old plants and rebuilding of mills that were destroyed by fire during the first six months of 1886, aggregates about $63,618,200. The amount to each State as compared with the same time last year was as follows:

	1886.	First six months, 1885.
Alabama	$4,805,500	$3,580,000
Arkansas	11,428,000	375,000
Florida	981,000	479,000
Georgia	1,399,000	1,580,000
Kentucky	17,220,700	10,621,000
Louisiana	1,202,000	1,407,000
Maryland	5,139,000	4,633,000
Mississippi	467,000	416,000
North Carolina	1,485,000	1,535,000
South Carolina	538,000	427,000
Tennessee	5,297,000	1,802,000
Texas	2,986,000	1,319,000
Virginia	5,553,000	2,008,000
West Virginia	5,123,800	6,352,000
Total	$63,618,200	$36,534,000

Benefits of the New Revenue Law.

According to the returns made by the Board of Revision of Taxes to the State Revenue Commission, the aggregate amount of money at interest, assessed to individuals and to individuals and corporations in their capacity as trustees in the City of Philadelphia, amounts to $128,234,169.81, given in wards as follows:

First	$555,005 00
Second	184,250 00
Third	109,912 00
Fourth	77,950 00
Fifth	4,331,913 57
Sixth	28,587,707 82
Seventh	11,537,578 96
Eighth	25,812,915 42
Ninth	1,633,457 30
Tenth	6,375,338 93
Eleventh	199,430 00
Twelfth	2,184,848 53
Thirteenth	2,276,983 00
Fourteenth	1,107,097 00
Fifteenth	6,626,013 34
Sixteenth	882,539 58
Seventeenth	317,588 42
Eighteenth	1,000,201 73
Nineteenth	406,790 00
Twentieth	2,820,450 97
Twenty-first	1,144,851 40
Twenty-second	8,352,027 00
Twenty-third	1,325,251 80
Twenty-fourth	2,849,617 00
Twenty-fifth	262,514 12
Twenty-sixth	234,193 50
Twenty-seventh	4,970,812 61
Twenty-eighth	2,321,356 91
Twenty-ninth	3,826,949 00
Thirtieth	99,852 50
Thirty-first	334,720 00

The aggregate amount of money at interest assessed to corporations, on corporation assets, claimed not to be subject to the payment of State tax is as follows: Fifth ward, $1,755,898.37; Sixth ward, $563 109.99; Eighth ward, $8,697,800.

A judicial decision of this question will be reached at an early day, as suits have already been brought for that purpose. In 1885 the Board of Revision of Taxes returned the money at interest assessed to individuals in the city of Philadelphia, at $86,602,899.33. This increase of $41,631,270.48 for 1886 is owing to the new revenue law of 1885, which requires the tax assessors to compare the returns as made by tax-payers with the records in the office of the Recorder of Deeds, where all mortgages are recorded; and also with the records in the office of the Prothonotary of the county courts, where all judgments and notes are placed on record.

If the ratio of increase in assessments of money at interest in the county of Philadelphia can be taken as a basis on which an estimate of the increase in the other counties of the State can be formed, it is very probable that more than $2,000,000 per annum will be added to the revenue of the State. Indexed copies are now being made for the records in the offices of the Recorder of Deeds and of the Prothonotary, with the view of finding out just what the amount of money is at interest in this city and which is taxable, as it is believed that the new assessment is at least 100,000,000 less than it should be.

Items of News.

—There are 1,175 boys in Girard College.

—All the fruit stands on Delaware avenue are to be removed.

—Work has been commenced on Old South Bethlehem's new silk mill.

—R. J. Dobbins, has purchased the Berkeley Hotel at Seaside Park.

—A vein of natural gas has been struck at Knowersville, in Albany county, N. Y.

—The office of the State Board of Health has been removed to 1532 Pine street, Philadelphia.

—Mr. Hugh S. Thompson, of South Carolina, has qualified as Assistant Secretary of the Treasury.

—Further proceedings in the contest of the will of Mary Ann Mills have been postponed until Sept. 22.

—The Colored Invincibles, of Germantown, are requesting a better school building from the Sectional School Board.

—A 30,000 acre tract of land is to be foreclosed in Atlantic County, New Jersey, on which 3?0 families are domiciled.

—Real estate assessor William S Lawson, of the 31st Ward, died at his home 1410 Hanover street on Tuesday the 13th instant.

—Mullin & Pennock are to be paid $400 by the City Trusts for a wooden building on the West side of Sixteenth street, near Barker.

—Two fire engines are to be purchased, No. 32 for $3,200 and No. 4 for $4,000. Thirty fires have been reported during July so far.

—The loss at the fire of the Tunis Company's works, at Otsego and Moore streets, on last Tuesday, was $45,000, insurance $25,000.

—The Atlantic Refining Company has been granted permission to build an open pile wharf in front of its property at Point Breeze.

—At the regular monthly meeting of the Western Nail Association, held at Pittsburg on the 14th inst., the card rate on nails was reaffirmed.

—Herr Krupp has contracted to supply China with 1,500 tons of rails at a price, including freight, 25 shillings below the lowest English offer.

—A new Baptist Church has been organized midway between the villages of Palmyra and Riverton. An edifice will be erected at a cost of $3,000.

—The London Bankruptcy Court has ordered the committal of Mr. James McHenry. The committal, however, will not be drawn up for some time.

—Work on the New York Arcade Railway will be begun within six months. The plans place the cost of the road at from $3,000,000 to $4,000,000 per mile.

—The Board of Health on Wednesday referred a complaint of stagnant water on Dauphin street, between Broad and Carlisle streets, to the Highway Department.

—The property of the Denver and Rio Grande Railroad has been sold at a nominal bid of $15,000,000 to a purchasing committee under the "Coppell reorganization."

—Geo. Harding, Esq., as Counsel for Henry Root, of San Francisco, has sued the Philadelphia Traction Company for infringement upon the plaintiff's patent grip.

—George G. Crowell has been elected President of the Insurance Company of the State of Pennsylvania for the unexpired term of the late President, Henry D. Sherrerd.

—Work on the new engine-house at the head of Mahanoy Plane is being rapidly pushed, and it is expected to have the plane once more ready for work by September 1.

—The Green Glass Blowers' League of the Eastern district, in session at Atlantic City, received a committee report favoring a suspension of the apprentice system for one year.

—Madagascar has granted an English company a charter to establish a Royal bank, with power to coin money and to issue bank notes. The bank will have a capital of £2,000,000.

—In the elections in Alsace-Lorraine for the ensuing year twelve Germans have been elected members of the Commercial Council. At the last election but four Germans were elected.

—The Gloucester City Council has passed on second reading an ordinance for the paving of William street from Hudson to Mercer street. This is an important public improvement.

—Ground has been broken at Elmer, N. J., for a new shoe factory, which is expected to be completed and in operation some time next month. About sixty hands will, it is said, be employed.

—It is now pretty definitely settled that the new Tacony Driving Park will be located on the Toy farm just south of the House of Correction, and extending from the State road to the Delaware river.

—The County Board of Assessors of Camden, have fixed the county tax at 72 cents per $100 and the State tax at 25 cents. The city tax for Camden remains yet to be determined by the Council.

—At a meeting of 300 carpenters in St. Louis on Sunday a resolution was adopted adhering to the eight-hour system. Another meeting will be held to get an expression from all the carpenters in the city.

—Payment for the awards made by the late Court of Commissioners of Alabama Claims will probably begin August 1. The amount of the judgments that will be paid in each case will be about 35½ per cent.

—A prize of $1,000 has been offered by the American Sunday School Union, in accordance with the terms of the John C. Green Fund, for the best book upon the subject of Christrian obligations of property and labor.

—Execution for $27,500 has been issued against the Pittsburg (Pa.) Tool Company, based upon a mortgage against the works, held by the Safe Deposit Company as trustee for the bondholders, who are also stockholders.

—At a meeting of the Committee on Distribution of the Gas Trust on Wednesday, a contract for 5,000 lengths of four-inch pipe was awarded to the McNeal Pipe and Foundry Company, of Burlington, N. J., at twenty-five cents per lineal foot.

—On last Tuesday the fires were lighted in the new mill of the Columbia Iron Company, at Columbia, and the manufacture of iron begun. The mill is owned by a stock company, Mr. H. H. Houston, of Philadelphia, being the heaviest stockholder.

—J. de Rivera & Co., of 117 Pearl St., N. Y., importer of sugar, have assigned without preferences. The liabilities are variously estimated at from $300,000 to $500,000. Mr. J. de Rivera, Jr., a member of the firm, has been missing since Thursday last.

—The Board of Health has declared the water wells in Monument Cemetery a nuisance, but the Board of Managers asked permission to retain them for garden uses, promising to take proper precaution to prevent the use of the water for drinking purposes.

—The new bath-house of the Bedford Street Mission, at No. 621 Alaska street, is being extensively used. Contributions in aid of the mission can be sent to Charles Spencer, President, No. 7 Bank street, or Rev. George W. Lybrand, Superintendent, No. 619 Alaska street.

—The Harlem Bridge Commissioners decided to award the contract for the construction of the proposed new bridge to the Passaic Rolling Mill Company and Myles Tierney under a joint contract for $2,055,000. The work will be proceeded with immediately.

—Contracts were awarded on Monday by the Councils' Committee on Printing and Supplies to Linton & Fowler for repainting and gilding Select Council chamber at $322.50, and to Jacob Crouse for relaying the chamber with 300 yards of Brussels carpet at $1.07 per yard.

—Colonel Watson, the reputed owner of the Gas Works at Vineland, had a hearing at Bridgeton on Monday, on the charge of grand larceny, and was held in $500 bail to answer. The charge is a technical one, and is part of a plan to dispossess Colonel Watson of the Gas Works.

—The old brick building at No. 1340 Chestnut street is being demolished, and upon the site is to be erected a banking house for the Real Estate Trust Company. The building and lot will cost about $150,000, and will have a front of 29 feet on Chestnut street and a depth of 154 feet.

—The rolling-mill of the Bethlehem Iron Company, owing to a pressure of orders, is to be run day and night from midnight on Sunday until midnight on the following Saturday—that is, the only time the mill will be idle will be during the twenty-four hours which constitute Sunday.

—It is stated that Marshall O. Roberts has agreed to the Wistar plan for the reorganization of the Texas and Pacific Railway, and has deposited $908,000 in bonds. Russell Sage has also signified his approval by depositing bonds to the value of $412,000 with the Farmers' Loan and Trust Company of New York.

—Under Special Master Dallas' report, filed in the United States Circuit Court, and confirmed by Judge McKenna, at Pittsburg, the Receivers of the Philadelphia and Reading Railroad have been given permission to replace the company's wooden Columbia bridge, near Belmont Station, with a new iron structure.

—The Board of Estimate and Apportionment, of New York, at their meeting revised the final estimates of the city budget for the ensuing year. Sundry important reductions were made, which will cut down the tax rate from about $2.40 to $2.25. $25,000 was also voted to pay the salaries of the additional policemen recently authorized.

—Wm. Dixey, Commissioner of Markets and City Property, reported that, during the week ending July 11th, the total number of persons using the bath houses at Almond street wharf, Twelfth and Wharton streets and Twenty-second and South streets, were as follows: Men, 9,658; women, 209; boys, 55,-196; girls, 654. Total, 65,717.

—The contest over the will of the late Francis W. Tracy, the millionaire husband of Agnes Ethel, the actress, has been formally opened in Buffalo on behalf of his daughter (Harriet) by a divorced wife. The grounds on which the will is sought to be broken rest chiefly on the mental incompetency of the testator.

—The suit recently brought by Archbishop Williams against the estate of the late Rev. Father Peter Crudden, formerly pastor of St. Peter's Church, Lowell, Mass., for the recovery of certain moneys alleged to have been diverted by the pastor from their proper destination, the treasury of the Archbishopric, has been amicably settled without a trial.

—Dr. Wm. R. Hoch, of Philadelphia, was appointed the special medical inspector for the Pennsylvania Railroad Company. This officer will have authority to condemn foul clothing and parcels frequently carried by immigrants and liable to spread disease. Sixty-three such parcels were recently destroyed at the Broad Street Station, in Philadelphia, at Dr. Hoch's direction.

—The jury of view appointed to assess damages against the Schuylkill River East Side Railroad Company for taking land belonging to Anthony E. Stocker and others, on Oregon avenue, in the Twenty-sixth Ward, yesterday filed its report in the Prothonotary's office. The jury valued the land actually taken, which was a little over an acre and a half, at $5,070, and estimated the entire damage at $7,098, for which sum it gave judgment.

—Bids for rebuilding the burnt portion of the State House were opened on Tuesday at Trenton, when the following were found to be the lowest: Stone and mason work, Robt S. Johnson, Trenton, $145,000; carpenter work, Titus & Conrad, Trenton, $33,900; iron work, Post & McCord, New York, $65,559; plumbing, Thomas Craig, Trenton, $6,716; total cost, $251,175. The balance of the appropriation on hand is about $260,000.

—Secretary Ourt, of the Committee on Lunacy of the State Board of Charities, states that another hospital for the insane is badly needed in the Southeastern District, and urges the importance of the next Legislature taking action. The Norristown Asylum is inadequate for the pressing demands and should either be enlarged or relieved by the erection of a new building in the same district. The new hospital should accommodate 2,000 patients.

—There seems to be a good deal of difference of opinion among those who ought to know as to the serviceability of certain kinds of stone used in this city. Some say that the Quincy granite is the best that can be had. Dr. Paxson, of this city, has just opened a valuable bed of granite and feldspar a few miles north of the city on the Schuylkill. The experts who have examined it say it is an excellent stone and are contemplating the formation of a company to utilize it on a large scale.

—The work of repairing the machinery of the Mint and painting and cleaning portions of the building is about completed. The adjusting room has been entirely renovated, while the halls, the medal room and other apartments have been similarly improved. The furnaces in the melting rooms have been provided with new bricks and cleaned, and the annealing furnaces, as well as those used in the generating of steam, have been re-lined with brick, etc. All the scales in the building have also been readjusted. The cellar, which has been whitewashed throughout, contains the main engine used for driving the "rolls." It was recently discovered that the soil pipes running beneath the floor had been broken for a long period, so that the drains from above flowed under the engine, thus undermining its foundations.

BUILDERS' ITEMS.

Building and Real Estate Notes.

WENDELL & SMITH, builders and contractors, South Penn Square, are building a brick house for Mr. McIlvain, on Orthodox street, Tackawna, to cost $3,000.

CHAS. M. BURNS, JR., 717 Walnut street, architect, is erecting a stone dwelling in colonial style for G. W. Frederick, Esq., at Mount Airy, to cost $9,000.

MR. EVANS, who is the Secretary of the Dudley Homestead Building Association, Camden, N. J., reports that the first building drawn for will be commenced in a few days.

J. M. PULLINGER, Lancaster avenue, real estate broker, has just completed the sale of a property (three story, brick) on the north side of Hamilton street, near Thirty-third street.

MAYBERY E. HARDEN, builder, Camden, is erecting four three-story brick dwellings on Broad street above Ferry; also building a fine stone Roman Catholic church between Broad street and Ferry road.

HANCOCK & LEVICK, Lancaster avenue, report sales a little slow, but inquiries for properties increasing. Within the last three or four days the inquiries have exceeded the last three weeks. This firm are erecting a store on Lancaster avenue, west of Spring Garden street.

C. LETHERBURY, 1123 Broadway, Camden, real estate broker, has made considerable alterations to his office. His business, which is a growing one, is keeping him very busy, while inquiries for properties to purchase are within the last few days increasing. His telephone number is 133.

HOLLINSHEAD & NEWKIRK, real estate agents, 927 Broadway, Camden, will within a few days close up some heavy sales, and inquiries for properties at about $2,000 are daily being made. Amongst the houses they have for sale, they have some fine bargains of four- and six-room houses, which are central and will pay good interest.

ROBERTS & COHN, builders and real estate brokers, Market street, Camden, N. J., are erecting Fifty-two small houses on Clinton, Seventh, Royden and Edmond streets. They will be four and six rooms, and all fitted with hot and cold water, and the six room ones will have bath room and will sell from $1,200 to $2,000 each.

THE Grace Baptist Church now on Berks street above Eleventh, which seats 800, has in consequence of their being unable to seat their increasing congregation, purchased a lot on the S. E. cor. of Broad and Berks of J. Baird. It has a frontage on Broad of 107 feet and 150 on Berks and cost $25,000, on which they purpose erecting a new church shortly to cost $100,000.

MESSRS. FROEHLICH BROTHERS dealers in plumbers' materials, are now having erected on the site of the old Truman mansion, 142 North Seventh street, a building which they intend to occupy for the purposes of their business. It will have a height of four stories, a width of 29 feet, and a depth of 74 feet. The material of the front will be brick, laid in red mortar, and embellished with red sandstone, ornamental brick and terra cotta trimmings. The building will be well lighted, and is to be strongly and substantially built. The plans for the structure were prepared by Charles Balderston, architect, and Kister and Orem have the contract for doing the work.

GEO. E. GOLDBECK, 421 Lancaster avenue, is erecting five six-room houses, with bath and all modern conveniences, on Parrish street, east from Lancaster avenue. They are being put up as an investment. Mr. Goldbeck reports business fair, with good

prospects for the fall. Inquiries are increasing and sales anticipated. Renting with him is a little slow, as are also collections.

THE B. & P. R.R. Co. will commence at once the erection of a station at Folsom, which is situated between Moore, on the P. W. & B., and Morton, on the P. & W. O., which adjoins Ridley Park, Prospect Park and Routledge. The station will stand on a lot 50 ft. by 150 feet, and will be of the most improved style, and no expense will be spared in its erection.

JOHN DOBBIN & Co., 35 Kaighn's avenue, Camden, real estate brokers, have just completed the sale of a property on Jackson street above Broad (two-story, brick) for $800; also one (three-story, brick) on Front street above Mechanic.

They report houses renting well, and the demand for small houses increasing on the south side.

REED & HULL, real estate and Insurance brokers, Market street, Camden, N. J., and 413 Walnut street, Philadelphia, are having a lively time in insurance business and report sales of properties somewhat slow. Houses for the season of the year are in fair demand with them and from a general idea of the real estate prospects are looking forward for a good fall business. The demand for single mortgages is very light.

CHARLES H. SHARPE, 256 Kaighn's avenue, Camden, has this week made the sale of a five-room, brick house, at Centreville, for $800; also two lots on Cherry street above Fifth, $750, on which five houses will be commenced at once; also just closed the sale of five lots on Spruce street above Ninth, for $225 each

There seems, says Mr. Sharpe, quite a lively outlook in Camden for real estate.

RANDEL E. MORGAN, builder, Market street, Camden, has within the last few days been making some considerable sales, and has prospects of considerable others ahead. He reports business generally picking up in real estate, and properties realizing good prices. The majority of sales made are for investments. Mr. Morgan sold two three-story nine-room brick houses, one on Rydon and one on Carman streets, for $5,000.

A. F. BROWN, real estate and insurance agent, has within the last few weeks had considerable properties on his rent-roll, and although he has only been in business some two months is daily gaining ground amongst the property owners of Camden, and has already some ninety houses under his charge. His list of houses for sale are various, and amongst them are a number that will realize 10 per cent. Mr. Brown will make a specialty of renting and selling.

J. P. MORNEN, real estate broker, 925 Walnut street, has just completed the sale of a store and dwelling on South street, East of Broad for $1,150; also a dwelling house Eleventh and Callowhill streets, West of Eleventh street for $6,000. He reports that inquiries for small properties still continue in demand. Mr. Mornen is keeping a sharp lookout for a property to purchase on Market street, West of Eleventh. He has an over abundance of capital which he is anxious to put out on big mortages.

L. B. HUMPHREYS, real estate broker, Third and Market streets, Camden, has just made sale of seven lots at First and Thompson streets, on the N. E. corner, Stockton township, 114 ft. by 95 ft., for $400, and is negotiating for the sale of many dwelling-houses. He reports business in real estate with him very satisfactory, and anticipates in the fall an increasing business. Mr. Humphreys' office is one of the most prominent in Camden, and is well suited to his business. He makes a big display of all the business at his disposal.

Building Permits.

One three-story building, 18 ft. by 20 ft., 1025 Clinton st., to Alexander Ewing, 1823 Lambert st.

One two-story building, 14 ft. by 22 ft., 1514 N. Second st., to J. J. Eickel, 1513 Hancock st.

Front alteration, 1505 Long lane, to Dahl & Kidd, 132 Bainbridge st.

Two-story addition, 16 ft. by 58 ft., 1905 Spruce st., to Stacy Reeves & Sons, 120 N. Thirteenth st.

One two-story stable, 30 ft. by 20 ft., Adams and Johnson sts., to Howard Rue, same place.

Interior alterations and gable wall, 30 ft. deep, situated at 4214 Paul st., to Ploucher & Shoch, 127 Church st., Frankford.

Two two-story brick dwellings, 16 ft. by 42 ft., West side of Spring st., between Church and Waln sts., Frankford, to Ploucher & Shoch, 127 Church st.

Six two-story stores and dwellings, 16 ft. by 54 ft., on West side of Germantown ave., between Cambria and Somerset sts., to F. A. Collamer, 2613 N. Ninth st.

Eight two-story houses, 15 ft. by 44 ft., on West side of Twelfth st., between Somerset and Cambria sts., to B. F. Thomas, 1012 West Lehigh ave.

One three-story store, 28 ft. by 48 ft., Penn st. above Knox, to Jas. Kinniers' Sons, 106 E. Chelten ave.

Six two-story houses, 15 ft. by 42 ft., Mifflin st. above Ninth, to I. C. D. Smith, 810 McKean st

One two-story building, 12 ft. by 15 ft., 1107 Jefferson st., to Samuel T. Zelby, 1212 N. Eighth st.

One three-story house, 13 ft. by 24 ft., 911 Orchard st., to Harry M. Glendenning, 1411 Race st.

One two-story house, 16 ft. by 32 ft., Tinicum ave. above Eighty-seventh st., to Geo. B. Heath, Elmwood.

Two-story addition, 20 ft. by 30 ft., Woodland ave. above Thirty-second st., to J. B. Loflin, 3502 Filbert st.

One three-story back building, 16 ft. by 16 ft., 2123 Locust st., to T. McCarty, 1730 Rittenhouse st.

Third-story addition, 12 ft. by 26 ft.; one two-story house, 16 ft. by 38 ft., Moyamensing and Canal sts., to John C. Kelly, 1218 Brown st.

Five three-story houses, 18 ft. by 60 ft., Park ave. and Norris st., to Michael Price, Thirteenth st. and Montgomery ave.

One two-story back building, 15 ft. by 21 ft., Ridge ave. above Poplar st., to Joseph C. Pharaoh, 1841 Ginnodo st.

New story on house 313 South Eighteenth street, 38 ft. by 32 ft., to R. Q. Gibbon, 1706 De Lancey Place.

Three two-story brick dwellings, 16 ft. by 50 ft., South side of Lombard, between Twelfth and Thirteenth streets, to James H. Young & Bro., Southeast corner Eighteenth and Ellsworth street.

One stone dwelling-house, 31 ft. by 36 ft., East side of Germantown avenue, between Gowen and McFarran avenue, to Ashton S. Tourison, 5541 Germantown avenue.

Front alteration, 16 ft. by 36 ft., Southwest corner Twenty-fifth and Fairmount avenue, to Engelbert Schmid, 1713 Mascher street.

A second-story to shop, 14 ft. by 18 ft., S. W. cor. Leithgow and Canal sts., to Albert F. Rau, 1755 North Seventh st.

One one-story brick building, 13 ft. by 19 ft., 2526 North Fifth st., to D. C. Schuler, 2623 Fairhill st.

A two-and-a-half-story brick and frame dwelling, 33 ft. by 34 ft., Southeast corner of City ave. and D'Invilliers st., to Frank T. Sheldrake, contractor, Ridge ave. and Cinnaminson st., Roxborough.

One two story stone house, 17 ft. by 32 ft., Manayunk ave. and Cedar st., to John Mellodew, Manayunk ave. and Cedar st.

An addition to first floor, 10 ft. by 25 ft., 134 N. Seventh st., to C. Joss, 504 Vine st.

A back building, 19 ft. by 72 ft., 1616 N. Seventeenth st., to Edward Albrecht, 1206 Girard ave.

JUDGMENTS.

PHILADELPHIA.

Entered July 8, 1886.

Atkins Theo A—J T Sandman 1 J 86 714 66
Barrows Geo A—O A G Rausch 1 J 86 694 72
*Booth Geo L—J S Price (Bond and Warrant) 1 J 86 703 700
Burdge Harrie C, Leeds Jacob J—Phila Sav Fd Socy 1 J 86 711 ..... E J
Daly Richard A—Jno F Betz 1 J 86 707 ..... E J
*Dawson Harry A—Sarah F Green 1 J 86 686 3,500
*Downes A N—Margt Todd (Execution issued) 1 J 86 695 2,279
*Flynn Patrick—John Flynn 1 J 86 704 150
*Fanning M Thos—M A Dempsey et al 1 J 86 712 66
*Knight Warren P—Theo F Mende 1 J 86 706 1,011
*Kenney Jas—Anne Kenney 1 J 86 691 2,700
Michael Jacob dec, Michael Rebecca admx—M Seidenbach & Co 3 J 81 801 ..... S F
*McFillin Jos H or A—Cath C McFillin 1 J 86 690 4,000
*Thompson Wm J (29 S 3d st) A D Lamson (Attachment Execution issued) 1 J 86 716 13,970
*Weingard John—Home Bldg Socy (Bond and Warrant Execution issued) 1 J 86 689 1,200

Entered July 9, 1886.

Bray John J—C Schlater 4 J 76 1318.. 1,013
*Boyland John—H Deperven 1 J 86 726 700
Collins Thos—M A Byrne 1 J 86 721 ..... E Judgt
Elbert Wm T—John W Moffley 1 S 77 72 ..... S F
*Flanagin Wm J—Andrew Mayer (Bond and Warrant Execution issued) 1 J 86 738 2,000
*Fisher John—Patk Barden 1 J 86 723 344
*Fleckenstine Isaiah H—C E Eckert (Bond and Warrant) 1 J 86 732 1,000
*Gardy Henry and Emma R—Jacob Souder 1 J 86 719 212
*Gray Daniel—J and P Baltz Co (Execution issued) 1 J 86 734 297
*Harrigan David and Edwd—John Harrigan (Execution issued) 1 J 86 735 1,253
*Haggenbotham Rebecca and Thos—A James Jr 1 J 86 736 150
H F Richter Publishing Co—O M Elvert 1 J 86 743 82
Holing Michael—M A Byrne 1 J 86 722 ..... E Judgt
*Kugelmeier A M—Thos J Carroll 1 J 86 727 250
*Lautenbach Henry—C Gallagher (Execution issued) 1 J 86 729 138
*Marshall Alexr and Mary Jane—Jane Stewart 1 J 86 731 412
*McGeary Margt—Mary A Mayer 1 J 86 739 107
O'Rourke Michael—William Bisset (Attachment Execution issued) 1 J 86 717 423
*Sayres Mary—Linnard & Gibbs 1 J 86 718 611
*Simpson Walter—Letitia Simpson (Execution issued) 1 J 86 733 13,740

*Trainer Henry C—Edwin Clinton (Execution issued) 1 J 86 737..... 654
Walters Chas W—E W Richards 4 J 86 617..... 203
Ward Thomas—M A Byrne 1 J 86 720.....E Judgt

Entered July 10, 1886.

Abbott M G and M A—D A Hunter 3 M 86 20..... 111
Anthracite B and L Asso, Richmond B and L Asso, H Christian B and L Asso—T McGovern 2 M 76 1087 (3 each)..... 17
Brown Morris—A B Carver 1 S 81 355..... 1,500
*Boentgen Fredk, Bontgen C—T Murphy (Execution issued) 1 J 86 72..... 151
Bromley Jennette G and J H and B Gordon—H C Russell (Indemnity Bond and Warrant) 2 J 86 69..... 5,750
Byers Ellwood—New Era Life Asso 2 M 86 413..... 114
*Bunnell Elijah and Kate, DeHaven Kate—Jennie Hayes exex (Execution issued) 1 J 86 748..... 400
Cramp Peter—New Era Life Asso 2 M 86 431..... 113
*Crilly John H—Wm H Lewis 2 J 86 75..... 150
Elbert Wm T—John W Moffly 3 S 83 792..... Costs
*Eggeling H—Jos E Raphun 2 J 86 71..... 1,600
Elbert Wm T—Manuf Nat Bank 3 S 83 257..... Costs
*Eslinger Gottleib — Arnholt & Schaefer 1 J 86 749..... 335
Featherston Saml S—New Era Life Asso 2 M 86 432..... 284
Green Saml, Rex Walter E—City (Bond) 2 J 86 62..... 3,500
*Heitz Jos—M A Ferris 1 J 86 744.... 522
*Huston John F, Donovan Edwd J —Wilson, Stewart & Co (Execution issued) 2 J 86 63..... 63
*Harrigan David and Edward—E R Wight et al (Execution issued) 2 J 86 64..... 2,132
Huver Geo T—Teutonia Bldg Asso 1 M 86 589..... 1,150
Hunter Benj—Old Alliance B and L 1 D 85 432..... .....
*Levy Louis—Max Rosenberg (Execution issued) 2 J 86 65..... 65
*Levy Louis—Max Rosenberg (Execution issued) 2 J 86 66..... 14
Leeman Saml—New Era Life Asso 2 M 86 410..... 121
*Moran P A—Elizth O'Brien 2 J 86 68..... 800
McCanney James—St James Socy (Treasurers Bond) 2 J 85 67..... 500
McClellan Robt—New Era Life Asso 2 M 86 425..... 129
*McGrath E J—J F Winner 1 J 86 753..... 25
Nolan M J—Frank Ramsey 1 J 86 293..... 265
Nat Bank Nth Liberties (Garnishee) —John Detwiler 3 D 85 541..... 66
O'Brien John—C Hagenbeck 1 J 86 756..... 510
Peacock Cornelius T—New Era Life Asso 2 M 86 430..... 135
*Penn Guarantee Asso—Ger Central Asso (Bond and Warrant) 2 J 86 73..... 6,800
*Penn Guarantee Asso—Consolidation B and L (Bond and Warrant) 2 J 86 74..... 2,400
Reed Jos P, Richardson Charles B—Cooper Iron Co 3 J 86 199..... .....
Rowley Edwd H—New Era Life Asso 2 M 86 415..... 126
*Rowland Jos—Jennie Hays exex (Bond and Warrant, Execution issued) 1 J 86 747..... 2,730
Reeves Chas S—Wm F Potts Son & Co 2 M 81 529..... 323
Reiskey Chas W—R H Driver 4 J 86 36..... .....
Sun Fire Office—D A Hunter 3 M 86 20..... 111
Smith Wm T—S D Heft & Co 2 M 86 644..... .....
West Phila Pass R Co—W T Elbert 3 S 83 257..... Costs
White John A—Mary A White 2 M 86 177.....Shff Costs

Entered July 12, 1886.

*Bisseger Jno—Geo Tobler 2 J 86 76.. 291
*Bosh John—Bergner & Engel Co (Execution issued) 2 J 86 85..... 165
Flanagin Wm J—H I Morey 4 J 86 196 (4)..... 51
Fraley Frank—M Howard (Execution issued) 2 J 86 99..... 734
*Fullerton John—Robt J Black 2 J 86 103..... 475
*Hill Edwd—Marget Murphy 2 J 86 92..... 200
*Hartranft S & Co—Givin & Koch 2 J 86 93..... 329
*Jordan J. M—Wilson Hood & Co 2 J 86 89..... 195
*Lewis Cath—E P Smithers 2 J 86 105 70
McGrath Chas—Nth Phila B and L (Treasurers Bond) 2 J 86 86..... 5,000
McDowell F Buck, F C and E A—Jno K McCurdy 4 J 81 844..... S F
*McGann Martin F—W Street & Co (Execution issued) 2 J 86 78.. 110
Nat Bank Nth Liberties (Garnishee)—A B Wingert 4 D 84 276..... 146
*Rahter C E—J W Marshall 2 J 86 77 900
*Roberts Jos J and Jehu J—Patk W Smith 2 J 86 100..... 257
*Swan Robt E—J F Kleinz 2 J 86 83 350
Shearman Jno F—Jno Goodwin & Co (Treasurers Bond) 2 J 86 88..... 300
*Scheuringer Gottlob—C A Smith (Execution issued) 2 J 86 94 110
Slook Adam—Jas Glading 4 M 86 242 .....
*Streeper Isaac—GeoStreeper 2 J 86 81 350
*Walters Chas W—Cecilia M Brown (Execution issued) 2 J 86 101..... 595
*Walters Chas W—Cordelia Morris (Execution issued) 2 J 86 102 1,200

Entered July 13, 1886.

*Alexander James R—Jno Fitzpatrick 2 J 86 110..... 50
*Barth Jno B, Hernig Jno N—Jno M Reber 2 J 86 129..... 500
*Barth Christian—Richmond B and L (Bond and Warrant) 2 J 86 118.. 2,000
City of Phila—J A Reck et al 4 M 85 191..... .....
*Carnell Amanda—B F Teller 2 J 86 121..... 600
*Downs Jno M—Wm B Irvine 2 J 86 132..... 100
Davis A B—B Thackara et al 2 M 79 63..... S F
Dreer Frederick A—F J Dreer D C J 70 774..... 44,120
*Edel Victor—Bergner & Engel Co 2 J 86 116..... 1,000
Fiegel Jno G—Mary Baker 2 M 86 514..... 304
Hamberger Herman—W T Carter 3 M 85 123..... 5,369
*Harrington David C—Jno C Remick 2 J 86 113..... 50
Hefling F—Stambach & Love 1 J 86 232..... 227
*Hyman Hette—Jno W Steward 2 J 86 136..... 405
*Keichline Washn—Chas E Ellis et al (Bond and Warrant, Execution issued) 2 J 86 124..... 3,000
Kaiser Emil, Hungerbuhler I C—G Schwartz et al (Treasurers Bond) 2 J 86 125..... 300
*Lohren Caroline—B F Teller 2 J 86 120..... 200
*Lehmberg Chas—Thos Rowland et al (Execution issued) 2 J 86 122..... 119
*Mountain Elizth—Sarah H Wood 2 J 86 119..... 500
*McHuch James—Wm M Irvine 2 J 86 133..... 2,000
*Plunkett John—Union Trust Co 2 J 86 128..... 100
Rennor Wm, Welsh John, Tessnow Fritz—Chas Peterson et al (Treasurers Bond) 2 J 86 134..... 500
Rhodes Thos P—B Thackara et al 4 D 77 511..... S F
Schlingman H—I Langfield et al (Execution issued) 2 J 86 130..... 40
Schuylkill River E S R R Co—A E Stocker & Co 4 D 85 510.. 7,098
*Walters Chas W—W W Walters (Execution issued) 2 J 86 114..... 663
Wenger Elam and Ann C—Davis Sew Machine Co. 2 J 86 117..... 12
*Windle W H—H B Price (Execution issued) 2 J 86 126..... 160

Entered July 14, 1886.

*Beck John—Simon Abeles 2 J 86 153..... 650
*Bray Wm K Sr dec, Bray A M exr —Elizth K Bray 2 J 86 144..... 5,000
*Copes J R—A Biegenwald 2 J 86 140 914
Crane Iron Co—First Nat Bank Lehighton 1 S 84 321..... 6,211
Crawford J S—W W Fisher 1 J 86 331..... 152
*Davis Wm H—Henry Myers 2 J 86 141..... 1,500
*Davis Ellen T—Patk Green 2 J 86 152..... 30
Hoppe F—Louis Ruff (Execution issued) 2 J 86 150..... 22
Hibberd Josiah—Wm H Ditzler 3 J 81 713..... 932
Kettenring Jacob—Val France 1 J 86 372..... 879
Lawrence Edwd S—Wm L Beswell D C M 67 964..... S F
*Muldoon & Bramble, Muldoon John —Jos D Atkinson (Execution issued) 2 J 86 139..... 283
*Muldoon & Bramble, Muldoon John —Lizzie S Muldoon (Execution issued) 2 J 86 146..... 310
*Robinson Amelia—J W Brown & Co (Execution issued) 2 J 86 147..... 241

Mechanics' Liens.

Sallie F Hughes owner, Jos Stuckey cont—E S Bartol & Co claimants 2 bldgs N s Cumberland st 36 ft to 55 ft W of 15th st..... 131
Louisa Doll, Wm H H and Louisa Achuff owners, Wm H H Achuff cont—John E Sickels claimant E s 38th st 82 ft S of Brown..... 87
P J Ryan owner, John Feney cont—Jas Mulligan & Son claimants N s Montrose st 158 ft W of 20th st..... 135
Jane Campbell, John J Toner owners—Jas Mulligan & Son claimant W s 48th st 52 ft N of Seneca st..... 69
Martha Fleckenstein owner, Isaiah H. Fleckenstein cont—John Sleesman claimant S E s Thayer st 190 ft S E of Kensington ave..... 88
John Maxwell owner and cont—Henry A Burton Sr claimant W s Broad st 171 ft N of Susquehanna ave (No 2218)..... 225
Sarah L Haffefinger owner, W J Flanagan cont—Maria Leinau claimant S W s Boyd st 592 ft S E of Gowen ave..... 264
Chas E Henry owner and cont—Jas Ritchie Jr claimant S s Tioga st 18 ft W of 18th st..... 125
Jas P McGonigle owner and cont—John Trickett claimant 10 bldgs S s Snyder ave 18 ft to 165 ft E of 7th st..... 60
Jas P McGonigle owner and cont—John Trickett claimant 12 bldgs N s Cantrell st E of 7th st..... 51

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

James A. Freeman & Co., auctioneers, sold yesterday at the Philadelphia Exchange, the following;

Three-story brick dwelling, No. 2202 E. Huntingdon Street; subject to ground rent $64; lot 16 ft. by 54 ft.. 1,685
Three-story brick dwelling, 866 North Fortieth street; three-story brick dwelling, 864 North Fortieth street; two-story brick house, S. E. cor. Wyota and Ogden street, lot 30 ft. by 120 ft. 7,577
Stable, Wyota, South of Ogden, lot 37 ft. by 64 ft. 2,425
Two and-a-half-story brick dwelling, 856 North Ninth street, lot 18 ft. by 94 ft. 2½ in., and 96 ft. 10 in. 3,100
Three-story brick dwelling, 1214 Davis street, lot 15 ft. 3 in. by 48 ft. 2,575
Two-story brick dwelling, 2452 Lawrence street, lot 15 ft. by 53 ft. 1½ in. 2,320
Three-story brick dwelling, 2204 East Huntingdon street; subject to a ground rent of $64; lot 16 ft. by 54 ft. 1,685
Building lots, Maple street, East of Sixty-second street, 40 ft. by 112 ft. 6 in. 450

CONVEYANCES.

PHILADELPHIA.

MONDAY, July 12, 1886.

Amber st., S. E. s., 138 ft. N. E. Westmoreland, Anna M. Abel et al. to Joseph G. Nogler, April 4, 1886, 17 ft. by 70 ft.; N. W. s. Waterloo, 72 ft. N. E. Westmoreland, 34 ft. by 70 ft. $300
American st., N. W. cor., A. M. Collins, Son & Co. to Louis R. Page, to Alfred M. Collins one-third, Henry L. Collins one-third and Edward Cope one-third, July 8, 1886, 242 ft. b. 120 ft.; also, 527 Arch, 24 ft. 9 in. by 288 ft. 9 in. nom.
Belgrade st., N. W. s., and N. E. s. Emerick, C. W. Hoffman to Julia A. Rink, July 9, 1886, 13 ft. by 54 ft. 1,800
Brown st., S. s., and E. s. Twenty-fifth, Frederick J. King to Louis J. Sommers, July 8, 1886, 37 ft. 8 in. by 83 ft. nom.
Bucknell st., 1834-1836, M. L. Bisler to James Black, July 6, 1886, 29 ft. 10 in. by 46 ft. 6 in.; also 1840-1842 Bucknell, 28 ft. by 46 ft. 6 in. 8,000
Cherry st., S. s., 145 ft. W. Fifty-seventh, Morton B. Ass'n to Joseph Fitzell, July 2, 1886, 60 ft. by 102 ft. 380
Cumberland st., 711, David Glading to Elizabeth F. Glading, July 8, 1886, 15 ft. by 73 ft. 8 in. 3,400
Darien st., 2645, Harry Brocklehurst et al. to Mahlon B. Craven, June 28, 1886, 24 ft. 8 in. by 40 ft. 1¼ in. 3,000
Eighteenth st., E. s., 112 ft. S. Wingohocking, William H. Schreiner to Charles Votti, July 8, 1886, 56 ft. by 200 ft.; mtge. $2,875. 2,125
Franklin st., E. s., 217 ft. S. Cumberland, Thos. P. Callahan to Margt. O'Toole, January 14, 1886, 13 ft. by 58 ft. 6⅜ in. 2,400
Gerritt st., S. s., 226 ft. W. Nineteenth, Jane Stewart to Alexander Marshall et ux., July 3, 1886, 28 ft. by 49 ft. 6 in.; 2 g. r. $39 each. 1,000
Haines st., Twenty-second Ward, A. J. Bayard to Ella F. Chadwick, May 22, 1886, irreg. shape. 40,000
Huntingdon st., S. W. cor. Oriana, Albert E. Eldridge et al. to Wm. Richards, July 10, 1886, 14 ft. 1 in. by 64 ft. 8½ in.; mtge. $2,500. 2,100
Lisser ave., S. E. s., 350 ft. N. E. Eighty-seventh, Elmwood Mutual Loan and Insurance Company to Warren P. Dexter, March 24, 1886, 50 ft. by 100 ft. nom.
Locust st., S.s., 100 ft E. Fifty-second, John M. Walls to Elizabeth Jackson, November 12, 1885, 40 ft. by 100 ft. 300
Media st., E. of Sixty-third, Charles Platt to Hy. W. Hess, July 1, 1886, 12⅜ acres. 21,542
Mildred st., 2022, John C. Fodell to Cecelia A. O'Keefe, July 7, 1886, 15 ft. by 48 ft.; g. r. $30. 625
Montgomery st., N. s., 270 ft. W. Fifteenth, William G. Serrill to Ashton K. Kerchner, July 2, 1886, 16 ft by 69 ft. 6 in.; g. r. $125. 2,500
McKean st., S. s., 52 ft. E. Ninth, Wm. J. Cox to Sallie J. Cox, July 1, 1886, 14 ft. by 61 ft.; S. s. McKean, 66 ft. E. Ninth, 14 ft. by 64 ft. nom.
Ninth st., S. E. cor. McKean, 3 lots, 16 ft, and 15 ft. front by 52 ft. nom.
Parrish st., S. s., 162 ft. 4½ in. W. Holly, Wm. D. Kelley to Mary Ellen Southworth, July 2, 1886, 16 ft. by 82 ft. 3½ in.
Reese st., E. s., 17 ft. N. Somerset, Jane Bailey to Wm. Weldon, July 7, 1886, 166 ft. 8⅜ in. by 69 ft. 8,500
Richmond st., S. E. s., 58 ft. S. W. Ball, J. Sergeant Price to Michael H. Ryan, July 3, 1886, 20 ft. by 80 ft. 1,000
Ringgold st., 846, F. J. King to Kate Sommer, July 8, 1886, 16 ft. by 51 ft. nom.
School st., S. E. s., 139 ft. S. W. Wayne, Charles B. Williams to Wm. C. Sharpless, July 1, 1886, 43 ft. 6 in. by 20 ft. 1,242
Sixty-three and One-half st., W. s., 150 ft. S. Westminster, William Douglass to John C. Wardell, July 10, 1886, 25 ft. by 100 ft.; g. r. $24. nom.
Frankford Rd., S. E. s., 92 ft. S. W. Tioga, Wm. Kelley to Elizabeth Freier, July 6, 1886, 72 ft. by 100 ft. 4,000
Seventeenth st., S. E. cor. Tasker, Andrew Miller to Harriet A. McBride, May 24, 1886, 16 ft. 6 in. by 70 ft. 4,000
Seventeenth st., E. s., 18 ft. S. Venango, Mary McIlvaine to Israel Hecht, June 30, 1886, 15 ft. by 82 ft. 2 in.; g. r. $96. 1,100
Third st., 2049 N., Mary A. Mayer to Margaret McGeary, June 24, 1886, 16 ft. by 65 ft. 3,000
Tenth st., W. s., 210 ft. S. Bainbridge, Jos. Norris to Henrietta K. Freeman, June 30, 1886, 18 ft. by 109 ft. 8,000
Tenth st., N. E. cor. Humboldt, Twenty-fifth Ward, Israel Hecht to Mary L. Carey, June 5, 1886, 21 ft. 3 in. by 75 ft. 800
Twelfth st., 1239 N., Joseph Slack et al., ex'rs, to Isaac H. Jones et al., July 8, 1886, 16 ft. by 83 ft. nom.
Thirty-third st., S. W. cor., Fredk. Wilkes to Henry Myers, July 1, 1886, 33 ft. 6½ in. by 105 ft. 6 in. 2,500
Walter st., 2906-2912, P. A. B. Widener et al. to Joseph E. Kaphun, July 1, 1886, each 14 ft. by 53 ft. 9,600
Warnock st., 2057, H. E. Hayward, exr., to Andrew Kammerer, July 2, 1886, 15 ft. 6 in. by 48 ft. 1,725
Columbia ave., 1312, John Stafford to Wm. S. Thomas, Feb. 24, 1886, 18 ft. by 61 ft. 12,650
Crumbach st., 1238, Robert Wiseman to Thomas W. Elder, June 11, 1886, 15 ft. by 55 ft. 600
Longshore st., S. W. s., 65 ft. 4½ in. S. E. Torresdale ave., Mary Disston to John S. Turner, June 30, 1886, 50 ft. by 150 ft. 600
Hegerman st., 292 ft. 2 in. S. W. Longshore, Mary Disston to Mary E. Steel, June 30, 1886, 20 ft. by 92 ft. 6 in. 1,500
Wallace st., N. s., 130 ft. 6 in. E. Thirty-fifth, John A. Roddy to Peter S. Murray, June 14, 1886, 16 ft. by 76 ft. 3,000
Belmont ave., N.W. cor. Westminster ave., Wm. Howell to the Mantua Baptist Church, July 7, 1886, irreg. shape. 4,600
Market st., N. s., 30.30 W. Forty-first, Ann D. Garrett to Jacob A. Sloan, July 12, 1886, irreg. shape. 1,600

TUESDAY, July 13, 1886.

Amber st., E. s., 140 ft. S. Susquehanna ave., Daniel McKenna et al. to James McQuade, June 18, 1886, 18 ft. by 140 ft.; S.W. cor. Holman and Abigail, 20 ft. by 53 ft. 8 in. $7,000
Banes st., W. s., 46 ft. 6½ in. S. Fulmer, Wm. F. Dedaker to Joseph D. Marshall, May 22, 1886, irreg. shape. 275
Banes st., W. s., 142 ft. 6½ in. S. W. Fulmer, William F. Dedaker to Israel Knight, May 22, 1886, 48 ft. by 170 ft. 275
Banes st., W. s., 94 ft. 6½ in. S. Fulmer, Wm. F. Dedaker to J. Oscar McMullen, May 22, 1886, 48 ft. by 170 ft. 275
Brown st., S. W. cor. Markoe, Washington Miller to Ann C. Miller, June 12, 1886, 16 ft. by 45 ft.; g. r. $51. 1,600
Clearfield st., N. E. s., 107 ft. E. Frankford Road, John J. Kapler to Thomas H. Flood, June 17, 1886, irreg. shape; g. r. $127.50. 100
Clifton st., S. E. s., 37 ft. 8½ in. N. E. Neff, Jesse Lukens to Henry D. Hague, July 7, 1886, 14 ft. by 52 ft. 6 in. 1,400
Columbia ave., N. s., 40 ft. E. Eighteenth, John Lucas to Oliver B. De Morat, June 21, 1886, 20 ft. by 79 ft. 6,000
Cumberland st., S.W. s., and S. E. s. Pinder, Jesse Pinder to John H. Reiber et al., July 10, 1886, irreg. shape; g. r. $43.50. 100
Also lot S. E. s. Pinder, 75 ft. S.W. Cumberland; g. r. $50. nom.
Dickinson st., 1326, Wm. R Matchett to Mary Wilt, July 8, 1886, 15 ft. by 65 ft. 3,100

Diamond st., S. s., 40 ft. W. Howard, Thomas Bromley to Dorette M. Schmidt, June 24, 1886, 20 ft. by 120 ft..... 6,000

Darien st., W. s., 71 ft. N. Oxford, S. G. Slaymaker to Henry D. Alderfet, June 6, 1886, 48 ft. 6 in. by 33 ft. 8 in..... 2,100

Elmwood st., S. E. s., 125 ft. N. E. Sixty-fourth, George Laycock to Aug. Fischer, July 3, 1886, 50 ft. by 225 ft..... 1,100

Front st., 2558, moiety, Joseph S. Hagan to Chas. P. Sherman, July 9, 1886, 14 ft. by 65 ft.; also N. cor. Waln and Tackawanna, irreg. shape..... 2,500

Germantown ave., 1616, George W. Schwinn to Hermann P. Forster et al., July 9, 1886..... 5,000

Germantown ave., 1928, Mechanics' Ins. Co. to Chas. H. Dedrick, July 8, 1886, irreg. shape; also 1917 N. Sixth, 18 ft. by 98 ft. 6 in..... 12,000

Jefferson st., S. E. s., 137 ft. 5 in. N. E. Wakefield, Michael Gorman to Thos. Woodcock et al., July 10, 1886, 1 ft. by 37 ft..... 225

Lawrence st., W. s., 344 ft. 4½ in. N. Diamond, Carroll R. Williams to Dorette M. Schmidt, June 28, 1886, 35 ft. 4½ in. by 89 ft. 7½ in..... 8,000

Lehigh ave., S. W. corner Franklin, Mahlon L. Heist to Leonard Grassberger, June 17, 1886, 15 ft. by 74 ft. nom.

Lloyd st., N. W. s., 165 ft. 6 in. S. W. Seventy-second, Wm. A. Gaul to Alfonzo Fox, June 25, 1886, 40 ft. by 80 ft..... 600

Fairhill st., 2906, John Schieber to Elizabeth Rich, July 2, 1886, 12 ft. 8 in. by 68 ft..... 2,000

Lombard st., S. s., 85 ft. E. Thirteenth, trustees of Fourth Presbyterian Church to Samuel Young, Jr., July 12, 1886, 16 ft. by 74 ft.; S. s. Lombard, 101 ft. E. Thirteenth, 16 ft. by 74 ft.; S. s. Lombard, 117 ft. E. Thirteenth, 16 ft. by 74 ft..... nom.

Orkney st., 2342, David L. Taylor to Philip H. Law, June 25, 1886, 14 ft. by 39 ft..... .....

Queen st., N. W. s., 29 ft. S. W. Pulaski ave., Mary L. Strawbridge to George R. Polk, July 6, 1886, irreg. shape..... 1,504

Reed st., 1728-1730, Edwin King to Elizabeth P. Tuttle, June 30, 1886, 34 ft. by 57 ft..... 4,000

Seventh st., E. s., 234 ft. S. Poplar, Mary W. Ely to Helen C. Flitcraft, March 20, 1886, 18 ft. by 73 ft. 5,000

Sixteenth st., 1546 S., Moses A. Johnson to Alexander Nixon, June 29, 1886, 15 ft. by 61 ft.; g. r. $66..... 1,400

Tasker st., S. s., 110 94 ft. W. Twentieth, S. G. Rosengarten to John Brennan, July 10, 1886, 16 ft. by 68 ft.; g. r. $24..... 100

Taylor st., E. s., 215 ft. S. Thompson, Hugh McNeile to Frank R. Whiteside, June 28, 1886, irreg. shape; g. r. $78..... 720

Tenth st., W. s., 138 ft. S. Bainbridge, M. W. Ely to Helen C. Flitcraft, March 20, 1886, 18 ft. by 109 ft..... 2,000

Twelfth st., 532 N., Wm. McCracken to Annie L. Gravel, July 1, 1886, 16 ft. by 47 ft. by 41 ft..... 3,200

Twentieth st., S. E. corner Poplar, Fidelity Insurance, Trust and Safe Deposit Company, trustees, to Elizabeth Horn, July 10, 1886, 17 ft. by 65 ft..... nom.

Thirty-third st., 210 N., John Sellers, Jr., to Joseph T. Richards, July 7, 1886, 30 ft. by 155 ft..... 14,000

Wakeling st., 237 ft. N. W. Willow, Twenty-third Ward, John Shuttleworth to Mary A. Allen et al., July 1, 1886, irreg.; g. r. $78..... nom.

Wallace st., N. s., 107 ft. 2⅜ in. E. Forty-third, Mary Carlins to Pierce Dorphy, July 6, 1886, irreg..... 1,400

Reese st., 2920, O. S. Frick to Robert Turner, July 12, 1886, 14 ft. by 65 ft.; g. r. $48..... 575

Walnut st., N. s., 77 ft. 6 in. E. Thirteenth, Wm. H. Gates to James Holly, July 10, 1886, 19 ft. 6 in. by 113 ft..... 17,000

Warnock st., W. s., 334 ft. N. Cumberland, Michael Lamb to John J. Woods, July 5, 1885, 14 ft. by 48 ft. 1,250

Watkins st., 815, Hugh McNeile to Owen Quin, July 1, 1886, 13 ft. by 40 ft. 6 in..... 700

Winton st., S. s., 110 ft. W. Eighth, Hugh McNeile to Catharine E. Murphy, 38 ft. by 48 ft..... 1,000

Westminster ave., S. s., 18 ft. E. Palm, Jennette G. Bromley to Hy. C. Russell, June 30, 1886, 18 ft. by 84 ft. 4 in..... 5,750

Woodlands ave., N. W. s., 63 ft. and 88 ft. W. Ellis Lane, J. M. P. Wallace to James McKnight, June 18, 1886, each 25 ft. by 120 ft.; subject to g. r. of $42 each..... 200

WEDNESDAY, July 14, 1886.

Arch st., 1524, Wm. Wilson to Geo. R. Starkey and Gilbert E. Palen, July 1, 1886, 22 ft. by 106 ft..... $25,000

Bateman st., W. s., 32 ft. N. Reed, Wm. Watson to Lille Campbell, June 2, 1886, 16 ft. by 42 ft.; g. r. $30..... nom.

Carlisle st., E. s., 2 3 ft. N. Susquehanna ave., William L. Elkins to Aimee S. Warfield, July 10, 1886, 17 ft. by 76 ft. 6 in..... 2,450

Christian st., 2143, John Chambers to Philip McKinney, June 24, 1886, 18 ft. by 70 ft..... 2,800

Christian st., 2344, James McKinney to Samuel Smith, June 25, 1886, 15 ft. 6 in. by 60 ft..... 2,650

Cottage st., N. W. s., 100 ft. N. E. Vankirk, Wissinoming M. L. & I. Co. to Alfred Jackson, May 27, 1886, 35 ft. by 200 ft..... 725

Ditman st., S. E. s., 125 ft. S. W. Tyson, Mary Disston to Hamilton Disston, in trust, July 10, 1886, 50 ft. by 180 ft..... 750

Dove st., N. E. s., 174 ft. 8 in. S. E. Fourth, Charles O'Neill, Jr., to G. Leonhard Hetzner et al., June 19, 1886, 14 ft. by 56 ft..... 2,425

Eighteenth st., W. s., 64 ft. S. Bainbridge, Caroline Fritz to William Brines, July 1, 1886, 16 ft. by 69 ft. 3⅜ in.; g. r. $48..... 1,500

Fairhill st., 2437, Louisa C. LaBarth to John W. Martin, July 3, 1886, 13 ft. by 69 ft.; g. r. $60..... 400

Fourth st., 2421 N., Wm. G. Serrill to Sophia C. Frank, July 14, 1886, 15 ft. by 55 ft..... 3,200

Berks st., S. s., W. s. Gratz and E. s. Nineteenth, John T. Martin to Charles G. Henderson, Jr., June 24, 1886..... nom.

Fifteenth st., 1710 N., M. R. Kirkpatrick et al. to Jeremiah J. Sullivan, July 2, 1886, 20 ft. by 100 ft..... 5,900

Fraley st., W. s., 18 ft. N. James, moiety, William Disston to John Mackin, July 12, 1886, 168 ft. by 60 ft..... 500

Frankford Rd., 3139, Samuel Castner, Jr., to J. Price Troville, May 22, 1886, 100 ft. by 321 ft. 1½ in..... 9,000

Funk st., N. E. s., 100 ft. S. E. Erdrick, Wissinoming M. L. & I. Co. to Edward Foster, July 9, 1886, 50 ft. by 100 ft..... 125

Germantown ave., S. W. cor. Sommerville, Oliver Ottinger to Dan'l Clawell, July 1, 1886, 35 ft. 6 in. by 72 ft..... 2,500

Hicks st., W. s., 81 ft. S. Mifflin, D. Lawton Flanagan to Simon H. Morrison, July 1, 1886, 14 ft. by 47 ft.; g. r. $54..... 900

Jasper st., N. W. s., 220 ft. 10½ in. N. E. Somerset, Joseph Fitzell to Abraham Ruth, July 10, 1886, 46 ft. by 103 ft. 3 in..... .....

Laycock ave., S. E. s., 300 ft. S. W. Eighty-sixth, the Elmwood M. L. and I. Company to Thomas J. Dollard, July 7, 1886, 50 ft. by 100 ft..... nom.

Letterly st., N. E. s., 64 ft. N. W. Emerald, James N. Beck to Elizabeth L. H. Buckley, July 1, 1886, 3 in. by 52 ft..... nom.

Locust st., S. E. cor. Currant Alley, John Barnes to Elizabeth Mountain, June 30, 1886, 16 ft. by 51 ft.; g. r. $60..... 3,800

Melvale st., N. W. s., 37 ft. N. E. Neff, Ernest H. Steinmeyer to Harriet Cubberly, July 2, 1886, 4 ft. 7¾ in. by 45 ft..... 200

Mercy st., S. s., W. of Eleventh, five lots, each 13 ft. 8 in. by 44 ft., Adam C. Deakyne to Chas. Beck, July 1, 1886..... 8,500

Montgomery st., 2540, Jerome A. Beaver to Jacob W. Ahn, July 7, 1886, 15 ft. by 62 ft.; g. r. $90..... 1,500

Moore st., 928, John Oswald to Geo. Freyburger, July 1, 1886, 16 ft. by 70 ft.; g. r. $48..... 1,000

Mountain st., 816-818, Thomas J. Carroll et al., to Wm. Crossin, June 21, 1886, 32 ft. by 52 ft..... 800

Richmond st., 400, B. McConnell to Henry Mackel, July 9, 1886, 18 ft. 2 in. by 81 ft. 11 in..... 9,500

St. John st., 719, George W. Hawsto John R. Marlin, June 23, 1886, 20 ft. by 85 ft.; g. r. $13.33..... 3,700

Salmon st., N. W. s., 57 ft. 7½ in. N. E. Neff, Jesse Lukens to Eugene Ziegler, July 7, 1886, 14 ft. by 52 ft. 6 in.; N. E. s. Neff, 15 ft. N. W. Salmon, 30 ft. by 54 ft. 8½ in..... 4,000

Seventh st., 513 S., etc., Isabella L. Hall, to James F. Needham, June 26, 1886..... .....

Sigel st., N. s., 280 ft. W. Seventh, Edw. H. Pyle to David K. Fuller, July 7, 1886, 14 ft. by 47 ft. 9 in.; g. r. $48..... 162

Springer st., N. W. s.; 228 ft. 8 in. N. E. Ash, John B. Crowson to Henry Topley, July 3, 1886, irreg. shape... 1,000

Queen st., N. W. s., 50 ft. N. E. Baird, E. M. Klemm to Charles Disston, July 8, 1886, 65 ft. 4 in. by 233 ft.; N. W. s. Queen, 158 ft. N. E. Pulaski ave., 50 ft. by 234 ft.; N. W. s. Queen, irreg. shape..... 8,500

Summer st., N. E. s., 180 ft. N. W. Hutton, Thos. Loring to Jane Zebley, July 14, 1886, 40 ft. by 115 ft... nom

Susquehanna ave., N. s., 40 ft. E. Mascher, Ann Morgan to Annie D. Welsh, July 7, 1886, 20 ft. by 120 ft..... 9,000

Eleventh st., E. s., 34 ft. S. Morris, Rufus R. Thomas to Jerome B. Jardella, July 1, 1886, 16 ft. by 70 ft..... 300

Tasker st., N. W. cor. Dorrance, Samuel Haddock et al. to Emma Frances Haddock, June 19, 1886, 32 ft. by 48 ft..... 2,500

Taylor st., W. s., 184 ft. S. Berks, Adolph G. Boyer to Anton Leister, July 12, 1886, 14 ft. by 53 ft..... 2,175

Catharine st., N. W. cor. Twentieth, Susan Pfleger to Adelia Burns, July 12, 1886, 18 ft. by 60 ft..... 10,000

Mountain st., S. s., 212 ft. E. Twentieth, John Devlin to John P. Leonard, June 25, 1886, 84 ft. by 45 ft.; S. s. Mountain, 198 ft. E. Twentieth 14 ft. by 45 ft.; g. r. $39..... nom. 625

Poplar st., S. s., 18 ft. W. Ringgold, John M. Sharp to Alex. Foster, June 23, 1886, 18 ft. by 77 ft. 5,600
Twentieth st., N. E. cor. Manton, Isabell J. Young to Wm. Gallagher, June 30, 1886, 18 ft. by 69 ft........... 3,000
Tenth st., W. s. and S. s. Schiller, E. C. Schlichting to Charles Casper, July 9, 1886, 41 ft. 3 in. by 75 ft...... 950
Thompson st. N. s., 31 ft. E. Seventeenth, William Barton Skinner to Harry Hibbitt, May 6, 1886, 15 ft. by 57 ft.................................... 1,500
Tinicum ave., S. E. s., 200 ft. S. W. Eighty-seventh, Elmwood Mutual Loan and Insurance Company to Sarah D. Stewart, Dec. 7, 1885, 50 ft. by 130 ft.................................... nom.
Twenty-fifth st., 1311 N., James H. Lyons to John W. Weber, July 8, 1886, 15 ft. by 60 ft...... 2,500
John H. Scott to Jos. S. Hammond, July 13, 1886, lot 2188 in Section 63, Clearview, Twenty-seventh Ward... 155
Benjamin F. Hughes to Mary F. McVaugh, July 12, 1886, lot 60 by 303 ft., between Oxford Pike and Kensington and Oxford Pike, Twenty-third Ward.................................. 500

THURSDAY, July 15, 1886.

Ash st., S. cor. Salmon, A. J. S. Edwards to Henry C. Erbs, July 9, 1886, irreg. shape.......................... $700
Ashwood ave., N. W. s., 100 ft. N. E. Eighty-sixth, Elmwood Mutual L. and I. Co. to Harry J. Loan, August 5, 1886, 50 ft. by 100 ft.; also S. E. s. Holstein ave., 100 ft. N. E. Eighty-sixth, Twenty-seventh Ward, 100 ft. by 100 ft. .... nom.
Broad st., W. s., 120 ft. N. Park ave., Elizabeth Schaffer to John C. Bullitt et al., July 6, 1886, irreg.......... 1,000
Bustleton and Somerton Pike, W. s., 2 acres, Peter K. Young to Paul M. Baker, June 25, 1886.................... 3,000
Cantrell st., S. s., 77 ft 5⅜ in. W. Second, Ellen L. Smith to Mary Jane Buehler, January 20, 1886, 70 ft. by 50 ft.; S. W. cor. Second and Cantrell, 17 ft. by 74 ft....................... 700
Cantrell st., S. s., 203 ft. 5⅜ in. W. Second, D. W. Shetzline to Mary Jane Buehler, December 14, 1885, 42 ft. by 50 ft. 6⅝ in.; W. s. Second, 34 ft. S. Cantrell, 16 ft. 6⅝ in. by 70 ft. ½ in.. 600
Chestnut st., N. s., 18 ft. E. Sixteenth, Phila. T., S. D. and Ins. Co. to George M Conarroe et al., May 1, 1886, 18 ft. by 108 ft.; S. s., Huntingdon, 56 ft. W. Twenty-sixth, 36 ft. by 100 ft.; W. s. Sixteenth, 164 ft. N. Pine, irreg. shape nom.
DeLancey pl., 1822, Thomas A. Biddle to Julia Biddle, June 27, 1886, 22 ft. by 75 ft................................. nom.
Diamond st., S. s., 30 ft. W. Lawrence, John McGrath to William Rumpel, June 21, 1886, 14 ft. 7½ in. by 65 ft.. 3,300
Federl st., S. s., 54 ft. ¾ in. E. Fifteenth, Henry M. Watts to Chas. A. Watts, July 13, 1886, 86 ft. ½ in. by 112 ft. ½ in.................................. nom.
Thirteenth st., E. s., 96 ft. N. Dickinson, Robert Spratt to Samuel L. Aikens, July 6, 1886, 16 ft. by 100 ft 3,800
Hamilton st., S. s., 2 ft. 3⅝ in. E. Tenth, P. K. Erdman, master, to Clarkson Fogg, July 8, 1886, 18 ft. by 69 ft, subject to moiety of a g. r. of $13.33; mtge. $500...................... 5,400
Jackson st., S. E. s., 100 ft. S. W. Comly, Wissinoming Mutual L. and I. Co. to John Ingram Burt, May 27, 1886, 33 ft. 4 in. by 200 ft... 125

McKean st., N. W. cor. Gerhard, Charles H. Clark to Bridget McGechin, June 19, 1886, 18 ft. by 62 ft. 8¾ in.. 1,800
Memphis st, 41 ft. 7⅛ in. S. W. Huntingdon, John Ruhl to Frank F. Winder, July 9, 1886, 13 ft. 9 in. by 60 ft.; g. r. $60.................................. 900
Montgomery st., S. s., 61 ft. E. Twenty-sixth, Jerome A. Beaver to Mary C. Beaves, June 17, 1886, 15 ft. by 62 ft.; g. r. $90.................................. 1,500
Neff st., N. E. cor. Clifton, Jesse Lukens to Peter Kauffman, July 7, 1886, 45 ft. by 54 ft. 8¼ in................ 4,600
Nineteenth st, E. s., 95 ft. N. Cherry, Sarah M. Hevner to William Duryea, July 22, 1886, 19 ft. by 110 ft.... 14,000
Orkney st., E. s. 267 ft. 6 in. N. Huntingdon, Frederick Lambrecht to Aaron Wagner, July 7, 1886, 14 ft. 6 in. by 36 ft. 4 in.......................... 1,433
Orkney st., E. s., 296 ft. 5 in. N. Huntingdon, Frederick Lambrecht to Samuel Wagner, July 7, 1886, 14 ft. 5 in. by 36 ft. 4 in...................... 1,433
Powelton ave., S. s., 209 ft. 10⅜ in. W. Thirty-second, John C. Frymier to A. Graham Elliott, July 1, 1886, 17 ft. 6 in. by 100 ft................ 8,000
Rittenhouse st., S. E. s., 470 ft. 9 in. S. W. Germantown ave., Lemuel Zell, ex'r., to Richard McGarrigle, July 1, 1886, 30 ft. by 200 ft. 9 in..... 3,500
Second st., 11 S., Provident Life and Trust Company, trustees, to John McDevitt, June 29, 1886, 12 ft. 3 in. by 80 ft... 7,000
Seventeenth st., E. s., 34 ft. S. Carpenter, Thomas J. Sweeney. adm., to Robert J. Robbins, July 1, 1886, 16 ft. by 61 ft 800
Thirtieth st., S. E. cor. Stiles, P. A. B. Widener et al., to Fritz Schmid, July 10, 1886, 17 ft. by 53 ft........... 5,500
Thirty-first st., E. s., and S. s. Frederick, Twenty-sixth Ward, Edw. Brady to George Wiegand, June 2, 1886, 16 ft. by 61 ft.......................... 500
Thirty-eighth st., W. s., 45 ft. S. Aspen, Nathan Shoemaker to Elizabeth Keefe, June 11, 1886, 14 ft. by 72 ft.; g r. $90................................ 700
Thirty-ninth st., W. s., 35 ft. S. Fairmount ave., Edmund F. Pond to Eliza J. Adams, July 13, 1886, 17 ft. by 82 ft.. 2,400
Vankirk st., S. W. s., 260 ft. N. W. Torresdale, Wissinoming Mutual Life and Insurance Company to John Whitaker, May 27, 1886, irreg. shape 120
Walnut st., S. E. s., 230 ft. N. E. Green, A. G. Elliot to John E. Frymier, July 1, 1886, 75 ft. by 220 ft. 1 in.. 16,000
Walter st, N. s., 207 ft. W. Twenty-ninth, William L. Elkins et al. to Mary Cunningham, July 13, 1886, 14 ft. by 50 ft.................................. 2,500
Willows ave., S. E. s., 340 ft. N. E. Fifty-first, Marg. A. Bradley to George Wiegand, June 2, 1886, 20 ft. by 100 ft.................................. 500
Kip st., 2821, 2839, John H. Craven to August Kohl, July 14, 1886, 120 ft. by 41 ft......... 12,500
Trenton ave., 4506, Twenty-third Ward, Babeth Aronheimer to Benj. Kahn, July 6, 1886, 25 ft. by 100 ft...................................... 800
Wildey st.. 243, John Rowen et al. to Wm. Rowen, July 14, 1886, 20 ft. by 77 ft. 8¾ in............................ 1,200

FRIDAY, July 16, 1886.

Adams st., N. E. s., 97 ft. 5¾ in. N. W. Walnut Lane, John B. Joslin to James J. Sharp, July 3, 1886, irreg. shape.................................... $3,500

Anita st., 1216, Edmund English to Susie M. Mahaffy, July 9, 1886, 17 ft. by 75 ft.; 1127 S. Twelfth, 16 ft. by 52 ft.; 1149 S. Twelfth, 18 ft. 4 in. by 65 ft.. 1,000
Buist ave., S. s., lot 2229, sec. 64, Clearview, John H. Scott to William McVeety, July 15, 1886......... 220
Carpenter st., S. s., 140 ft. E. Second, Samuel P. Story et al. to Edward Mulligan, June 24, 1886, 20 ft. by 45 ft.. 450
Christian st., N. s., 51 ft. 8 in. W. Eighteenth. George Stephens to Peter F. Kernan, July 7, 1886, 16 ft. 10 in. by 58 ft.............................. 3,700
Cope st., S. E. cor. Amber, James C. Moore to William H. Kappes, June 25, 1886, 16 ft. 11⅝ in. by 57 ft......... 2,800
Dauphin st., N. s., 40 ft. W. Mascher, Gottlieb Yeutler to Gertrude Riedinger, February 27, 1886, 12 ft. by 36 ft........ .... nom.
Dauphin st., 3007, H. A. Duhring et al. to James Nichols, July 13, 1886, 18 ft. by 80 ft...................... 3,000
Denmark st., N. s., 242 ft 3 in. W. Front, Samuel H. Wickett to Isaac Graham, July 6, 1886, 16 ft. by 92 ft 1,450
Eleventh st., 2003 N., Daniel J. McCloskey to Mary A. Crooker, June 29, 1886, 16 ft. 4 in. by 60 ft........... nom.
Eleventh st., 2007 N., D. J. McCloskey to John H. Crooker, June 17, 1886, 19 ft. 4 in. by 57 ft................. nom.
Eleventh st.. 2011 N., D. J. McCloskey to John H. Crooker, June 17, 1886, 16 ft. 4 in. by 60 ft................ nom.
Federal st., 1745, Catharine E. Turner to Eliza Kyle, July 15, 1886, 14 ft. by 56 ft.: g. r. $42......... 1,100
Fifth st., W. s., 228 ft. N. Wagner, Samuel Hartranft to Frank A. Hartranft, June 30, 1886, 17 ft. 7 in. by 108 ft.. nom.
Filbert st., N. s., 158 ft. W. Fifteenth, William R. Bald, guardian, et al. to John Smiley, July 13, 1886, 18 ft. 1 in by 127 ft.; g. r. $45................. 1,850
Fletcher st, S. s., 166 ft. 9 in. E. Twenty-eighth, Wm. Stewart to Jacob R. Lawrence, July 8, 1886, 18 ft. by 120 ft.................................. 500
Gay st., N. W. s., 92 ft. 3⅝ in. S. W. Wood, Edwd. Stanley to Hannah B. Nice, June 12, 1886, irreg. shape; mtge. $400.. nom.
Haines st., N. W. s., 180 ft. N. E. Cedar, Fras. M. Prevost to Frank A. Southworth, July 12, 1886; 3 g. r. $72 each.. 100
Locust st., 3820, Joseph R. Muffly to Samuel Martin, July 13, 1886, 25 ft. by 175 ft 9,000
Montgomery st., S. s., 16 ft. E. Twenty-sixth, Jerome A. Beaver to Anna Hoffman, July 13, 1886, 15 ft. by 62 ft.; g. r. $90..................................... 1,500
Mountain st., S. s., 71 ft. 6 in. W. Twentieth, Andrew Quinn to William Forbes, July 14 1886, 15 ft. by 45 ft; g. r. $39....... 6,300
Melcher st., E. s., 263 ft. 9 in. S. Susquehanna, Wesley C. Best to Benjamin H. Sanderlin, July 6, 1886, 14 ft. by 43 ft..... 1,600
Martin st., N. W. s., 68 ft. 4½ in. N. E. Manayunk ave., Frank Woodbury to Thos. S. Woodbury, July 14, 1886, irreg. shape..................... 2,300
Ninth st., E. s., 357 ft. N. Poplar, Samuel Hartranft to Frank A. Hartranft, June 30, 1886, 80 ft. by 100 ft.. nom.
Pennington st., W. s., 43 ft. 9 in. N. Carpenter, John B. Rebre to Jacob Frank, July 7, 1886, irreg. shape.... 1,600
Sartain st., 2604, Geo. Lamfersweiler to Wm. A. Fisher, July 14, 1886, 14 ft. by 40 ft.; g. r. $45...................... 850

Sixteenth st., W. s., 33 ft. N. Tasker, Geo. A. Wagner to John A. McMullin, June 30, 1886, 15 ft. by 61 ft....... 2,600
Seventy-seventh st., E. s., bet. Aves. D and E, John H. Scott to James McKelvey, July 15. 1886, 3 lots 430
Seventy-seventh st., E. s., lots 2507, 2508, sec. 73, Samuel Grantor to John Duffee, July 15, 1886........ 200
Seventy-eighth st., E. s., between Avenues C and D, John H. Scott to Eunice Gallagher, July 15, 1886..... 135
Sepviva st., W. s., 48 ft. S. Adams, Chas. H. Hoover to Grace Hoover, July 13, 1886, 12 ft. by 60 ft.; g. r. $45........ 900
Sepviva st., S. E. s., 56 ft. S. W. Sergeant, John Scholes to James Lodge, July 10, 1886, 14 ft. by 53 ft.; g. r. $48........ 700
Tenth st., E. s., 213 ft. 6 in. N. Jefferson, E. S. Armstrong to Frank L. Dawson, July 1, 1886, 24 ft. by 84 ft........ 11,000
Tenth st., W. s. 33 ft. 9 in. S. Dauphin, John Kersh to John B. Ogier, July 7, 1886, 16 ft. 6 in. by 88 ft...... 2,900
Tenth st, 2349 N., Henry G. Kersch to Fred. Hartman, July 10, 1886, 12 ft. by 60 ft........ 3,100
Thirty-eighth st., W. s., 7 ft. N. Lancaster ave., John Henry Gercke to Robert D. Wilson, July 8, 1886, irreg........ 3,525
Watkins st., S. s., 200 ft. 8 in. W. Seventh, Bartley Conner to Fredk. Schaefer, May 31, 1886, 14 ft. by 44 ft.; g. r. $36........ 475
Wheat st., 1429, F. C. Thomas to Joseph A. Myrtetus, June 14, 1886, 18 ft. 6 in. by 67 ft. 9 in........ 525
Wood st., 2222 John Lockhart to Thomas Carrick, July 10, 1886, 15 ft. 4 in. by 36 ft........ 1,250
York st., S. s, 62 ft. 6 in. E. Tenth, Charles M. Lukens, admr., to Catharine Grimes, July 7, 1886, 13 ft. 9 in. by 47 ft........ 1,500
Tenth and Tioga sts., N. E. corner, Charlotte Lee to Wm. P. Ecklin, July 15, 1886, 21 ft. by 75 ft........ 775

SATURDAY, July 17, 1886.

Almond st., N. s., 78 ft. 1 in. E. Second, Wm. F. Johnson, master, to Clement R. Bowen, July, 1886, 16 ft. by 63 ft. 5½ in.; N. s. Almond, 94 ft. 1 in. E. Second, 16 ft. by 66 ft. 5½ in........ $3,500
Carpenter st., S. E. cor. La Grange, moiety, Jonathan R. Jones to Samuel T. Benner, July 13, 1886, 64 ft. by 75 ft........ 2,750
Eighth st., W. s., 304 ft. 2 in. N. Huntingdon, 'Harry Brecklehurst et al. to Mary Petzelt, July 13, 1886, 13 ft. 7½ in. by 59 ft........ 2,500
Everett st., 506, Wm. B. Buecker et al., ex'rs, etc., to Wm. Murphy, July 15, 1886, 12 ft. 8 in. by 96 ft. 5 in........ 2,675
Fairmount ave., N. s., 59 ft. 2⅞ in. E. Fifteenth, Chas. L. Stiver, June 1, 1886, 18 ft. by 66 ft........ nom.
Frankford rd., S. E. s., 81 ft. 7 in. S. W. Montgomery, Mary Ann Bumm et al., ex'rs, to Gustavus J. R. Miller, July 6, 1886, 40 ft. 5 in. by 118 ft........ 2,000
Girard ave., 2909, P. A. B. Widener et al. to Clara V. Walraven, July 9, 1886, 16 ft. by 64 ft........ 4,500
Jefferson st., N. s., 254 ft. and 279 ft. S. W. Selig, F. S. Cantrell to Frederick G. H. Woerner, July 15, 1886, 25 ft. by 149 ft. 8⅝ in........ 500
Ludlow st., S. s., 100 ft. E. Thirty-sixth, Philip Lowry et al., ex'rs, to Matthew Moore, June 28, 1886, 50 ft. by 90 ft........ 3,600
Market st., 1223, one-fifth interest of Francis Jacobs et ux. to David M. McFarland, July 14, 1886, 18 ft. by 180 ft........ 9,000
Jackson st., S. s., 145 ft. W. Sixth, Sarah A. Close et al. to Alex'r L. West and David France, July 17, 1886, six lots, each 16 ft. by 60 ft., and subject to g. r. of $60 each. ..... nom.
Marston st., W. s., 84 ft. 6 in. S. Oxford, Willoughby Evans to Theodore M. Keeney, July 12, 1886, 54 ft. by 77 ft. 9 in.; g. r. $24........ 520
Mechanic st, N. W. s., 116 ft. 10⅝ in. S. W. Baynton, John Rufe to Hannah Haigh, July 14, 1886, 13 ft. 11⅝ in. by 93 ft. 5⅛ in........ 1,300
Montgomery street, S. s., 46 ft. E. Twenty-sixth, Jerome A. Beaver to Sarah A. Shourds, July 13, 1886, 15 ft. by 62 ft.; g. r. $90........ 1,500
Montgomery street, S. s., 76 ft. E. Twenty-sixth, Jerome A. Beaver to Ida De Long, July 13, 1886, 15 ft. by 62 ft.; g. r. $90........ 1,500
Norris st., N. E. s., 72 ft. N. W. Belgrade, David Shuson to Isaac Richardson, July 9, 1886, 18 ft. 7 in. by 115 ft........ 3,800
Ontario st., S. W. cor. Twenty-first, George W. Lynch to Henry W. Gimber, July 13, 1886, irreg. shape. 1,000
Orkney st., E. s., 166 ft. N. Huntingdon, James Sadleir, July 2, 1886, 14 ft. 6 in. by 36 ft. 4 in........ 1,425
Otsego st., W. s., 92 ft. 5 in. S. Moore, John Manuel to John C. Wells, July 14, 1886, 22 ft. 1 in. by 93 ft. 6 in.; g. r. $27.60........ 590
Pechin st., S. W. s., 375 ft. S E. Penn, James Harper to Mary Jane Mitchell, July 7, 1886, 25 ft. by 207 ft. 7¼ in........ 2,475
Sixth st., N. E. cor. Columbia ave., M. Spackman to Isaac M. Tully, July 14, 1886, irreg.; g. r. $180; mtges. $7,000........ 8,500
Sixteenth st., N. W. cor. Brown, Chas. L. Stiver et al. to Annie E. Kuschke, June 1, 1886, 18 ft. by 80 ft........ nom.
Seventeenth st., N. E. cor. Fontaine, Joseph F. Page to Laura V. Waddy, July 15, 1886, 17 ft. by 89 ft. 10 in........ 1,800
Tackawanna st., S. E. s., and S. W. s. Plum, Decatur Building Association to George Hickey, July 12, 1886, 20 ft. by 100 ft........ 800
Taney st., E. s., 60 ft. N. Parrish, Adam Berle to Wm. Moore, July 15, 1886, 14 ft. by 53 ft. 3 in........ 1,875
Tenth st.. E. s., 35 ft. 6 in. N. Mt. Vernon, Mary M. Hoyt to Philena P. Miller et al., July 15, 1886, 17 ft. by 69 ft........ nom.
Twelfth st., N. W. cor. Dickinson, John J. Strief to Wm. Ulmer, July 15, 1886, 18 ft. by 67 ft.; g. r. $90..... 3,175
Thirteenth st., W. s., 86 ft. N. Norris, Daniel O. Hitner to George A. Schreiber, June 21, 1886, 22 ft. by 103 ft; mtge. $6,000........ 2,000
Thirteenth st., E. s., 164 ft. 8¼ in. S. Green, John J. Weaver to Robert Love, July 15, 1886, 18 ft. by 66 ft.; mtge. $3,000........ 5,242
Tulip st., N.W. s., 25 ft. S.W. Knorr, Mary Disston to Thos. Eastwood, July 14, 1886, 25 ft. by 150 ft........ 2,400
Tulip st., N.W. s., 135 ft. 3½ in. N.E. Longshore, Mary Disston to Frank A. Talley, July 10, 1886, 15 ft. ⅜ in. by 75 ft. 11 13-16 in........ 1,600
Twenty-seventh st., W. s. 159 ft. S. Brown, William Charlton to Ann Dormody, July 12, 1886, 14 ft. by 41 ft........ 2,400
Union ave., N. W. s., F. D. Holme, executor, to Charles H. Bramford, June 23, 1886, irreg. shape........ 232
Union ave., N. W. s., and N. E. s. Delaware ave., F. D. Holme, executor, to John N. Castor, July 2, 1886, irreg. shape; N. W. s. Montague, 466 ft. N. E. Delaware ave., irreg shape........ 1,463
Union ave., N. W. s., 275 ft. 4⅝ in. N. E. Delaware, F. D. Holme, executor, to Edward Deavy, Jr., June 23, 1886, irreg shape........ 277
Holme ave., S. E. s., 305 st. N. E. Delaware ave., Marcus Hund to Anton Hofmeier, July 17, 1886, 45 ft. by 100 ft........ 1,600
Montague st., N. W. s., 240 ft. S. W. Mill, E. D. Kolme to Charles J. Snyder, July 15, 1886, 60 ft. by 100 ft........ 198
Venango st., S. s., 108 ft. E. Seventeenth, Mary McIlvaine to Adelaide Wenzell, July 13, 1886, 15 ft. by 74 ft.; g. r. $120........ 1,400
Venango st., S. s., 78 ft. E. Seventeenth, Mary McIlvaine to Emma E. Tracy, July 13, 1886, 15 ft. by 74 ft.; g. r. $120........ 1,400
Watkins st., 819-821, Hugh McNeile to Emma L. McColgan, July 13, 1886, 26 ft. by 40 ft. 6 in........ 3,000
Watkins st., 823-833, Hugh McNeile to Felix Brown, July 15, 1886; g. r. $48........ 4,200
Thompson st., Hy. Sloman to John H. Hudson, July 12, 1886, 80 ft. by 80 ft........ 3,500
Germantown ave., N. E. s., 580 ft. N. Angle, G. A. Snyder to George Edwin Campbell, July 12, 1886, 28 ft. by 200 ft........ 1,583
Germantown ave., N. E. s., 600 ft. N. Angle, G. A. Snyder to Charles H. Campbell, July 12, 1886, 20 ft. by 200 ft........ 1,583
Manton st., S. s., 213 ft. E. Twenty-second, H. R. Coulomb to Francis Feaster, June 26, 1886, 15 ft. by 55 ft........ 1,050
Spruce st., 3818, Esther Ann Caldwell to Frank Buchman, M. D., July 8, 1886, 18 ft. by 117 ft........ 5,600
Seventeenth and Monument sts., S. W. cor., D. C. Cleaver to William H. Haines, July 16, 1886, 32 ft. by 111 ft. ⅞ in........ 2,900

—The Board of Port Wardens, have granted licenses to the Atlantic Refining Company to build an open pile wharf in the Schuylkill river at Point Breeze. To the Kensington and Tacony Railroad Company to build piers for a draw-bridge at the mouth of Frankford Creek ; and to the Schuylkill river East Side Railroad Company and A. Gordon Jones to close up a portion of the dock and to build a pier at Locust street wharf, Schuylkill River. An application was received from the Repauno Nitro-Glycerine and Dynamite Company, at Thompson's Point, nearly opposite to the Lazaretto Station, to build a pile pier 130 feet in length into the river.

—The Camden Freeholders on Wednesday adopted a resolution instructing the County Collector not to pay the salary of the County Clerk until he turns over to the treasury $613.78, which Solicitor Harris and Charles I. Wooster, special experts, found was due from licenses and fees. They declared the system of keeping the accounts so confused and impracticable that they could not ascertain how much was really due. The experts presented a bill of $200 for their services. A discussion arose over the awarding by the Almshouse Committee of a contract for 300 tons of coal to Isaiah Woolston at $4.50 for egg and $4.75 for stove white ash, there being four lower bidders than Woolston. The action of the committee was sustained, however.

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD U. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

BUELL'S
FIRE EXTINGUISHER.

Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN & CO.,
STAINED GLASS

For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000 00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

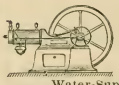
BOOTS AND SHOES,
BUT NOT SLIPPERS.

We wish to call the attention of the public to the fact that the DAY SEWED SHOE does not mean any kind of slipper.

The process is not applied to any single sole foot-wear, but to the manufacture of all kinds of BOOTS, SHOES, GAITERS and LOW SHOES used for out-door or steady wear. The dainty luxury which many cannot, and many should not wear—the "pump-sole" or "turned-sole" slipper—is for sale at the Day Sewed Shoe Store, but it is not our make. This fact has been carefully impressed upon our sales-people, but they are not always reminded of it in making a sale. We therefore take this method of explaining and providing against any mistakes. WHEN YOU BUY A THIN-SOLED HOUSE-SLIPPER YOU DO NOT GET A DAY SEWED SHOE.

THE DAY SEWED SHOE MFG. CO.,
No. 23 N. EIGHTH STREET.

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power ENGINES AND PUMPS COMBINED. For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

A Most Delicious and Elegant
POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

THE BLATCHLEY
Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the ***Works are under contract with us*** to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under ***this Brand or a Private Brand.***

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis' Elevator proves them to be unequalled in the world for safety, speed durability and economy.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing.
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET,
PHILADELPHIA.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

SAVE Your Carpets! **SAVE Your Carpets!**

Corrugated Rubber Treaders and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Treader, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.
D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia.**

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 29. PHILADELPHIA, MONDAY, JULY 26, 1886. PRICE 15 CENTS

Items of News.

—W. T. Smith's Smyrna rug manufactory on Third street, above Lehigh avenue is nearly completed.

—The Gloucester Board of Education awarded a contract of $165 for the repairing of the Monmouth street school-house.

—The demands of the stonemasons of Germantown for ten hours' pay and nine hours work went into effect on Monday last.

—The Tax Receiver of Camden has been authorized to appoint two additional clerks for August and three for September, at a compensation of $50 per month.

—The contract for supplying the schools of Camden with coal for the ensuing year has been awarded to Charles A. Spooner at $4.35 per ton for stove, nut and broken sizes.

—The Citizens' Municipal Association have protested against the approval of the ordinance approving the sureities of R. A. Malon & Son, the contractors of the Market street bridge.

—The Camden Board of Assessors, which for the past week has been sitting as a Board of Appeal, on last Monday concluded its labors, having made a net reduction of $160,000 on the total assessment of $14,979,000.

—D. McMahon's bid of $1,500 was the lowest for repairing the bridge on Weiss street over Wingohocking creek. There were nine bids for paving with granite blocks, the prices ranging from $2.23 to $2.70 per square yard.

—Proposals for the erection of a new armory for the Third Regiment of the National Guard of Pennsylvania on the east side of Broad street, above Wharton, were opened last Monday evening at the regimental headquarters.

—The Trustees of the West Chester State Normal School have decided to erect a new chapel and dining-room annex to their already large structure, and the work will be commenced at once. It will be built of serpentine, with marble trimmings.

—Three hundred paviors and rammers received a charter on Monday night at Ninth and Spring Garden streets as a local Assembly of the Knights of Labor. James A. Wright, of the Executive Board, initiated twenty Knights during the evening and presented the charter.

—The city has been sued as a trustee under the will of Stephen Girard, by Messrs. Hecksher & Co., owners of a large tract of coal land, near West Shenandoah, in Schuylkill county. They allege that a dam was erected on the adjoining property of the Girard estate, which forced water into their mines, compelling them to suspend operations for six months, and thus subjecting them to enormous loss. They claim $100,000 damages.

—The regenerative system will be put into operation on the Ninth Ward gas works as soon as the middle of October. 150 men started yesterday to excavate for a trench in which to lay a gas main from Ninth street and Lehigh avenue to Germantown and Chestnut Hill.

—The House of Representatives provided for an appropriation of $6,000 to supply the Frankford Arsenal with two new steam boilers, and $3,500 for one 25-horse power expansion steam engine. The Senate Committee supplemented this with an appropriation of $5,000 for building a boiler house, dry house and coal shed.

—The Health Board on Monday adopted a resolution declaring the pump wells at No. 1335 Montgomery avenue, northwest corner of Girard avenue and Morton street, No. 1013 Otis street, No. 1338 Vienna street and No. 1501 Montgomery avenue, nuisances, and the owners or agents were directed to have the same abated within five days.

—A member of the Citizens' Municipal Association very properly characterized the Traction Company as a law defying company. It has imitators. Commissioner McDonald told a committee the other day that he had twice notified the Union Railway Company to do certain repairing on Spring Garden street, between Seventeenth and Nineteenth.

—Master Dallas' audit of the Receivers' account of the Reading Railroad for June shows total receipts, including a balance of $137,613.34 from May, amounting to $2,766,095.32; expenses, $2,649,431.72, leaving a balance of $116,663.60 on July 1. The receipts of the coal and iron company were $1,293,438.38, the outlay $1,291,511.25, and the balance on hand July 1, $1,927.13.

—The Finance Committee of the Camden City Council, in conjunction with the Board of Assessors, have fixed the city tax rate for the ensuing fiscal year at $1.13 on the $100. This, with the county, State and school rates, will require $328,638 to be raised by taxation. The total rate for the city of Camden will therefore be $2.65 on the $100, which is made up by 72 cents for county, 25 cents for State, 55 cents for school purposes and $1.13 for city government.

—The Highway Committee had under consideration last Tuesday the question of street pavements. The Committee questioned Chief Commissioner McDonald in relation to the resolution of Councils directing that the passenger railway companies repave with Belgin blocks those portions of streets paved with cobblestones and needing repaving from curb to curb, and instructing the Chief Commissioner, in case the companies failed or neglected to do this work, to select a portion of one or more streets, and, after having such work done as far as $2,500 would pay for it, proceed to collect the amount from the railway company and thereby make a test case.

—The Senate Committee struck out the paragraph making an appropriation of $114,639 for certain repairs and improvements to the U. S. Mint building, at Philadelphia. These consist in the removal of the steam power plant to the northwest corner of the property; locating the boiler room outside the walls of the main building; strengthening the walls; supplying a new engine, &c., and for the construction of a vault for the storage of silver.

—Workmen are now busily engaged strengthening the railroad bridges along the Pennsylvania Railroad. Work is now being pushed upon the bridges at Cove Forge, Port Royal and Mount Union. The cause for the strengthening of these bridges is the placing upon the road of heavier freight engines. At present the general freight engine is of the "I" grade, weighing 97,500 pounds. The new engine will be of the "R" grade, and will weigh 113,000 pounds, light weight.

—"$50—Nos. 133 to 135.
$100—Nos. 1,730 to 1,812.
$500—Nos. 787 to 824.
$1,000—Nos. 5,524 to 5,962.
$10,000—Nos. 12,612 to 12,965, and 23,738 to 23,747.
Total, $4,000,000."

The above is a description of the bonds called for redemption by the acting Secretary of the Treasury on the 19th inst. They are 3 per cents., of the issue of 1882. Interest is to cease on Sept. 1, 1886. The numbers are original and inclusive in each case.

—The Court of Errors and Appeals at Trenton has confirmed the constitutionality of the Police Tenure-of-office act passed in 1885. The question came up on an appeal by Chief of Police Fitzgerald, of New Brunswick, who was ousted from office by a Democratic Board of Aldermen after the passage of the act. He is now reinstated. This decision holds in office the Democratic police force of Camden. In the case of the Camden and Atlantic Railroad Company and the May's Landing and Egg Harbor Railway Company the decree of the Chancellor was affirmed.

—48,000 tons of coal were contracted for on the 19th inst. by the Navy Department, to be delivered at the various navy yards and stations as called for. The lowest bids were $3.65 per ton for anthracite lump coal for Navy Yard, Brooklyn, N. Y.; $3.28 per ton for anthracite broken for same yard; $3.64 per ton for anthracite egg for Naval Hospital, Brooklyn; $3.95 per ton for anthracite stove for Navy Yard, League Island; $4.25 per ton for anthracite chestnut for Navy Yard, Brooklyn; $2.60 per ton for bituminous for Navy Yards at Mare Island, Cal., and Portsmouth, Va. Anthracite lump coal for Mare Island Navy Yard costs $14 per ton, and anthracite broken for same yard, $12.20 per ton.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.
Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Real Estate bought sold, rented or exchanged. Rents collected. Estates managed, Guaranteed six per cent. Mortgages for sale.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

A TEASPOONFUL OF
Red Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

GEO. S. WALRAVEN. JOHN L. HARVEY.
WALRAVEN & HARVEY,
MANUFACTURERS OF
WOOD MANTELS,
STATIONARY WARDROBES.
And Interior Woodwork for Architects and Builders.
Nos. 1135-37-39 N. FOURTH STREET,
PHILADELPHIA.

Girard Fire Insurance Company.
OFFICE,
N. E. Corner of Seventh and Chestnut Streets.

ASSETS, January 1, 1886	$1,263,509 78
SURPLUS as regards Policy holders	846,021 88
NET SURPLUS over all Liabilities, including Capital Stock	546,521 88

ALFRED S. GILLETT, President.
JAMES R. ALVORD, Vice Pres. and Treas.
EDWIN F. MERRILL, Secretary.
JULIUS B. ALLEN, Asst. Secretary.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

A. LEDIG & SON,
MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,
Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG.
RICHARD A. LEDIG.
C. W. LEDIG.

THE BRISTOW BROWNSTONE CO.
OF VIRGINIA,
CAPITAL $100,000 -
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the
FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA., and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 29. PHILADELPHIA, MONDAY, JULY 26, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JULY 26, 1886.

AS THE price of gas declines the bills increase.

SOMETIMES too little attention is paid to the acoustic properties of large halls.

THE Boston *Herald* says that nothng but an enlargement of our export trade will serve to revive our industries.

THE surprising number of permits issued from day to day indicates an improving activity in building trade circles.

PRESIDENT CLEVELAND will send the electric spark that will set the machinery of the American Exhibition in operation in London on May 2d.

WHEN the Real Estate Exchange gets under way the brokers who now try to steal business from neighboring brokers will find it risky business.

WE have entirely too much lawyer in Congress. Government, after all, is a matter of business, of dollars and cents, not of fine speech making or log-rolling.

PHILADELPHIA pays $13,000,000 per year for the cost of municipal existence, while New York pays $35,000,000, and still neither are happy. We run on a $1.85 base, and New York on a $2.28.

THERE seems to be a tendency to centralize the real estate and building interest. There is a magnificent opportunity just now for the organization of a Building Erection Company with sufficient capital to undertake the heaviest operations. It would be able to command the services of the best architects and the most experienced builders.

THE charter for the Real Estate Exchange must be broad and comprehensive enough to anticipate every possible contingency, besides which it must be so drawn that when granted its powers should embrace every business element involved in real estate transactions, in order that the Exchange may become, if necessity requires it, a formidable weapon in the interest of its members for both defense and offense against competition and absorption.

The organization must be made a strong one, and its management must be placed in the hands of strong men. It must command by virtue of its capital out, strength, and the personal and collective influence of the members, a place second to no corporate institution (railroads perhaps excepted) in this city.

It must have means for making the money not only necessary for its current expenses, but enough to enable the organization to make itself felt in opposition to State or municipal legislation inimical to the real estate interests. It need not enter into speculation, for there are hundreds of business transactions which legitimately belong to such an organization, and which would be in keeping with the purposes for which it was organized.

Its individuality must be maintained at any cost. To make it the tail to some foreign or domestic kite would render it of no practical good to the community it is expected to serve.

To create an organization that would simply afford its members a pleasant meeting place is not enough. It must be made a rallying place for every respectable real estate man in the community; its strong arm must be felt in the sense of redressing and correcting wrong and settling differences; it must be made the foster-mother of the whole real estate interest of this city, and cliques and gangs seeking to serve some ulterior purpose must be made to understand that the sentiment of the community is against them, and that neither they nor their motives will be tolerated.

The original idea of limiting the capital stock to $50,000 was a mistake, and it certainly indicates a want of appreciation of the importance and dignity of the organization to stop short of a quarter of a million at least. Men of small ideas who seek self-elevation and who would be satisfied with an organization of an ambiguous nature, handicapped with limitations in keeping with their brain area, so long as they obtained place and power, must step to the rear, for in this emergency, when practically the very success of the oragnization itself is seriously involved, there is only room at the front for men of brains who have no selfish purposes to serve, and who, without qualification of any kind, desire the success of the organization over and above every other consideration.

WE met a builder on the cars coming from Cape May, on Monday last, who had taken his first holiday in sixteen years. He said that he had concluded that the nose-to-the-grindstone-all-the-time way of doing things was neither profitable nor healthful.

A LEADING French writer ascribes the general depression throughout the world to two causes; first, to the great increase in production, and, second, to the contraction of the world's currency. The increase in production ought to be a sign of increasing plenty and comfort.

IT seems that apartment-house building has received a permanent check. Builders in New York and Brooklyn, who pushed ahead too rapidly are now in dire distress over the fact that their properties are not tenantable, and that the craze for apartment houses has subsided.

SUPPOSING the purchaser of a building lot which has cost, say $10,000, obtains an insurance upon the title, and that he afterwards erects a factory costing, say $75,000, who insures the title to the factory in case the title to the building lot proves defective and its owner is ejected? Next!

WE need more trees. Philadelphia, particularly in the older sections, has a large share compared with other cities, yet she has not enough. Trees are of great value; for, besides breaking the monotony of our almost endless rows of brick houses, they tone and soften the appearance of our streets, and impress the stranger and visitor with a sense of home life and domestic thrift and contentment. Trees enter largely into the sanitation of cities; they absorb moisture, and this in many cases makes innocuous, soil which would exhale fetid and unhealthy vapors. Trees practically inhale or absorb influences which in the heat of summer might become dangerous, while their exhalations are said to be extremely healthful.

Plant trees before your houses, and plant trees that will become not only a credit to our city, but which will make our miles of streets sheltering and inviting to the pedestrian during the warmest hours of the hottest days of summer.

FIFTY-EIGHT real estate men are included among the subscribers to the Real Estate Exchange.

IN California experiments with a double riveted pipe, made of a superior article of plate iron, showed that bent pipes could be with entire safety submitted to a constant maximum tensile strain of 16,000 pounds per square inch. Lap welded iron tubes of sizes up to 15 inches in diameter will safely stand a strain of 20,000 pounds per square inch.

IT is to the interest of financiers and money lenders to keep the supply of money at the lowest possible ebb, just as it is to the selfish interest of speculators to keep the supply of any commodity they want to corner at the lowest possible ebb. The great body of the people, who have no time to study theories, and who want to be on the safe side, should always lend their influence in favor of an abundance of circulating medium and plenty of silver.

SOME day when you have the time to spare, take a walk around town and make a note of the rickety, tumble-down buildings standing on desirable lots and which the Board of City Trusts, under Girard's will, would be only too glad to pay the owner to tear down. There's better chances for investment in hundreds of these old buildings than you can find in the new section of the city; the trouble is busy men must stumble on to these chances, they don't have the time to hunt them up.

THE REAL ESTATE RECORD AND BUILDERS' GUIDE has not subscribed for a dollars worth of the stock of the Real Estate Exchange and it consequently has no selfish interest to serve. It's article on the first page of last week's issue was prompted by a desire to see carried out the original purposes for which the Exchange was organized. The elevation of the real estate business of this city is of far more consequence than the few dollars which might be gained by speculation, at present anyhow.

OUR sewer-pipe manufacturers are endeavoring to form an association, the object of which will be to maintain prices and thereby avoid cut prices. They had at one time an organization, but dissensions arose which precipitated ruinous prices, leaving virtually little or no profit. A few days ago a meeting was held at Cleveland for the purpose of reorganizing the Western Sewer-pipe Association of Manufacturers which was represented by twenty of the leading manufacturers East of St. Louis and West of New York city and a board of trustees was elected.

THE fallacy of accepting bids for public work that are so ridiculously low as to bear the stamp of stupid ignorance on the part of the bidder or the worst elements of premeditated rascality is now again exemplified in the case of the four new buildings for the Norristown Hospital. Contractor Ginrich is no doubt an honest man and really believed that he could erect the four buildings for the amount of his bid, which was $81,150, and yet on the start he discovered that he had made an error of $10,000, and notwithstanding the leniency of the Trustees in giving him an additional $10,000, his work was so badly done that it received the condemnation of Architect Thorn and had to be torn down. This is but one of the many cases of mistaken economy that result from our competitive system. The principle is not a bad one if there was a way through which honest bids for honest work could receive just consideration, and the speculative contractor or bidder, who had everything to gain and nothing to lose, could be made to understand that "monkey" bids and "snide" work would not be considered at all. An approximate estimate should be made by competent architects as to what good work could be done for, and it would be a safe rule if those representing the city or State were permitted in making awards to be influenced by the judgment and experience of our best architects whose standing and representations are better guarantees than the sureties generally furnished by these ridiculously low bidders.

—A convention of operative potters is being held in Trenton, N. J.

—A communication was received by the Board of Health on Thursday from a number of property owners on Orchard street, north of George, in the Sixteenth Ward, protesting against paying for repairs to that street which has been declared a nuisance by the Board on account of it being defectively paved. The communication states that the street is used exclusively by Simon S. Myers, and that the residents use the cartway only for receiving coal, and, therefore, should not be made to bear the expeuse. The Second District Committee will inquire into the matter.

—A large number of complaints were forwarded on Friday to the Controller's office by the Citizens' Municipal Association. Most of them referred to the non-collection of garbage, but there were also charges of bad paving on Seventeenth street, below Reed, and on Bread and Quarry streets, and of poor material used in laying down a Belgian block pavement on Duval street, Germantown. Mr. Francis B. Reeves called attention to the dangerous condition of the inlet at the corner of Exchange place and Carter street, and also complained that several of the country roads of Germantown were badly in need of repairs.

—The Home for Destitute Catholic Orphan Children is being enlarged. The building is located on the South side of Race street East of Eighteenth, and is the property of the parish of St. Peter and St. Paul. The new building has a front of 80 ft. and a depth of 42 ft. There are two wings, one 20 ft. by 96 ft. and the other 20 ft. by 46 ft. It is three stories, with high basement, brick with rustic granite base and granite and ficestone trimmings. The front entrance is a wide arched doorway, the centre being 63 ft. from pavement, with gabled pediment surmounted by a cross. A chapel, 20 ft. high, will be located on the third floor; it will accommodate between 300 and 400 people. Cost of improvement $35,000. Architect, Edwin F. Durang. It will be ready for use by Christmas.

REAL ESTATE.

Charters Granted.

The Illuminating Company of Philadelphia, for producing and supplying electric light to public and private consumers; capital, $5,000. The incorporators are Joseph B. Altemus, Thomas Dolan, Henry Lewis, John Lowber Welsh and R. H. Chill. The Union Light and Heat Company, of Toxburg, Clarion county; capital, $15,000. Franklin Building and Loan Association, of Chambersburg, with a capital of $500,000. W. O. Hickok Manufacturing Company, of Harrisburg, with a capital of $250,000. Bellefonte Iron Company, with a capital of $100,000. Latimere Creamery Company, with a capital of $5,000.

New Building for a Trust Company.

The Girard Life Insurance and Annuity and Trust Company has purchased three properties at the northeast corner of Broad and Chestnut streets. The lot includes, besides the extreme corner, the properties adjoining on each street, and costs the Trust Company $200,000. A handsome building, 34 feet 8 inches on Chestnut street and 77 feet on Broad street, will be erected, providing the owners of the adjoining Broad street property will allow the company to close a three-foot alley which divides the corner property from Finelli's Broad street restaurant. North of Finelli's is a building occupied by the Liberal Club and belonging to the estate of Eli K. Price, the owners of which are unwilling to close the alley unless the property be sold. It is held at such an extravagant price that the Trust Company refuses to purchase. Unless the lot can be bought at a reasonable figure the company will probably sell its new acquisition as it stands and erect a building elsewhere.

Sub-Postoffice Asked For.

A petition containing the signatures of the presidents, secretaries or treasurers of the various banks, trust corporations, insurance companies, bankers and brokers doing business in the Eastern section of the city proper, was presented to Postmaster Harrity on Wednesday asking for the establishment of a sub-office near Fifth and Chestnut streets. This was backed by another petition from a large number of business men and citizens. It was claimed that the petitioners were very much annoyed and retarded in their business by the distance of their offices from the main office at Ninth and Chestnut streets.

The citizens of Pascalville, Twenty-seventh Ward, ask for a station at that point, which is four and three-quarters miles from substation B, Thirty-seventh and Market streets.

The residents of Holmesburg, Twenty-third Ward, ask for the extension of the free delivery service to that place. Several petitions to the same effect have been considered by the Postal Inspector, whose report was made direct to Washington. Mr. Harrity is of the opinion that these changes will add greatly to the facilities of the transmission of mails and benefit the business men and the residents in each locality.

Sea Isle City to be Sold by the Sheriff.

At the time Mr. Charles K. Landis purchased Sea Isle City, Mr. John L. Burk, for certain lot considerations, entered into a contract with Mr. Landis under which Burk was to secure titles from the many owners whose interests represented, besides an ownership in the land rights of a varied nature, such as grazing rights, fishing rights, wood rights, etc. After title had been secured, Mr. Landis and Mr. Burk quarrelled, in consequence of which Mr. Burke was ejected and all further business between these gentlemen ended

there. Mr. Burk subsequently brought suit against Mr. Landis and obtained a judgment for $58,000; Mr. Landis carried the case to the Court of Errors and Appeals, at Trenton, and on Monday last an opinion was read affirming the judgment of the lower court with interest and costs, the whole now amounting to over $80,000.

The judgment now constitutes a lien on a portion of Sea Isle City which will now be sold by the Sheriff unless Mr. Landis pays the amount of the lien.

Mr. Landis explains that the decision of the Court of Errors and Appeals in the Sea Isle City suit of John L. Burk against C. K. Landis only confirms the decision of the Chancellor granting to Burk forty town lots which had previously been set aside for him and $40,000 worth of stock in the improvement company. The decision does not affect any other property at Sea Isle City.

Railways' Duty to Repair Streets.

City Solicitor Warwick gives the following opinion covering the question of street paving where the street is occupied by a street railroad company:

"In a communication sent to this office some time ago you state that you have received a bill from the Highway Department for repairs to the asphalt pavement on the east side of Sixth street, between Walnut and Chestnut streets, amounting to $493.14, which it is proposed shall be paid out of item 13 of the appropriation approved December 13, 1884. This work was done without previous advertisement and award to the lowest bidder, and the bill states that the work was done at the expense of the Passenger Railway Company, and will be sent to the City Solicitor for collection.

"You desire my opinion first, whether upon the city paying this bill (on the refusal of the railway company to do so) the amount can be recovered from the railway company by suit. I advise you that it was the legal duty of the railway company to repair this portion of the street, and if the company refused to do so the amount expended by the city in putting it in repair can be recovered from the company by suit. Second, whether the amount can or cannot be recovered from the railway company should the city under the circumstances pay the bill, I answer in the affirmative."

State Committee of Lunacy.

The State Board of charities has a committee on Lunacy whose duty it is to suggest measures for the amelioration of the condition of the insane in the public and private asylums of Pennsylvania. At Williamsport in June last the medical society passed the following resolution:

"That this society recommends the county societies in affiliation with it to appoint a Committee on Insanity, whose duty it shall be to visit, at least annually, the insane asylums, county poorhouses and other institutions or places in which insane persons are treated, and observe whether the hygienic conditions and methods of treatment therein existing and pursued are in accord with the requirements of modern medical science."

After carefully considering this action the Lunacy Committee, of which Dr. Thomas G. Morton is Chairman and Dr. Andrew J. Ourt, Secretary, unanimously passed the following series of resolutions:

"That the State Committee on Lunacy desires to secure every advantage which may be derived from intelligent visitations of the insane, whether in State hospitals, almshouses, private institutions, or elsewhere, in order that this afflicted class shall have not only the best care and attention but every improvement in treatment which can be suggested.

"That the efficiency of the visitations of the proposed County Committees on Insanity will be greatly increased by the appointment, under the Lunacy law of May, 1883, of each member as an official visitor to all places where the insane are detained for care or treatment.

"That the Boards of County Visitors now acting for this committee be increased by the addition of those members of the County Medical Societies who shall be respectively appointed in accordance with the above resolutions of the State Medical Society.

"That the Secretaries of the County Medical Societies of Pennsylvania be requested to notify their respective societies of the action of this committee, and to send to the Secretary of the State Committee on Lunacy, at their earliest convenience, the full names and Post Office addresses of those so appointed, that they may promptly receive official notification."

It will seem that intelligent and effective supervision of the hospitals for the insane will be obtained as all county visiting committees will act under authority of commissions granted by the Lunacy Committee of the State Board of Charities.

The Citizens' Municipal Association.

The Citizens' Municipal Association will make itself a terror to evil contractors if its recent steps indicate its future course. Even in the trifling matter of a $2,800 bridge at Thorp's Lane, Germantown, earnest investigations have been made and followed by protests and affidavits before Controller Dechert. Mr. Joshua L. Bailey, in a letter to the contractor, goes into details as follows, which would seem to show that Mr. Bailey knows something about engineering work. The matter is as important as though the contract was for $280,000. S. M. Button, a stone mason, declared he would do the work for $800, if given permission, or for $1,200 according to specifications. If there is this difference between the value of all our contract work and the price the city pays for it it is high time the citizens were represented by other than their sworn servants. Here is the letter:

"The undersigned, with two other members of the committee (Messrs. Perot and Burnham), accompanied our agent, Mr. Addis, yesterday afternoon, and made a personal inspection of the bridge on Thorp's lane (Twenty-second ward), and fully verifie the statements already made to you by our agent.

"On a few points we desire to be more explicit. The specifications require that 'the foundation pits' of the abutment walls shall be excavated to a foundation satisfactory to the Chief Commissioner of Highways; also, that cement below water line shall be English Portland cement mortar, mixed half and half with sand. The committee caused four openings to be made, two under each abutment, and found not only that there were no foundation walls laid in cement, but ascertained, by actual measurement, that there were absolutely no foundation walls whatever below the water line. The abutments being built are resting only upon the loose, micacious surface soil. That there might be no mistake in the matter, a member of the committee thrust his arm in each of the openings under the walls 12 to 15 inches.

"It is the judgment of the committee that these abutment walls are very insecure in case of any ordinary flood, and would not like to believe that they were found 'satisfactory by the Chief Commissioner of Highways,' as required by the specifications. The committee cannot withhold expressing their belief that there has been culpable negligence upon the part of the Highway Department in awarding this contract when there was but one bidder, obliging the city to pay $2,800 for work which, in the judgment of competent persons, could have been well done for less than one-third that sum.

"We believe, therefore, that there is every reason for compelling the contractor to fulfil his contract with the city according to the specifications, and until that is done we hope you will find it to be your duty to withhold payment."

The letter of Mr. Addis which is addressed to the Committee on Abuses and Complaints, gives a detailed description of the material found in the walls of the bridge. The foundation, he said, was built with "rotten rock sand." None of the stones used were of the size specified in the contract and the mortar had been made with a small portion of cement and a great deal of loam.

The affidavits of Nicholas Miller and S. M. Button, the former a stone mason and the latter an architect and builder, stated that they had inspected the bridge and found that it had not been rebuilt according to the specifications; that the stones were not of the specified size, and that two-thirds of them were not of good quality; that no cement had been used in laying the stones below the water line, and that the "cement" above the water-line was not more than one-eighth cement, the remainder being rotten rock; that the foundation walls are not of the depth they should be and the walls are liable to wash away in case of a heavy freshet; that the planking was not of first quality, and the guard rails were spliced contrary to specifications.

Mr. Button swore that he would be willing to build the bridge as it is now for $800, or strictly according to the specifications for $1,200.

The Master House Painters' Association.

The Master House Painters' Association, in session last week in this city, was organized in New York on January 15, 1885, and has now a membership of 500. 119 members were present at the first day's session. The association has branches in Cleveland, Detroit, St. Paul, Milwaukie, Dubuque, St. Joseph, Atcheson, Sioux City, Louisville, Evansville, Bridgeport and Boston.

One of the painter delegates said, last week, before the Painters' Convention, that the paper manufacturers in New York and the East are stealing the trade from the legitimate painter. The paper hanging trade belongs legitimately to the painter. The painter hung paper before the paper hanger was born or ever thought of. The latter trade is comparatively of recent origin. The two trades ought never to have been separated as they now are. It is an every day occurrence in New York for the paper manufacturer to do the tinting, as an accessory to the paper hanging, and they are going a step further by doing all the painting themselves, and leave to the painter only the rough, common and dangerous work. "The paper manufacturers have not only stolen our trade, but have stolen our men," said the speaker. Even furniture dealers are doing decorating in New York, using the same argument as the paper men, that they can blend and harmonize colors better than the painter. The remedy for these evils was, he said, in their own hands, and that was to refuse to buy one dollar's worth of paper from manufacturers who seek to do business in the way mentioned.

On the interesting subject of trade schools A. Scheidler, of New York, read a paper. He said that Europe is no longer sending her best sons to America, but men of an inferior order of ability. The great question of the day is how to promote the training and the making of skilled mechanics, and he fully concurred with Mr. McCarthy in

asking the State to establish trade schools. He thought that a committee ought to be appointed to confer with committees of other trades to see if something cannot be done for the establishment of an apprenticeship system and of technical schools. It is the duty of every member to work for the establishment of industrial instruction in connection with the public schools. Technical schools are necessarily connected with the apprenticeship system.

John Patterson, of Philadelphia, before the Painters' Convention, spoke on the apprenticeship question. He strongly favored the system and predicted good results from it if the master will be careful in the selection of his apprentice as he had always been. He spoke in most favorable terms of Girard College, saying that its system of education furnishes excellent preliminary training for apprentices, and that some of his most successful apprentices had come from that institution. But to produce first-class mechanics the master must be watchful of his apprentice, must train him up carefully and exercise a paternal guardianship over him.

Extracts from address of J. G. McCarthy before the Master House Painter' Convention:

"On leaving this branch of our subject let us glance for a moment at the position of trades unions in the matter of apprenticeships. Their policy in all ages has been favorable; their loudest cry in our own times is for some system that will weed out incompetent workmen and prevent handy men from taking the place of regular mechanics. But you say they attempt to limit the number of apprentices in their respective trades. They do; and justly so, for while the plan prevails of leaving a knowledge of a trade an incident or accident of employment and substituting apt boys for regular mechanics we cannot have tradesmen in the true sense of the word. Let employers feel that when they hire a youth it is for the purpose of teaching him a trade in the general acceptance of that term, and not that he may take the place of a mechanic and man of family; in one small branch of the trade, at one-third the tradesman's wages thus working incalculable injury to himself, the tradesman and his employer, and an opposition on the part of trades unions will cease to exist. The best argument that can be produced on this matter is the fact that, before trades unions were thoroughly organized in England, there was but one apprentice to seventeen tradesmen, and now, both there and in this country, on a trades union basis, the average is three to seven, thus proving that employers and apprentices themselves are the most active enemies of the system.

The speaker assuming that the apprenticeship system is for the best interests of all concerned, and that Government aid seems to be necessary, and looking at the matter from an educational point of view, rather than one of labor, will we not be justified in suggesting that the State establish a mechanical department as a substitute for our present high school system, giving the children of the laboring classes, as well as all who may desire to take advantage of it, a technical knowledge of the lesser arts and mechanics, and leaving the pursuit of higher education to our colleges and universities? Benjamin Franklin says, "good apprentices make good citizens," and that being the aim of the State, the plan we have suggested is feasible and desirable.

"If our lawmakers can evolve from their gigantic intellects some plan that will impress on the youth of the land the dignity and necessity of labor, future generations will rise up and call them blessed, and, instead of depending on emigration to supply us with skilled artisans, good though they may be, we can reasonably expect to see in the immediate future a large class of intelligent American mechanics, born and nurtured under the most liberal Government on the face of the earth, whose aim and aspirations will be co-existent with that of those around them, and who will have nothing in common with the communistic braggarts of foreign despotism, that are a constant menace to the welfare of our country.

"The end is worth striving for: let us pray unceasingly for a Moses to lead us to the land of promise. Here, enter the life, liberty, and pursuit of happiness, disciples proclaiming aloud; we have already more government than we need and are fast drifting towards paternalism. We are not asking the State to provide work or regulate wages, but simply to so educate the youth of our land that they may become good, intelligent, self-sustaining citizens. * * * That this class of schools under Government supervision would be successful is best attested by the fact that in Switzerland, France and Germany, where they are in existence, they have realized the best hopes of their most ardent advocates, and are to-day working wonders in these several countries."

In conclusion, the speaker thought that the apprenticeship problem can best be solved by the local organizations, but that every member ought to resolve to weed out incompetent men and get apprentices, so as to have good workmen in the future.

Lumber.

Cedar posts are receiving great attention just now, large orders coming in; but the great trouble is that manufacturers are asking as much for them at their mills as prices are quoted at this point, but an upward tendency is marked. Chestnut posts are also in demand, but manufacturers are holding for higher prices. Sap pine is somewhat scarce, and prices remain firm. Walnut is in good demand, but better qualities remain scarce. Cherry is having but a slow sale, and is scarce. Poplar is in good demand, and prices run a little low. White oak posts are in fair demand in limited lots Yellow pine still continues to have a ready sale, and in most cases is bought up as it arrives. This may be accounted for from the fact that in the early spring but small quantities arrived, in consequence of a scarcity of vessels; hence the yards got drained of stocks. Spruce is now being largely introduced into the market for inside work, and is being very favorably received.

The lumber trade generally can hardly be said to be dull, but the anticipations are that a good fall trade is in prospective. White pine is to have a fair amount of attention paid it as is also hemlock, which both retain their last week's prices. The saw mills are all active and are ahead with their orders.

Cool Cellars.

Mistakes are often made in attempting to cool cellars. The object of ventilation is to keep the cellar cool and dry, but this object often fails to be accomplished by a common mistake, and instead the cellar is made warm and damp.

A cool place should never be ventilated unless the air admitted is cooler than the air within, or at least as cool. The warmer the air the more moisture it holds in suspension. Necessarily the cooler the air the more this moisture is condensed and precipitated. When a cool cellar is aired on a warm day, the entire air being in motion appears cool, but as it fills the cellar the cooler, with which it becomes mixed, chills it, the moisture is condensed, and dew is deposited on the cold walls, and may often be seen running down them in streams.

Then the cellar is damp, and soon becomes mouldy. To avoid this, the window should only be opened at night, the last thing before retiring. There is no need to fear that the night air is unhealthful; it is as pure as the air in mid-day, and is really drier.

The cool air enters the apartment during the night, and circulates through it. The window should be closed before sunrise in the morning, and kept closed and shaded during the day. If the air in the cellar is damp, it may be thoroughly dried by placing in it a peck of fresh lime, in an open box. A peck of lime will absorb about seven pounds, or more than three quarts of water, and in this way a cellar or milk room can be kept dry.

"Folsom."

A NEW TOWN ON THE BALTIMORE AND PHILADELPHIA RAILROAD.

This estate was originally farms, and owned by T. T. Tasker of the firm of Morris, Tasker & Co.; the full extent of the area is 300 acres, which has been purchased by a company for the purpose of putting it out into lots for building purposes of which there will be 3,600 lots, each lot being 25 feet by 100 feet. So far nothing has been done to place them on the market, but, suffice to say, the location is within easy access of the city and is situated between Ridley and Prospect Park, and Moore on the P. W. & B., and Morton, Rou ledge and Swarthmore on the P. W. & C. R. R., with the B. & O. R. R. taking a straight cut through the centre, and further, that within a radius of four miles it has easy access to no less than seven stations, and from this point trains may be found to Philadelphia every twenty minutes. This neighborhood has grown so rapidly that it has even deceived real estate speculators. A great, and very important feature of the new line which travels through the centre of "Folsom," (B. & P. R. R.) is that it is run through a cut, and at the road crossings will have handsome bridges spanning it; this of course will be a great advantage to families and travelers, as great annoyance will be prevented and safety of life will be insured.

The title of the estate is taken from a happy idea of one of Philadelphia's prominent brokers in real estate, who well knowing that this particular spot was young in the minds of the populace, and beautiful to the eye, it well deserved the name of "Folsom," which will we think require no explanation. Already arrangements have been made, by the B. & P. R. R., to erect a fine station and when completed they will offer to purchasers of lots in that vicinity inducements to enjoy country air in preference to town life. The land company will as soon as practical erect suitable dwellings for middle class people, which they propose to sell on cash payment of 10 per cent. with the balance in easy monthly payments. The present rate of fare to Broad Street Depot is seven cents, but the B. & P. make statement that their intention is only to charge five cents for single fare.

Recent Decisions in Relation to Matters Concerning Real Estate.

ADVERSE POSSESSION.

To defeat a title claimed by adverse possession, on the ground that the possession has not been continuous, the break must be not merely an accidental one, nor a temporary want of a tenant.; it is where there is an abandonment or a want of continuity of title between successive holders that adverse possession is broken.

BUILDER'S CONTRACT.

The architect of a building may be named by the owner as arbitrator on the owner's part, to value work done by a contractor,

even where the architect has been employed to superintend the work.

The agreement in this case provided for a valuation of the work by "competent" persons, each party to select an arbitrator.

DAMAGES.

The measure of damages for the breach of a covenant against incumbrances, is the sum actually paid by the covenanter to remove the incumbrance; so long as he has paid nothing, he can recover only nominal damages.

DEED.

The doctrine that courses and distances in deeds give way to actual monuments and boundaries, applies where there is a discrepancy between them as described in a single deed. When the controversy was between claimants under two deeds from the same grantor, and the description given in the earlier was consistent with itself and was supported by all the testimony, held that the rule was inapplicable, and that the Court was right in instructing the jury to find for the title claimed under the earlier deed.

EXECUTION.

Where a sheriff who had made money on an execution was notified of a landlord's claim, but disregarded it, and paid the money to the execution plaintiff, held that, whether he acted from ignorance or design, he was liable to the landlord.

LANDLORD AND TENANT.

Where the landlord lets the tenant into possession, and the tenant afterwards surrenders the property to a stranger, the latter on ejectment brought by the landlord can only defend by showing title in himself.

MECHANICS' LIEN.

A notice to create a labor lien must show, in some form, that the labor was performed within the time limited by the Act, in a business defined therein, the sum due, and that the property subject to the preferred lien is embraced in the levy.

MORTGAGE.

A mortgage duly recorded is not discharged by a sale of the premises under foreclosure of mechanics' liens subsequently entered; it constitutes a charge prior to such liens.

SALE.

A contract for the sale of a building covered by a policy of insurance does not in general render the policy void, but brings the vendor under obligation in case of injury by fire before conveyance, to serve notice and proofs of loss, and collect the insurance money in trust for the purchaser, to the extent of his equitable interest.

VENDOR AND PURCHASER.

The fact that a parol contract for sale of land may not be enforced against the vendor does not entitle the purchaser to declare it rescinded and recover back his voluntary payment of purchase money, if the vendor is ready and willing to perform his part of the contract. F. R. SHATTUCK.

—The funeral of Samuel Barton, the senior member of the firm of Samuel Barton & Sons, who died of heart failure on Saturday night, aged 79 years, took place on Wednesday afternoon from his home, 707 Vine street. Among the members of the grocery trade present were James Melsop, S. L. Kirke and Henry Rorer. The pall-bearers were Messrs. Wm. King, John S. Bispham, Nathan Young, John L. Hough, also of the trade. The religious services were conducted by the Rev. J. L. Sibole, Pastor of St. Luke's Lutheran Church, and the interment took place at North Laurel Hill.

Items of News.

—The Volunteer Firemen's Association has 1187 members.

—A new rectory is to be built for the Episcopal Church at West Chester.

—An apparently inexhaustible vein of mica has been discovered on the farm of Samuel G. Moore, of East Marlborough, Chester county.

—On Thursday, the first locomotive and a number of freight cars were taken across Gray's Ferry bridge on the new Baltimore & Ohio Railroad.

—A new building is about being erected by the 1001 Club, Sixteenth street, above Chestnut, which will be ready for occupancy by the 1st of next January.

—Mr. Chas. F. Kolb, of building and loan association fame, says the tendency of capital these days is in the direction of enterprises that will benefit persons of small means.

—The final sessions of the Master House Painters' Association were held Thursday in St. George's Hall. In the afternoon the delegates visited the Gray's Ferry White Lead, Color and Chemical Works.

—At the meeting of the Committee on Control of Gloucester, N. J., Water Works, the contract of laying water-pipe on Somerset and Hunter streets was awarded to Jas. E. Smith, the lowest bidder.

—The French Government has ordered 60,000 repeating rifles to be distributed among the troops before August. This action is attributed to the conduct of Germany in recently arming her battalions in Alsace-Lorraine with similar weapons.

—The Board of Health elected Augustus Brown an inspector of house-drainage and plumbing, vice Wm. W. Weilde, who declined. It was decided to dismiss the appeal of the Managers of Monument Cemetery and to remove the pumps in the inclosure.

—A resolution was passed on Thursday, at a meeting of the Board of Health, making the chairmen of the standing committees a special committee to prepare an estimate of the probable expenses of the Board for next year, in accordance with the request of Controller Dechert.

—By the adjudication of the second and final account of William B. Hackenburg and Mayer Sulzburger, executors of the estate of Benjamin Lavine, it appears that the entire property, amounting to $15,000, has been turned over to the Jewish Hospital, to which the decedent left it.

—A bill is equity was filled in the United States Circuit Court on behalf of Albert H. Spencer, of Boston, asking to have the Pennsylvania Railroad Company enjoined from the making of an alleged infringement upon the complainant's patented improved locomotive-tender loader.

—There is a talk of turning the grounds, on which the Pennsylvania Hospital for the Insane is located in West Philadelphia, into a new park. The movement is favored. The tract of land has great natural beauties and could at very little expense be made a handsome and attractive place.

—The following statement was Thursday afternoon submitted by the cashier to the Finance Committe of the Gas Trust. Cash in banks, $664,799.89; sinking fund account, $2,632.94; redemption account, 1,836.96; cashier's account, $12,241.31; total, $683,511.10 The committee appropriated $65,758.69 for the payment of wages due August 1, the balance necessary, $14,241.31. for this purpose and for the payment of emergency bills being in the cashier's account.

—By invitation of Henry R. Worthington, engine builder, the Water Committee of Councils propose to visit New Bedford, Mass., to inspect a pumping engine erected there. The committee will start from the Broad and Filbert Streets Station on Wednesday, August 4 at 1.14 o'clock P. M., and will return on the following Friday.

—A tract of land on Master street between Twenty-eighth and Twenty-ninth streets, 400x455 feet, and another tract on Master North of Twenty-ninth street, have been purchased by William L. Elkins and P. A. B. Widener at a cost of $63,000. On account of the recent strikes, the building of the houses will be postponed for an indefinite time.

—The question of widening Arch street is now before the Board of District Surveyors. An ordinance has been prepared, fixing the uniform widths between the house lines from Eighth street to the Schuylkill river. This will set back a number of houses from a foot and half to three feet. Mr. Dallam protested against any alterations below Tenth street.

—The Union Electric Railway Company made a successful test on Thursday evening on the Ridge avenue line at Dauphin street. There were a large number of scientists and distinguished gentlemen present. The car was loaded with passengers and worked perfectly. It ran at the rate of about eight miles per hour. It can bo stopped or reversed at the will of the engineer.

"—Indications are that the managers of the Pennsylvania Asylum for the Insane will not dispose of the property at the figure offered by a syndicate, $1,000,000, as they value the ground at double that amount. There is some talk of the managers cutting streets through the western end of the grounds and dividing it into building lots, which will increase the value to over $3,000,000.

—Jas. B. White & Co., of Pittsburg, have puchased 5,000 acres of manganese ore land twenty miles from Waynesburg, Va., and within three miles of the Shenandoah Valley Railroad. The product from this land will supply the home market with sufficient ore to shut out the greater part of the spiegel and fine manganese ore imported from England. In a few months there will be a new town built and about 1,000 men at work, when there will be an output of 500 to 800 tons of ore per day.

—The weekly statement of the City Treasurer shows that on July 15th the balance was $1,806,226.36, with cash receipts to July 21st of $124,147.22 and payments to the amount of $98,240, leaving cash balance on Wednesday of $1,832,173.31. The various departments returned to the city treasury these sums: $13,658.59, taxes for 1886, from Receiver Hunter; $2,962.08 from city property, $1,500 from county prison, $213.32 from surveys, $195.38 from the City Solicitor and $89.20 from boiler inspections.

—A communication was received on Thursday stating that Philadelphia is to have a school ship. The appropriation of $3,000 will be made for the fitting up of the ship. President Lawrence of Common Councils' Friday sent the following letter to Washington:

CITY OF PHILADELPHIA, COMMON COUNCIL, Philadelphia, July 22, 1886.—Hon. A. C. Harmer, M. C., Washington, D. C.—My Dear Sir: Your kind letter of yesterday has been received and contents read with much satisfaction. Permit me to tender to you, not for myself alone, sincere thanks for your valuable labors in connection with this school ship, and I feel assured that after it had been established you will feel proud in knowing that it was mainly through your exertions that it became possible. Future generations may be grateful enough to bless the men who had foresight enough to conceive a measure that saved many boys, and made worthy and useful men of them, and at the same time provided a supply of men to man out vessels of war in case their services were needed. Again thanking you, I am, sir, yours very truly,

CHARLES LAWRENCE.

—The new parochial building of the Church of St. Vincent de Paul, at Germantown, will be finished about the 1st of September. It adjoins the church and has a frontage of 65 ft. by 147 ft. deep, two stories high, slanting slate roof. The walls are of stone, plastered and cemented inside, so pointed that at a short distance it resembles granite. The trimmings are of gray stone with terra cotta tiling. The basement will contain a gymnasium, and the ground floor will be used for the different parish organizations. There are two wide stairways, and in rear of hall a gallery. The cost of the building will be $50,000.

—According to the New York *Commercial Bulletin* the loss by fire in the United States and Canada, between January 1 and June 30, is $53,900,000, or $3,000,000 in excess of the loss during the same period last year. There were 999 fires whose reported losses were between $10,000 and $1,000,000 respectively; and there were 82 fires whose aggregate destructiveness exceed $21,500,000, or 40 per cent. of the entire waste of the half year. The *Bulletin* thinks that a Coroner's inquest into the origin of all fires throughout the country would have a good effect in checking incendiarism and carelessness, which cause at least two-thirds of all the fires.

—Judge Acheson, of the United States Court, has ordered the sale of the Shenago and Allegheny Railroad on first and second mortgages. The road is 68 miles long, and the liabilities are $2,250,000. The date and place of sale will be fixed by the Court later. A deed of sale was also made in the case of the New Castle Northern road, in the same Court, on account of the general indebtedness of the road, which is represented by the Receiver to be insolvent. The liabilities are $175,000. The road will be sold at New Castle, Pa, on Sept. 2. In the case of the Buffalo, New York and Philadelphia Railroad Company, a petition was filed, praying for the appointment of a Trustee in place of J. Edgar Thomson, deceased.

—Among the items in the inventory at the time of the filing of the account under the will of Asa Packer were 105,685 shares Lehigh Valley Railroad Company, appraised at $6,213,187.56; 31,000 shares Pennsylvania Middle C. F. C. and Railway Company at $31,000; $132,680 bonds of the Lehigh Valley Railroad Company; Lehigh University Library Building, $110,213.58, a total of $6,567,-796.13. The executors have also on hand securities valued at $286,280 purchased during the period covered by the account, which include 1,489 shares Bethlehem Iron Company, valued at $157,789.23, and 1,102 shares Franklin Coal Company, valued at $55,100. The income from the estate during the same period amounted to $2,153,005.27, derived principally from Lehigh Valley Railroad dividends, other securities and coal lands.

—The defence in the Heckscher suit against the Girard Trusts for $100,000 damages for the flooding of the plaintiffs' colliery will be that the defendants took every possible precaution to prevent the doing of damage, and that therefore they are not responsible for the loss.

"We suffered a very heavy loss, direct and indirect, from the flooding of the mines," said Mr. A. Heckscher. "All our skilled mechanics were kept on salary, our profits ceased, and loss of business prestige was considerable. We not only had to stop working entirely, but we had to pump out the water they forced into our mines. Every day we kept begging the inspector to allow us to resume operations, but he refused. Of course, he did right, and the fact that it was afterward found that we might safely have gone to work is of no importance when we consider the risk to the lives of the miners."

BUILDERS' ITEMS.

Among the Norristown Real Estate Men.

JOHN D. HART has just completed a handsome stone dwelling, at the cost of $25,000, at Norristown.

THE Norristown *Times* is erecting itself a handsome structure on the corner of Swede and Main streets.

MORGAN WRIGHT, builder, De Kalb street, Norristown, has this year largely added to the number of dwellings in that town and its vicinity.

THOS. R. DAVIS has recently purchased a country dwelling, built of stone, on the main pike at Norristown, above Eagleville, at the cost of $9,100, and has commenced some very extensive alterations on it.

J. M. COWDEN, conveyancer, corner Green and Egypt streets, Norristown, has been established upwards of 30 years, and for some considerable time has confined himself particularly to his own private business. He says that prices are being sustained, and the want of proper securities are preventing buyers.

E. D. ROSE, real estate broker, Main and Green streets, Norristown, makes as his specialty, transactions in farm properties, and within the past few months has transacted considerable business. He further reports the real estate business as being fairly active, and inquiries for small properties active for the season of the year. Mr. Rose has been established upwards of seven years, and is popular in his profession.

LARZELERE & GIBSON, attorneys-at-law, 320 De Kalb street, Norristown, find their conveyancing business in excess of other years, as is also that of single and large mortgages, and further report that that the private enterprise of the electric light, which is fast gaining ground throughout the town, is meeting with great success, and the anticipations are that before long the corporation will use it in common for lighting the streets. This firm speak of real estate business generally as being moderately fair, and sales realizing good prices.

S. M. MOORE is erecting a fine store at the corner of Mill and Main streets, which he anticipates to be ready for use early in August. It is three stories, elevator, and is heated with steam. He will use the ground floor as a feed and produce store, the second story as a carriage emporium; the whole building is suitably arranged for both businesses.

Mr. Overhultzer, Norristown, is the architect. The same architect has just built for Mr. Moore a fine three-story residence, of brick, with brown stone trimming, on Green street below Marshall, at the cost of $12,000.

Mr. Moore lately purchased a mill and workmen's dwellings at the Trappe, which he will shortly commence to make considerable alterations to. The mill, which is a shoddy mill, has been standing idle some considerable time.

DETTRE & PARKE, real estate and insurance agents, 55 E. Main street, Norristown, have been established three months, and have opened up with fine spacious offices, and report their business, considering the short time they have been established, very satisfactory. From the many inquiries for houses from $8 to $14 per month, they consider that there is a heavy demand for them, and a great want to the town; also a scarcity of houses from $20 to $25.

This firm have on their books some very valuable properties for sale, both business and private, most of which are central. Both gentlemen are well known amongst real estate men, and are thoroughly practical.

Within the last few days they have made sales of the following properties: a dwelling house on Chain street, $4,500; also 22 lots on Marshall street, for $3,000, which will be built upon almost immediately; also a dwelling house on Chestnut street, for $2,000.

FROM the authority of an old real estate man of Norristown we glean the following: That real estate for some considerable time has been renting very low, and selling, also, equally so; and, as a comparison, he says that property is 50 per cent. lower than that at Conshohocken; and, further, that in the lower or eastern part of the city lots are very plentiful, and may be purchased very cheap. The reason given for this is that some 35 years ago Mr. Isaac Roberts made large purchases of farm properties in that district, and turned them all into building lots, thinking that the town would extend in that direction. But, as may be seen, the growth of the town went westward and nortwestward, and to-day these vacant lots can be purchased for one-fourth their actual cost. He also reports that a better class of properties are being erected, most of which are built for sale and private individuals.

Large numbers of retired farmers are making Norristown their home, each purchasing or building his own dwelling. Great change have within the last few years been made in the business portion of the town, many fine buildings having been turned into stores, while the old stores have been undergoing modern improvements, adding fine plate-glass fronts and other improvements.

The average number of houses built each year is estimated at 200, and in nine-tenths of the cases properties are owned by their occupants, hence real estate agents have little or no rent collecting to take charge of. The town has two natural sewers—the Stoney Creek and Saw Mill, which empty themselves into the Schuylkill.

Some four years ago a movement was on foot to get a city charter, but was defeated, but is again being agitated, and the general idea is that it will now be carried. The electric light, which is being largely introduced into the town, is fast gaining popularity, and in Main street, where it is principally used, is very effective.

—About sixteen miles from Broad Street Station on the Pennsylvania Railroad, at Eddington, the Eddington Presbyterian Church is in course of erection. The exterior is built of a creamy white stone from quarries near Reading, and the trimmings are of light Trenton brownstone. The edifice is to be pure decorative Gothic in style. A spire about sixty-nine feet high will be built on the Southwest corner of the church. On its exterior stone steps will give access to the belfry. The chapel and Sunday school rooms will be in the rear. The whole building will be 104 feet long by thirty-four feet wide. Theophilus P. Chandler, Jr., is the architect.

Building Permits.

A three story brick dwelling, 18 ft. by 64 ft., Northwest corner of Germantown avenue and Brunner street, to William D. Daunton, 1803 Girard avenue.

A two-story store, 25 ft. by 35 ft., West side of Fortieth street, between Locust and Spruce, to John O. Kelly, 1218 Brown street.

Interior alterations West side of Fourth street, between Locust and Spruce, St. Mary's Church, to E. F. Durang, architect, 1200 Chestnut street.

One alteration at 218 North Front street, to James McCoy, 128 Vine street.

Addition to back building, 18 ft. by 14 ft., 346 South Fifteenth street, to James W. Howard & Son, 1336 Pine street.

Two bulk windows, Northwest corner of Fifth and Market streets, to Thomas Garber, 1519 Seybert street.

A one-story house, 34 ft. by 34 ft. and one two-story stable, 10 ft. by 22 ft.; Eastward of Frankford avenue, South of Tioga, to Colonel William Frishmuth, Amber and Auburn streets.

A one-story kitchen, 8 ft. by 9 ft., 922 Nectarine street, to T. Frank Shuster, 908 Buttonwood street.

A one three-story dwelling, 14 ft. by 30 ft., 522 South Twenty-sixth street, to George F. Payne & Co., 1211 Sansom street.

A two-story brick building, 15 ft. by 10 ft., 208 North Thirty-sixth street, to George F. Payne & Co., 1211 Sansom street.

Four stores and dwellings, 15 ft. by 56 ft., Southwest corner of St. John and Poplar streets, to Robert W. Strode, 2131 Vine street.

One two-story brick building, 16 ft. by 33 ft., Nice ave., between township line and Spring st., to J. Rhodes, Rittenhouse st. and township line, Germantown.

One two-story brick building, 17 ft. by 25 ft., on south side of Federal st., west of Long lane, to Thos. Marshall, 1336 Hillany st.

A two-story brick store, 20 ft by 60 ft., at 2233 Germantown ave., to Stephen Humphreys, 2531 N. Eleventh st.

One three-story store and dwelling, 16 ft. by 54 ft., on west side of Front st., between York and Dauphin sts., to Jos. Parker, contractor, 2639 Germantown ave.

An addition to Peabody Hotel, 10 ft. by 34 ft., west side of Ninth st., between Locust and Spruce sts., to Wm. Paine, 250 S. Ninth street.

Front alteration, 16 ft., southwest corner of Warnock and Diamond sts , to Wm. C. Merritt, 1021 Nevada st.

A two-story back building, 6 ft. by 9 ft., North side of Arch, between Twenty-first and Twenty-second sts., to Thomas C. Nesbitte & Son, 425 Locust st.

A three-story main building, 16 ft. by 24 ft.. on South side of Wharton, between Sixth and Seventh sts., to Thomas C. Nesbitte & Son, 425 Locust st.

A three-story back building, 14 ft. by 13 ft., on North side of Mt. Vernon, between Twentieth and Twenty-first st., to J. England & Bro., 2217 Wallace st.

One bay window, 4 ft. by 8 ft., 2039 Mt. Vernon st., to J. England & Bro., 2217 Wallace st.

A one-story blacksmith shop, 17 ft. by 30 ft., East side of Carlisle, between Dauphin and York sts., to Lemuel A. White, 2318 Carlisle st.

A three-story brick building, 18 ft. by 48 ft., on West side of Thirty-ninth st., between Powelton ave. and Baring st., to John A. Palmer, 233 South Fortieth st.

A two-story dwelling, 16 ft. by 46 ft., on West side of Thompson st., between Ash and Wires sts., to Herman Gemheimer, Kirkbride st., Bridesburg.

A two-story stone stable, 60 ft by 32 ft., East side of Main st., between Walnut lane and High st., to McManus Bros., 4 Evans Place, Germantown.

One-story back building, 14 ft. by 40 ft., Southwest corner of Tackawanna ave. and Linden st., to Herman Gemheimer, Kirkbride st., Bridesburg.

Alteration to store, front 15 ft., Northeast corner of Twenty-fourth and Berks sts., to James C. Moore, 605 Walnut st.

Third-story addition to dry house, 30 ft. by 32 ft., East side of Germantown ave., between Lehigh ave and Somerset st., to John Kramer, 1314 North Front street.

One three-story store and dwelling, 16 ft. by 45 ft., Northeast corner of Seventeenth and Morris sts., to DuRoss & Welsh, 758 S. Broad st.

Interior alteration, South side of Lancaster ave., between Forty second and Forty-third sts., to George S. Rowbotham, 4214 Lancaster ave.

A one-story building, 10 ft. by 25 ft., back of 188 Berks st., to Solomon Krudler, 2213 N. Second st.

Seven two-story dwellings, 14 ft. by 35 ft., East side of Woodward, South of Woodland ave., to J. Vinklen, 2221 Lancaster ave.

A store and dwelling, 16 ft. by 56 ft., Southwest corner of Tasker and Dean sts., to Du Ross & Welsh, 758 South Broad st.

A two-story brick building, 15 ft. by 36 ft., 1343 Germantown ave., to Mrs. A. Dougherty, owner, 1343 Germantown ave.

One three-story house, 16 ft. by 32 ft., North side of Wood, between Twentieth and Twenty-first sts., to William Marshall, 1226 Market st.

A two-story back kitchen, 17 ft. by 14 ft., East side of Wakefield st., between Jefferson and Ashmead sts., to Howard A. Buzby, 455 Wakefield st.

Five two-story dwelling houses, 13½ ft. by 39 ft , rear of 1514 Palmer st., to Wm. Keifer, 1514 Palmer st.

A two-story brick building, 16 ft. by 30 ft., West side of Lawrence st., between Venango and Erie ave., to Zachais Deboies Lawrence, North of Venango st.

A two-story frame building, 9 ft. by 12 ft., 4516 Penn st., to Atkinson & Pinker, Franklin and Unit sts., Frankford.

Two stone cottages, 24 ft. by 36 ft., North side of Lehman st., between Township Line and Morris st.,to C. F. Wells & Son, 5424 Vine st.

Two two-story houses, 15 ft. by 36 ft., Southwest corner of Lancaster ave. and Olivia st., to C. F. Wells & Son, 5424 Vine st.

One-story office, 4 ft. by 8 ft., South side of Poplar st., between Twelfth and Thirteenth sts , to W. R. Dougherty, 1419 Sansom st.

A one-story boiler house, 23 ft. by 30 ft., North side of Walnut st. between Ninth and Tenth sts., to John Duncan, 905 Chant st.

A carriage-house and stable, 23 ft. by 43 ft., at Northwest side of Cresson, between Gay and Levering sts , to James H. Boone, Cedar st., Manayunk.

One-story brick building, 18 ft. by 30 ft., West side of Third st., between Cumberland and Huntingdon sts., to H. M. Martin, 521 Diamond st.

A carriage-house and stable, 38 ft. by 23 ft., East side of Fern st., below Clapier st., to Hinchcliffe & Priestley, 2933 North Nineteenth st.

Two two-story houses, 13 ft. by 28 ft., North side of Melrose, between Fifty-seventh and Fifty-eighth sts., to F. E. Bassett, 325 North Fifty-sixth st.

A two story brick building, 16 ft. by 42 ft., W. side of Fairhill st., between Indiana and Cambria sts., to William Bartholomew, 143 West Morris st.

Three two story houses, 14 ft. by 28 ft., West side of Merion st., above Girard ave., to William Shelley, 1530 Wharton st.

An addition to dwelling, 14 ft. by 78 ft.. on East side of Thirty-fifth st., between Lancaster ave. and Race st., to Lewis M. Houpet, 107 North Thirty-fifth st.

A two-story back building, 16 ft. by 10 ft., on west side of Florida st., between Fitzwater and Catharine sts., to John Fitzpatrick 501 Pine st.

Third-story addition to back building, 13 ft. by 29 ft., 111 Friedlander st., to J. Sims Wilson, 1327 Buttonwood st.

Two three-story dwellings, 18 ft. by 44 ft., 189 to 191 Haines st., Germantown, to Rob't Christy, Mt. Pleasant.

A two-story brick house, 18 ft. by 45 ft., on North side of Queen st., between Morris and Laurens sts., to Geo. Wood, 4722 Germantown ave.

Four two-story dwellings, 15 ft. by 42 ft., on North side of Indiana, between Marshall and Seventh sts., to Lorenzo Amhern, 3036 N. Sixth st.

Rebuilding a building, 40 ft. by 111 ft., 3045 Chestnut st., to Geo. Van Dyke, 1223 Warnock st.

One shed and brick building, 16 ft. by 32 ft , Southwest corner of Broad and Columbia ave., to A. Wilt & Sons, 721 North Front st.

A two-story back building, 15 ft. by 18 ft., 1629 South st., to Mrs. G. McElwee, 1629 South st.

Interior alterations and second story addition and kitchen, and two-story brick stable, 15 ft. by 16 ft., East side of Germantown ave., above Evergreen st., to John Hallenstein, Rex ave., Chestnut Hill.

A five-foot addition and an additional story to a second-story back building, 12 ft. by 26 ft., South side of Locust st., between Twentieth and Twenty-first sts., to Joseph Price, 2136 Master st.

A two-story store, 43 ft. by 29 ft., West side of Frankford ave., below Unity st., to Wm. Keas, 4849 Penn st., Frankford.

A two-story frame house, with mansard roof, 18 ft. by 50 ft., on East side of Seventy-second st., between Elmwood st. and Gray's ave., to A. Watson, 2316 Oxford st.

Three-story addition to mill, 20 ft. by 22 ft., on North side of Filbert st., between Thirty-seventh and Thirty-eighth sts., Wm. Bunch, Jr., 408 N. Forty-first st.

A store front alteration, 16 ft., 614 Pine st., to Bryan Woodward, 432 N. Thirty-second st.

Four dwellings, 13½ ft. by 48 ft., East side of Franklin st., South of Arrot st., Frankford, to Myers Livezey, owner, Fox Chase.

One-story addition to store, 12 ft., 929 Market st., to J. R. Pyle, 1741 N. Twentieth st.

A brick church, 34 ft. by 120 ft., on West side of Sixteenth st., between Cayuga and Bristoe sts., to Joseph F. Williams, 1634 Cayuga st.

A two-story brick house, 19 ft. by 41 ft., North side of Berks st., between Front and Howard s s., to John Cairns, 2739 Kensington ave.

A three-story store, 18 ft. by 57 ft., East side of Fifth st., between Locust and Spruce sts., to Andrew White, 321 Gusceon st.

A three-story back building and alteration, 16 ft. by 16 ft , 1330 South Broad st., to John Gibson, 1332 South Juniper st.

A two-story store and dwelling, 16 ft. by 40 ft., Northwest corner of Oregon and Mifflin sts., to Dunbar and Meyers, 1517 North Second st.

A three-story brick house, 18 ft. by 10 ft., East side of Twenty-second st., North of Spruce st., to B. Hetcham & Son, 1029 Brown st.

Two three-story stores and dwellings, 18 ft. by 65 ft., West side of Ridge ave., South of Girard ave., to B. Hetcham & Son, 1029 Brown st.

A two-story brick kitchen and frame bathroom, 12 ft. by 12 ft., North side of Irvine, between Fortieth and Forty-first sts., to Newlin Dalby, 3943 Ludlow st.

A two-story back building and alteration, 12 ft. by 20 ft., 1711 Columbia ave., to Wm. Kutz, 1637 North Eleventh st.

Two two-story dwellings, 17 ft. by 41 ft., West side of Thirty-fifth st., between Fairview and New Queen sts., to Charles E. Bartie, Thirty-third and Lehigh ave.

A brick and frame building, 10 ft. by 36 ft., South side of Funch st., at Wyoming Station, to Mrs. Susanna B. Howell, 2205 North Seventh st.

Bulk window and alteration to house North side of Oxford st., between Fifth and Lawrence sts., to Joseph McPeak, 1540 Lawrence st.

A two-story back building, 12 ft. by 30 ft., 2011 Germantown ave., to D. C. Schuler, 2264 Fairhill st.

New front, 18 ft., 1444 Howard st., to Andrew Hetzell and Son, 205 Richmond st.

A two-story dwelling, 17 ft. by 44 ft., West side of Carlisle st., between Dauphin and Susquehanna ave., to L. H. Slifer, Tenth and York sts.

JUDGMENTS.

PHILADELPHIA.

Entered July 15, 1886.

Blummer Chas E—A B Kerper 2 J 86 194 84
*Brown Wm—Walter E Rex 2 J 86 177 500
*Bell Joseph—H Murray (Execution issued) 2 J 86 188 2,350
*Bell Joseph—H J Scheid (Execution issued) 2 J 86 189 715
*Camp Susan—Val H Smith & Co 2 J 86 166 393
Corcoran John—Jas B Anderson agt 2 J 86 173 ..... E J
*Carpenter Susan—B F Teller 2 J 86 174 200
*Cochran A J, Latham Jno H—Brown, Heston & Co 2 J 86 175 395
*Davis Wm H—Frank Matthews (Execution issued) 2 J 86 169 480
*Fullerton John—Wm Whiteside 2 J 86 181 500
*Gross Alexr—G Rosenfelt (Execution issued) 2 J 86 170 1,100
*Krewson Wm E—Val H Smith & Co 2 J 86 164 700
*Kappes Wm H, Yeager Chris—Good Will B and L (Bond and Warrant) 2 J 86 172 2,000
*Kennedy Wm M dec, Kennedy Saml M Admr—Fidelity Ins &c 2 J 86 179 897
Lane Wm E—B Fox et al 2 J 86 186 69
List J Fredk—Wm Harkins et al 2 J 81 570 ..... S F
Maull Jos D—Chas S Knapp 4 D 76 177 162
*Moore Frank—Wm Brown 2 J 86 176 768
*Miller Christian C—Jacob W Miller 2 J 86 178 900
*Macauley Harry J—Max Rosenberg (Execution issued) 2 J 86 190 45
*Macauley Harry J and Addie—Max Rosenberg (Execution issued) 2 J 86 191 36
*Rese Rudolph Theo—J M Armstrong & Co 2 J 86 184 48
Wickersham Jno M K and Amos—C W Middleton 4 J 76 1236 ..... S F
*Wood James P, Tilburn Susan E—Val H Smith & Co 2 J 86 165 404
*Wilson Wm C—Albert W Taylor (Attachment Execution issued) 2 J 86 167 1,000

Entered July 16, 1886.

*Armstrong James—O A Law (Execution issued) 2 J 86 202 39
Bieler J M, Hellestad Jacob and Jno M—Jno Grady et al (Treasurers Bond) 2 J 86 200 600
*Cremerieux Balthazard—M J McCauley (Bond and Warrant) 2 J 86 208 2,000
Cassidy Bernard, Cassidy Ellen, Frank Geo cont—Geo D B Kelley 2 M 86 147 58
*Freitag Chr—Louis Wenner 2 J 86 209 275
Groom Mahlon—O A Law 2 J 86 199 55
*Pit Thos H Jr (San Antonia Texas) —R E N Boggs (Execution issued) 2 J 86 197 1,451
*Smith Chas J—O A Law (Execution issued) 2 J 86 201 106
*Schweitzer Peter—Jno H C Reinhardt 2 J 86 198 100
Yurth Louis dec, Todd Wm C admr —C Rudolph 2 J 83 882 ..... S F

Entered July 17, 1886.

Burke John—A J Wilkinson 2 J 86 215 ..... E Judgt
*Bitting Geo E—Geo W Bitting 2 J 86 230 1,500
*Bitting Geo E—Geo W Bitting 2 J 86 231 4,000
*Crawford James, Thos and Wm—Esther Crawford admx 2 J 86 239 1,750
*Copes Jno R—Chas N Russell (Execution issued) 2 J 86 212 1,311
Elbert Wm T—Jno W Patton et al 3 S 83 258 ..... Costs
Flanagin Wm J—H I Morey 4 J 86 198 to 208 each 51
Henry Griffin—A M Herkness 2 J 86 213 59
*Kunits Lewis—Jos Huegel 2 S 86 221 160
*Lloyd Wm J (Shenandoah)—C W Dengler (Bond Warrant, Attachment Execution issued) 2 J 86 238 3,400
*Morris Thomas—R Blum B and L (Bond and Warrant) 2 J 86 236 600
*Muldoon & Bramble, Muldoon John—L Friedman (Execution issued) 2 J 86 211 134
McAllister W Mitchell—Leo Hammel et al 1 J 86 441 270
*Nealis Timothy F—Wm J Francis 2 J 86 229 550
O'Neill Chas, Donaghy Henry—City (Bond) 2 J 86 226 ....
Penna Boiler Ins Co—M Long 2 M 86 893 ....
Penna Boiler Inspector and Ins Co—Manayunk Bank 4 D 84 231 1,063
Sherman Eugene G, Delaplaine David S W—A Warnecke 3 J 86 343 ....
*Schultz Frank—M Kimmerling 2 J 86 223 300
Sprogell Chas B—Wm Braun 3 J 83 597 ..... Shff Costs
*Vansant Jno T and S E (1018 Chestnut st)—Isaac H Roberts (Execution issued) 2 J 86 224 1,022
West Phila Pass R Co—W T Elbert 3 S 83 253 ..... Costs
Young Lewis T—A G Lindsay 3 J 86 137 1,568
Zindgraf Geo P, Hohenadel Jno Jr, Hohenadel Sophia exex—John Hohenadel 4 D 76 615 1,500

Entered July 19, 1886.

Ashbrook Jos J—J A Filley et al 2 J 86 263 55
Bertolet Conrad C, Chas E and Wm H—Geo W Meyers 1 J 86 402 155
*Doland John B—A Leidig & Son 2 J 86 262 337
*Griffin Wm T, Kappes Wm H, Coyle Anthony—Florence Haynes 2 J 86 261 400
*Maiers Sigmund—Benj Gross 2 J 86 255 125
*Morales Marcos—Jacob Hoffman (Bond and Warrant) 2 J 86 264 2,400
Mullens Fenton P F, Mountney Julius—City (Bond) 2 J 86 268 ....
McGrath James, Wm P and Cath—Jno Shields 2 J 86 266 ..... Partition
O'Neill Chas Jr—S L Tunnell (Bond of Indemnity) 2 J 86 271 2,000
Reilly Andw J—B F Taylor & Co 1 J 86 567 173
Stephenson John—Wm E Lehman 4 J 86 301 35
*Schmid Fredk—Jno E Schmid 2 J 86 257 250
*Uhland Chas—T P Walker (Execution issued) 2 J 86 272 158
*Vansant John T and S E—Wm T Tilden (Execution issued) 2 J 86 254 500
*Wilson Robt T (N E cor 11th and Columbia ave)—I A Sheppard & Co (Execution issued) 2 J 86 256 1,086
Wertheim Abraham—C Wilt & Sons (Execution issued) 2 J 83 270 39

Entered July 20, 1886.

*Burr Wm F—Chas Buckland 2 J 86 251 4,000
Brown James—Jno Ridsdale 3 M 81 373 673
Bradley James, Taylor Wm S—City (Bond) 2 J 86 275 ....
*Beck John (2038 Frankford rd)—A Bacharach et al (Execution issued) 2 J 86 281 550
Booker Henry and Caroline—M Paxon et al 2 M 86 550 107
Grier Jane dec, Grier Geo W exer—J A Smith 4 J 76 173 9,576
*Garren C (542 Washington ave)—Wm Sick (execution issued) 2 J 86 302 224
*Griffin Gilbert—H J M Cardeza et al (Execution issued) 2 J 86 286 6,260
Heinicke Cath—Otto Heinicke et al 4 J 84 173 ....
*Hipple Harrison—Wm A Hipple 2 J 86 293 1,386
*Holmes J M & Co—James P Holmes (Execution issued) 2 J 86 284 114
*Holmes J M & Co—Richd A Harkinson (Execution issued) 2 J 86 285 743
Hirt Ph—W P Ellison et al 1 J 86 399 158
*Jordan Patk J dec, McCalla Theo H, Martin T J exers—W F Harrity 2 J 86 301 400
*Kutner M (722 South st)—F A Poth (Execution issued) 2 J 86 305 55
*Korndaffer Nicholas—Jno Cloud (Bond and Warrant) 2 J 86 291 1,200
*Loughery Saml—C Button (Bond and Warrant) 2 J 86 298 2,000
Lee Rebecca P—Saml Baugh 2 J 86 278 45
Lauber Geo G, Williams Jos J, Hutchinson Geo W—City (Bond) 2 J 86 279 ....
Miller Hiram—Rose Flanagan 3 M 86 825 ....
McElroy James—R M Lewis 4 J 86 299 38
Richards J D dec, Richards Ellen G exer—W J Thomas 1 S 83 231 9,225
*Rice Wm H—Jas R Dever (Bond and Warrant) 2 J 86 304 400
Soeffing Wm—Wm Glading 1 J 86 504 ....
Stumm Edwd—David Hey 4 J 86 515 297
Schollenberger Wm — Eighth Nat Bank 1 S 80 72 ..... S F
Wertheim Abraham—Jacob Schleanger 1 J 86 501 628
Yerkes Robt H—C J Passmore et al 2 M 79 629 337

Entered July 21, 1886.

*Anderson John (1302 Atmore st)—Thos P Walker (Execution issued) 2 J 86 331 104
*Anderson John T—Thos P Walker (Execution issued) 2 J 86 332 56
*Boyd Alexr—M C Algeo 2 J 86 348 100
Berry James—A G Barnes 4 J 86 540 348
Bruner James P—E H Nash 1 J 86 234 3,219
Bruner James P—E H Nash 1 J 86 235 3,219
*Beck John (2d above Callowhill)—J Myers (Execution issued) 2 J 86 309 624
*Davenport James — S Davenport (payable in two years) 2 J 86 304 1,500
*Dougherty Neal—Alice Dougherty (payable in 5 years) 2 J 86 320 2,000
Fitzpatrick James F—J Einstein 1 J 86 167 208
*Gallagher Wm—Margery Gallagher (payable in 2 years) 2 J 86 334 600
*Haitz Kreszenzia—Wm Manz 2 J 86 317 150

*Fleishman Joseph (102 S 11th st)—Benj Fleishman (Execution issued) 2 J 86 342
*Fleishman Joseph (102 S 11th st)—John King (Execution issued) 2 J 86 343
*Hester David, Schickling M—Lewis Backer (Execution issued) 2 J 86 328 54
*Hartley Philip (2012 Cemetery ave)—Harry Ressler 2 J 86 349 40
*Mayhew Gertrude E—W H Peace et al (payable in 1 year) 2 J 86 341 500
Manuf and Merchants Ins Co of Pittsburg—Philadelphia Trust Co 1 J 86 343 1,517
*Philips Jos B—Chris Gallagher 2 J 86 316 1,060
Poole John D—J Kerr et al (Treasurers Bond) 2 J 86 318 300
*Stevenson Thos P—A G Elliot & Co 3 M 86 283 505
*Schuellermann C V—A P White 2 J 86 311 100
*Tully John W—Geo Burrowes 2 J 85 314 1,100

Mechanics' Liens.

Patk Higgins owner and cont—Frederick C Bauer claimant S W s Alfred st 140 ft N W of Penn st
John C Lynch owner and cont—Horatio A Perry claimant 6 bldgs S s Wharton st 16 ft to 95 ft E of Bateman st 66
Francis Cavanaugh owner and cont—C C Linahan claimant W s Ridge ave 24 ft N W of Sedgeley ave 219
Philip H Law owner, David Nesper cont—John Mullins claimant 2 bldgs N s Cabot st 214 ft to 230 ft W of 16th 40
John Dagney owner and cont—R A and J J Williams Claimants S W cor 20th st and Mill st 98
Isaac S Stackhouse owner, Morris B Stackhouse cont—Albert S Erney claimant 4 bldgs N s Fernon st 160 ft to 202 ft W of 19th st 37
Edward M G Hopkins owner and cont—Emerson E Sprague claimant S s Haverford Rd 221 ft W of 41st st 105
James A. Baylie owner, George Stell cont—Barbour & Ireland claimant S E s Torresdale ave and N E s Vankirk 78
Chris Preussner owner, John Spoerl cont—Chas M Sheldrake claimant N s Oxford st 70 ft W of 26th st 157
Geo W Miller owner, A M Greene & Co cr nts—Thos T Rockett claimant N W cor 22nd and Federal st 7.85
John Devlin owner, A M Greene & Co conts—Thos T Rockett claimant W s 22nd st 147 ft N of Federal st 7.85
Geo P Riley owner, A M Greene & Co conts—Thos T Rockett claimant S W cor 22nd and Ellsworth 7.85
W L Landreth owner A M Greene & Co conts—Thos T Rockett claimant 5 bldgs S s Ellsworth st, 64 ft, 80 ft, 96 ft, 112 ft and 128 ft W of 22nd st, each

Satisfied Judgments.

Oscar Wilson—Florence H Ferguson [ent Feby 9 86 ver
Jno Q Williams—M W Twaddell [ent Dec 12 85
Henry Atkinson—Active B and L [ent Nov 26 84 240
Jos A Geisz—F J King [ent April 22 86 250
Federal Market Co—Ida Croasdale [ent May 13 86 ver 100
Jacob Schreiner—D Henzler [ent April 28 85 400
Saml Pickering—M A Allison [ent June 22 85 500
Phila Wil and Balt R R—S Conway [ent April 6 85 ver 15,000
Henry Atkinson—Wm Schaffer [ent April 26 84 14
Robt M H Orr—John Mead [ent April 26 86 145
Benj W Holden—Jos Wheelin [ent Sept 14 85 150
Wm M Standacker—O P Stroup [ent Aug 27 85 68
Thos, Jos and Jno Marshall—Geo Wilcock [ent Nov 30 85 800
J C Paynter—Mary Kenzler [ent May 26 86 20
Wm C Claypole—M Louderback [ent April 29 86 ver 113

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, July 19, 1886.

Adams st., 210, J. Emar Bierck to Sigmund Sessler, July 14, 1886, 14 ft. by 75 ft.; mtge. $1,050 $775
Bread st., 117, Mahlon B. Allebach to Christopher B. Porter, July 15, 1886, irreg. shape 100
Cantrell st., N. s., 183 ft. E. Tenth, Empire B. and Loan Assn. to Bernard Dougherty, July 10, 1886, 15 ft. by 48 ft.; g. r. $33 250
Cedar st., N.W. s., 161 ft. W. Manayunk ave., Jas. H. Boone to Esther Burns, July 1, 1886, 19 ft. by 94 ft. 6⅜ in 1,750
"D" st., N. W. s., 100 ft. N. E. Stanwood, Elberon L. Assn. to Maurice Lossiter, July 12, 1886, 50 ft. by 120 ft. 295
Eighth st., W. s., 130 ft. N. Christian, Joseph Peters to Jacob Horneber, June 24, 1886, 18 ft. by 96 ft. 6 in 6,500
Fairmount ave. and Moss st., Twenty-fourth Ward, S. W. cor., Robt. W. Fitzell to Robert Mauley, July 15, 1886, 16 ft. by 60 ft.; g. r. $90
Also, 3 lots, S. s. Fairmount ave., 16 ft. W. Moss, each 14 ft. 8 in. by 60 ft.; g. r. $66 on each nom.
Also, 18 lots, W. s. Moss st., 64 ft. S. Fairmount ave., each 14 ft. by 50 ft. and subj. to $48 g. r. nom.
Front st., W. s., 48 ft. N. Wharton, Charles Bullenklepper et ux. to Kuniganda Sattes, July 15, 1886, 16 ft. by 100 ft. Also, 7 others on Fifth, Owen, Watkins, Wharton and Wilder sts.; interest nom.
Front st., E. s., 27 ft. S. Columbia ave., J. M. P. Wallace Wister to Wm. L. Will, July 12, 1886, 16 ft. by 67 ft. 7½ in.; g. r. $50 nom.
Front st., 919 N., S. H. Weller to Edwin S. Armstrong, July 13, 1886, 25 ft. by 173 ft.; mtge. $4,500 7,000
Fourth st., N. E. cor. Somerset, L. C. Norris et al. to Chas. C. Moore, July 15, 1886, 294 ft. 7½ in. by 102 ft. 6 in 19,641
Gatzmer st., N. s., 96 ft. 9 in. E. Second, Teresa Quinlan et al. to Benj. Richardson, July 1, 1886, 40 ft. 3 in. by 50 ft. 6 in.; mtge. $1,500 1,003
Germantown ave., E. s., 210 ft. N. Lehigh ave., Thos. Batley to Geo. Allen Atkinson, July 10, 1886, irreg. shape 4,700
Haines st., 1240, Jno. Freudenweiler to Geo. F. Wolber et ux., July 16, 1886, 60 ft. by 26 ft 2,400
Leithgow st., E. s., 348 ft. 4 in. S. Cumberland, Anthony M. Hoffman to Jno. Beyer, July 8, 1886, 12 ft. by 40 ft. 1,425
Lombard st., S. s. and W. s. Seventeenth, interest of Francis Hasson to Margaret and Sarah Hasson, July 16, 1886 16 ft. by 38 ft. 1,000
Lombard st., S.W. cor. Seventeenth, Margaret Hasson to Sarah Hasson, July 16, 1886, 16 ft. by 38 ft. (moiety) 1,700
McKean st., S. s., 64 ft. W. Meadow, James C. Fisher et al. to Sallie F. Lewis, July 14, 1886, irreg. shape; S. s. McKean; 64 ft. W. Meadow, irreg. shape 2,100
Girard ave., 153 B. W. Neef to Jos. Hart, July 19, 1886, 16 fr. 5 in. by 85 ft. 5,000
Mervine st., 2054, Francis P. Loehr to David Bentley, July 9, 1886, 16 ft. by 70 ft. 3,000
Memphis st., S E. s. and S. W. s. Pepper, Wm. McCoach to Wesley Corneal, July 2, 1886, 16 ft. by 60 ft.; g. r. $36. 975
Oriana st., 2544, Albert E. Eldridge et al. to Bernard Goepfert, July 15, 1886, 12 ft. by 39 ft. 1,500
Philip st., 1433, Peter Bur to Mary Lutz, July 15, 1886, 18 ft. 8 in. by 47 ft. 6 in 3,500
Race st., S. s., 80 ft. W. Fifty-sixth, J. Ralston Wells to Margaret McDonald, July 9, 1886, 20 ft. by 230 ft 1,200
Reed st., N. s., 216 ft. 9 in. E. Fourth, Ella Treanor to Wm. Kerns, July 15, 1886, irreg. shape 3,200
Berks st., 721, John C. Heft to Thos. Kesler, July 9, 1886, 14 ft. by 58 ft. 4,100
Josephine st., N. W. s., 100 ft. N. E. Church, Robt. McClintock to Jno. Fife, July 19, 1886, irreg 1,000
Salmon st., N. W. s., 205 ft. 6 in. N. E. Somer st., Armour McClay to James Kelly, July 1, 1886, 20 ft. by 97 ft. 4,250
Second st., E. s., 88 ft. 3½ in. S. Columbia ave., Wm. Holman to Hy. Slans, July 9, 1886, 16 ft. by 1 ft. 10 in.; g. r. $36 240
Thompson st., N. W. s., 333 ft. 11 in. S. W. Lehigh ave., two-thirds interest, Thomas McGarvey et al. to Robert Park, July 3, 1886, 77 ft. by 75 ft.; N. W. Thompson, 34 ft. 7½ in. N. E. Airy, 16 ft. by 75 ft. 3,000

Tioga st., N. s., 130 ft. E. Twenty-second, Richard Rossmassler to Augustus Propfle, July 15, 1886, 35 ft. by 170 ... 6,500
Tenth st., 1519 N., Frank L. Dawson to Edwin S. Armstrong, July 16, 1886, 24 ft. by 84 ft ... 10,C00
Tulpehocken st., S. E. s., 266 ft. N. Adams, F. H. Shoemaker to Grace A. Porter, July 7, 1886, 35 ft. by 2C0 ft ... 1,750
And to Margaret H. Frothingham, same date. S. E. s. Tulpehocken, 301 ft. S. E. Adams, 35 ft. by 200 ft ... 1,750
Vankirk st., N. E. s., 150 ft. N. W. Cottage, John H. McBride to Jas. S. Kneisler, July 14, 1886, 50 ft. by 100 ft ... 160
Wallace st., S. s, 57 ft. 4¾ in. E. Tenth, Wm. H. Daniel to E. Milton Dexter, July 10, 1886, irreg. shape ... 1,600
Walnut st., 3423, Samuel J. Sharpless to Catharine T. Wolfe, July 13, 1886, 20 ft. by 120 ft ... 7,000
Comly st., S. W. s., 100 ft. S. E. Walker, Wm. H. Holden to Adolph Heine, July 9, 1886, 50 ft. by 100 ft. 150
Mifflin st., 615, Mary E. Clark to Eliza Tenber, July 19, 1886, 13 ft. 6 in. by 66 ft.; g. r. $63 ... 950

TUESDAY, July 20, 1886.

Brown st., S. E. cor. St. John, Chas. C. Friel to Fred'k C. Ling, March 31, 1886, irreg. shape ... $8,000
Bustleton and Somerton Pike, H. Humphreys to Frances Trudell, July 3, 1886, irreg. shape ... 3,000
Cumberland st., James Martin et al. to Philipia J. Tothill, Dec. 31, 1885, interest, S. E. cor. Cumberland and Sepviva ... nom.
Dauphin st., S. s., 173 ft. 2 in. W. Tenth, Wm. C. Merritt et ux. to Michael Shoemaker, July 10, 1886, 16 ft. 7 in. by 90 ft ... 4,600
Elmwood ave., S. E. s. and S. W. s. Seventy-second, Wm. B. Chambers to Wm. Horrocks, July 8, 1886, 50 ft. by 200 ft.; g. r. $60 ... nom.
Emerald st., N. W. s., 43 ft. N. E. Ontario, Edwd. J. Devlin to Hugh McInnes, May 29, 1886, 14 ft. by 79 ft ... 1,600
Eighth st., W. s., 71 ft. N. Oxford, Walter S. Stevenson to Levi H. Clymer, July 16, 1886, 17 ft. by 65 ft ... 7,800
Eighth st., E. s., 48 ft. S. Berks, David Mandel to Wm. J. Farran, July 7, 1886, 16 ft. by 75 ft ... 4,300
Eighth st., 2532 N., Whitman C. Bennett to Wm. D. Johnson, July 12, 1886, 14 ft. 7 in. by 121 ft. 4 in ... 3,300
Grape (now Melon) st., 144 ft. 6 in. E. Thirty-ninth, Twenty-fourth Ward, A. E. Lehman et ux. to Abi James, June 29, 1886, 12 ft. 6 in. by 6 ft ... 1,350
Hamilton st., 3809, George Wiegand to Edward Crady, May 29, 1886, irreg. shape; g. r. $210 ... 1,500
Forty-first st., 308 N., Wm. Nelson West, et ux., to Mary E. Woods, July 17, 1886, 16 ft. by 112 ft., Twenty-fourth Ward ... 3,400
Forty-first st., 719 N., George A. McBride et al. to Peter Stang, July 12, 1886, 24 ft. by 100 ft., Twenty-fourth Ward ... 3,400
Forty-sixth st., 718 N., R J. Sosna to John C. Seebold. July 15, 1886, 14 ft. by 44 ft. 4½ in., Twenty-fourth Ward ... 1,325
Lancaster ave., N. E. s., 247 ft 11¾ in. S. E. Myrtle, Twenty-fourth Ward, D. M. Hess to Allan R. Cressman, June 29, 1886, irreg. shape ... 3,000

Fifth st., 837 N., Philip Hudson to Henry Sloman, July 26, 1886, irreg. shape ... 7,500
Mifflin st., N. W. cor. Otsego, First Ward, Stephen Flanagan to Washington Hallman, July 17, 1886, 31 ft. by 51 ft. 1 in.; g. r. $90 ... nom.
Moore st., S. s., 204 ft. W. Eleventh, Henry C. Thompson to George A. Twibill, July 1, 1886, irreg ... 1,000
Marvine st., 2859, Chas. A. Autenreith, adm., to Frank R. Whiteside, July 14, 1886, 14 ft. by 75 ft.; also 2839 Marvine, 15 ft. by 75 ft ... 1,200
Norris st., N. s., 260 ft. and 276 ft. E. Amber, Thos. McFaden to Thomas R. Bell, June 11, 1886, each 16 ft. by 100 ft.; each subj. to g. r. $43 ... 6,000
Oakford st., N. s. 153 ft. E. Twenty-second, Henry R. Conlomb to John McAleer, June 26, 1886, 15 ft. by 51 ft ... 800
Poplar st., N. s., 18 ft. 10 in. E. Twentieth, Harry C. Gill to Sam'l Stull, July 16, 1886, 16 ft. by 80 ft.; mtges. $3,900 ... 450
Sixth st., 605 S., Fred. H. Hahn, guardian, to John Heller, July 17, 1886, 24 ft. 7 in. by 25 ft ... 4,800
Sixteenth st., 2412, Thos. P. Twibill to George M. Christman, July 10, 1886, 17 ft. by 65 ft. 10 in ... 2,800
Strangford Place, 9, Wm. W. Dickhart to James M. Myrtetus, July 9, 1886, irreg. shape ... 700
Dudley st., N. E. cor. Tenth, Andw. Miller to Geo. L. Stevenson, July 1, 1886, irreg ... 3,500
Vineyard st, S. E. s. and E. s. Nineteenth, George Gandon to Keystone Watch Company, July 15, 1886, irreg. shape ... 32,000
Walnut st., 1627, Thos. K. Conrad to Eliza M. Thrie, July 15, 1886, 18 ft. by 120 ft ... 30,000
Warren st, S. W. s., 151 ft. 3¾ in. N. W. Thirty-sixth, James Stonehill to John Woodburn, July 7, 1886, 16 ft. by 180 ft ... 1,800
William st., S. W. s. and S. E. s. Belgrade, Francis Mullen to James Mullen, May 15, 1886, 30 ft. by 100 ft ... nom.
Winona ave., N. W. s. and N. E. s. Morris, irreg., T. Bell to Theodore F. Baker et al., May 3, 1886, and one other lot on Winona avenue, Twenty-second Ward ... 7,000
Woodlands ave., W. cor. Sixty-fourth, Chas. P. Perot et al., trustees, to John H. Kelly, June 10, 1886, 400 ft. by 420 ft.; S. E. s. Paschall, between Sixty-fourth and Sixty-fifth, 400 ft. by 188 ft ... 2,000
Canal and Lawrence sts., S. E. cor., estate Selig Fisher to Geo. Bodenstein et al, irreg ... 29,000
James C. Davis to Bethany Baptist Church, of Fox Chase, July 13, 1883, irreg shape ... nom.
Twentieth st., E. s., 66 ft. S. Morris, S. G. Rosengarten to Robert Wilson, July 17, 1886, 50 ft. by 66 ft ... 1,600
Twentieth st., W. s., 66 ft. 3 in. N. Morris, S. G. Rosengarten to John Simpson, July 17, 1886, 50 ft. by 67 ft. 6 in ... 1,600

WEDNESDAY, July 21, 1886.

Amber st., S. E. s., 423 ft. 6¾ in. S. W. Allegheny avenue, Emanuel Peters to Henry C. Altemus, June 26, 1886, 18 ft. by 75 ft ... $325
Ann st., 1925, Eighth Ward, John Douglass Brown, Jr., to Joseph C. Randall, June 28, 1886, interest, 16 ft by 63 ft ... nom.
Ann st., N. E. s. and S. E. s. Cedar, Twenty-fifth Ward, Jonas Bowman to James Walton, July 1, 1886, 64 ft. by 100 ft.; g. r. $126 ... nom.

Atlantic st., S.W. cor. Thirty-eighth, Mich'l Callaghan to John Wilson, July 12, 1886, 14 ft. by 67 ft ... 2,500
Callowhill st., 422, Ellis D. Williams, admr., to Mary L. Carey, July 15, 1886, 17 ft. 9 in. by 79 ft.; mtge. $637.50 ... 2,55)
Cathedral ave., N. s., 400 ft. E. Meetinghouse, Samuel Green to Benj. D. C. Thomas, July 20, 1886, irreg. shape ... 175
Aspen st., N. s., 100 ft. E. Fiftieth, Wm. H. Jones to George A. Wilt, July 8, 1886, 50 ft. by 150 ft., Twenty-fourth Ward ... 2,500
Cullen st., S. s., 73 ft. W. Seventh, Girard Life Ins., A. and T. Co. et al., trustees, to Henry M. Fisher, July 16, 1886, four lots ... 6,200
Dove Place, N. s., 118 ft. 8 in. E. Fourth, Charles E. Neill, Jr., to Stephen L. Tunnel, June 30, 1886, 14 ft. by 47 ft ... 1,900
Fifth st., W. s., 72 ft. S. Somerset, Louis Hormann to Andw. Weiss, Sr., July 13, 1886, 36 ft. by 70 ft ... 2,400
Franklin st., E. s., 217 ft. S. Cumberland, Margaret O'Toole, July 15, 1886, 13 ft. by 58 ft. 6¾ in ... 2,050
Germantown ave., W. s., 32 ft. S. Kennset, David Caywood to Chas. A. Brobst, July 19, 1886, 16 ft. by 74 ft.; mtge. $1,600 ... 1,750
Germantown ave., 3500, Martin N. Booz to Frederick Gildemeyer, July 19, 1886, irreg. shape; g. r. $30 4,000
Girard ave., S. E. s. and N. E. s. Eyre, Samuel G. King to Jacob Hartmann, July 17, 1886, 16 ft. 1½ in. by 90 ft ... 3,700
Lombard st., 214, Harriett P. Howe, admx., to Mary H. Murphy, July 14, 1886, 20 ft. by 77 ft ... 3,750
Lombard st., 216, H. P. Howe, admx., to James W. Baird et ux., July 14, 1886, 20 ft. by 77 ft ... 3,600
Mary st., S. W. s. and N.W. s. Keystone, Mary Disston to John O'Brien, July 3, 1886, irreg. shape, Twenty-third Ward ... 2,700
Montgomery st., S.W. cor. Bambrey, Jerome A. Beaver to Lina Gankel, July 13, 1886, 16 ft. by 64 ft ... 4,500
Bangor st, 81 ft. 8 in. E. Fifteenth, Daniel McGinley to Noble McConnell, July 21, 1886, 16 ft. by 56 ft.; g. r. $20 ... 1,000
Pennsylvania ave., S. s. Sixteenth to Seventeenth, Sarah F. Whitney et al., adm'rs et al., &c., to John R. Whitney, et al., May 15, 1886, 395 ft. 9½ in. by 192 ft.; S. W. cor. Pennsylvania avenue and Seventeenth, irreg. shape ... nom.
St. Mark's Square, 225, Jas. S. Austin to Hannah F. Wayne, July 19, 1886, 18 ft. 4 in. by 118 ft ... 7,400
Main st, N. E. s., 38 ft. 1 in. S. E. Levering, Twenty-first Ward, Wm. Davenport et al. to Jas. Davenport, July 5, 1886, 18 ft. 1 in. by 58 ft. 6 in ... .
Shawmont ave., N. W. s., 428 ft. 4⅝ in. S. W. Ridge ave., Henrietta Mayer to James Edward Burnett, Dec. 1, 1885, two parcels ... nom.
Second st., 926-928, C. Bird to Max Sessler, July 8, 1886, irreg. shape; g. r. £3 5s ... 16,500
Sixth st., W. s., 101 ft. S. Oxford, P. A. Clawges to Wm. W. Franklin, July 12, 1886, 16 ft. 6 in. by 94 ft.; g. r. $460 ... 1,000
Stocker st., E. s., 322 ft. S. Carpenter, Robt. Jackson, ex'r, to Jas. Wilkinson, July 14, 1886, 16 ft. by 52 ft.; g. r. $34.50 ... 1,025
Third st., W. s., 184 ft. S. Dauphin, Mary Coyle to James Coyle, July 19, 1886, 32 ft. by 102 ft. 6 in ... nom.

Twelfth st., 126 N., Jos. T. Fogg et al. to Morris Fogg, June 29, 1886, 16 ft. by 104 ft.... 6,363
Gay st., S. E. cor. Cresson, Law. Greenwood et al. to Jos. Schnepf, July 1, 1886, 13 ft. 1 in. by 51 ft. 2 in.... 8,500
Wallace st., S. s., 63 ft. E. Thirty-sixth, Susan C. Rehill to Michael F. Kearney, July 17, 1886, 14 ft. by 78 ft.... 1,500
Walter st.. S. s., 109 ft. W. Twenty-ninth, Wm. L. Elkins et al. to Geo. D. Geckeler, July 9, 1886, 14 ft. by 53 ft.... 2,400
Mench st., 1606-1610, Wm. Oldham to John Stafford, July 15, 1886, each 15 ft. by 58 ft.... 1,666
Tenth st., 956 and 951 Alder, Benj. F. Williams to Agnes S. Smith, July 20, 1886, 16 ft. by 129 ft. 10 in ; 1230 Ogden, 15 ft. by 46 ft.... nom.
Berks st., 813, Daniel O. Hitner to Leffman Hope, July 17, 1886, 13 ft. 1 in. by 38 ft. 8 in.... 1,725
Gay st., S. E. corner Cresson, Law. Greenwood to Joseph Schnepf, July 1, 1886, 32 ft. 1 in. by 51 ft. 3 in.... 8,500
Leithgow st., 246, Edw.O. Michener to Theobald J. Molter, July 20, 1886, 12 ft. by 40 ft.... 1,300
Seventeenth and Monument sts., S. W. cor., Wm. H. Haines to Geo. F. Gibson, July 21, 18 6, 32 ft. by 63 ft. ; S. s. Monument, 66 ft. ⅞ in. W. Seventeenth, 45 ft. by 49 ft.... nom.
Huntingdon st., N. s., 110 ft. E. Memphis, George W. Taylor to Mary Felty, June 18, 1886, 14 ft. by 50 ft.; g. r. $54.... nom.
Second st., W. s., 106 ft 4 in. N. Cambria, estate Sam'l C. Ford to Chas. E. Barlow, June 8, 1886, 17 ft. 8 in. by 121 ft. 9 in.... nom.

THURSDAY, July 22, 1886.

Aubrey pl., 2103, George D. Bright to John J. Stark, July 16, 1886, 14 ft. by 50 ft.... $2,000
Aubrey pl., 2111, 2135 and 2141, Wm. L. Elkins to Cath. E. Jenkins, July 16, 1886, each 14 ft. by 50 ft.... 6,000
Aubrey pl., 2113, 2125 and 2155, Geo. D. Bright to Cath. E. Jenkins, July 16, 1886, each 14 ft. by 50 ft.... 6,000
Aubrey pl., 2105, 2129 and 2147, Wm. L. Elkins to Caroline Keichline, July 16, 1886, each 14 ft. by 50 ft.... 6,000
Aubrey pl., 2119, 2131 and 2149, Geo. D. Bright to Caroline Keichline, July 16, 1886, 14 ft. by 50 ft. each... 6,000
Aubrey pl., 2107, 2137 and 2143, Geo. D. Bright to Geo. W. Jenkins et al., trustees, July 16, 1886, each 14 ft. by 50 ft.... 6,000
Aubrey pl., 2117, 2123 and 2153, Wm. L. Elkins to George W. Jenkins et al., trustees, July 16, 1886, 14 ft. by 50 ft.... 6,000
Bainbridge st., N. s., 107 ft. W. Seventh, James Hagan et al. to John Rogers, June 16, 1886, 21 ft. by 120 ft.... 3,785
Berks and Seventeenth sts., N. E. cor., Charles E. Haines to Wm. H. Haines, July 19, 1886, moiety, irreg. shape.... 8,750
Broad st., E. s. and N. s. Noble, Richard Peterson to David W. Stuart et al., July 15, 1886, 90 ft. by 148 ft.... 45,000
Broad st., N. E. cor. Noble, D. S. Robinson to Edwin Stuart, July 19, 1886, 90 ft. by 148 ft. ; N. s. Noble, 148 ft. E. Broad, 300 ft. by 185 ft. ; S. s. Buttonwood, 100 ft. W. Thirteenth, 47 ft. by 115 ft. 6 in.... nom.
Buttonwood st., S. s., 100 ft. W. Thirteenth, Richard Peterson et al., executors, to John W. Moore et al., July 15, 1886, 47 ft. by 115 ft. 6 in.... 13,000
Callowhill st., N. s.. 178 ft. W. Eighteenth, Emory M. E. Church to Elizabeth Benson, June 11, 1886, 16 ft. by 60 ft.... 3,100
Chew st., N. E. s., 200 ft. N.W. Mill, Thos. Stewardson to Joe B. Seratchard, May 10, 1886, 50 ft. by 200 ft.... 1,100
Eleventh st., W. s., 425 ft. N. Somerset, L. F. Menage to Henry B. Beard, June 25, 1886, 16 ft. by 94 ft.; also seven others on Eleventh, Ellsworth, Federal, Nineteenth and Twenty-fourth sts.... nom.
Eighteenth st., W. s., 39 ft. 3⅝ in. S. Susquehanna ave., Jos. F. Page to Wm. Singerly, June 1, 1886, irreg. shape; Gratz st., W. s., 254 1⅛ in. S. Susquehanna ave.... nom.
Emerald st., S. E. s., 212 ft 5 in. N. E. Ontario, Henry W. Gimber to John W. Chambers, July 15, 1886, 14 ft. by 80 ft. 4⅜ in.; S. E. s. Emerald, 198 ft. 6 in. N. E. Ontario, 13 ft. 11 in. by 81 ft. 11¼ in.... 1,700
Frank's Court, N. s., 51 ft. 6 in. E. Franklin, John L. Kendlehart to Kate Logue, July 19, 1886, irreg.... 1,200
Hunting Park ave., N. W. s., 783 ft. N. W. Wissahickon ave., F. S. Hovey to Michael Nunan, June 19, 1886, 55 ft. by 250 ft.... 1,652
Marston st., W. s., 228 ft. 6 in. S. Oxford, John Gratz to Wm. Charlton, July 10, 1886, 18 ft. by 77 ft. 9 in.... 650
Master st., N. W. c. Twenty-eighth, George W. Jenkins et al., ex'rs, to Elkins & Widener, July 16, 1886, 400 ft. by 455 ft 2½ in.; W. s. Twenty-ninth, 5 ft. 11½ in. N. Master, irreg. shape.... 63,000
Mill st., S. E. s. and N. s. Peale, Jarvis Mason to John T. Roberts, July 17, 1886.... 25,000
Mountain st, S. s., 254 ft. E. Twentieth, John P. Leonard to Alexis August, July 9, 1886, 14 ft. by 45 ft.... nom.
Nineteenth st., E. s., 89 ft. 3⅝ in. N. Park ave., Wm. M. Singerly to Joseph F. Page, June 1, 1886, irreg ; E. s. Gratz, 304 ft. 1⅛ in. N. Park ave., irreg.... nom.
Ninteenth st., E. s., 89 ft. 3⅝ in. N. Park ave., William F. Benson to Wm. M. Singerly, May 28, 1886, irreg.... nom.
Noble st., M. s., 148 ft. E. Broad, Richard Peterson et al. to George Peterson et al., July 15, 1886, 300 ft. by 185 ft. 6 in.... 85,000
Olive st., 1828, George Haas to Matilda Haas, July 1, 1886, 13 ft. by 36 ft.... 1,500
Pemberton st., 2210, Bridget McElwee to Edw. Hassett, April 1, 1886, 14 ft. by 49 ft. ; g. r. $60.... 875
Pine st., 3958, Wm. R. Matchett to Rachel Barclay et al., June 17, 1886, irreg.... 5,800
Queen st., S. s., 81 ft. 5 in. E. Fourth, John C. Watt to Daniel McBride, June 9, 1886, 15 ft. 4 in. by 73 ft. 5 in.... 2,400
Rhoads st., 1822, Emory M.E. Church to Richard Edg. Benson, June 11, 1886, 16 ft. by 40 ft.... 1,600
Richmond st., N. W. s., 160 ft. S. W. Clearfield, Jas. H. Irwin to Mich'l McKendry, July 20, 1886, 20 ft. by 200 ft.... 3,000
Sixth st., E. s., 38 ft. 6 in. S. Locust, Gustavus English to Samuel H. Weller, June 19, 1886, 19 ft. 3 in. by 100 ft.... 8,300
Spring Garden st., 2027, John Milnes trustee, et al., to Annie L. Budd, July 9, 1886, 24 ft. 11 in. by 114 ft.... 3,500
Spring Garden st., S. s., 45 ft, E. Thirty-fourth, Louis C. Massey, trustee, et al., to Ella Carter, July 19, 1886, 50 ft. 5⅝ in. by 123 ft.... 8,000
Tioga st., S. W. s. and N. W. s. Waterloo, Wm. J. Kelly to Terrence Reilly, July 17, 1886, 18 ft. by 70 ft.... 675
Twentieth st., S. E. cor. Morris, S. G. Rosengarten to Alexr. Wilson, July 17, 1886, 66 ft. by 66 ft.... 2,200
Twentieth st., N. W. and S. W. cor. Fernon and N. W. and S. W cor. Mountain, Alexander Fullerton to John Simpson, July 21, 1886.... nom.
Twenty-first st., 226 S., R. A. Forsyth, to Jesse E. Smith, July 12, 1886 21 ft 6 in. by 188 ft.... 27,000
Wakeling st., John Shattleworth et al. to Joseph Alkins, July 17, 1886, irreg.... 200
Also, one to Robert Sinclair.... 200
Wheat Sheaf Lane, S. W. s., 465 ft. S. E. Chalkley Hall Lane, Henry S. Cattell to Anna Maria Ott, July 2, 1886, 20 ft. by 200 ft.... 402
Woodlands ave., mid. Seventy-second, Jacob Leedom to John B. Dibeler, July 20, 1886, irreg.... 1,000
Woodlands ave., N. W. s., 135 ft. 7 in. S. W. Fifty-third, John McConnell to Annie Francis McConnell, Sept. 23, 1886, 27 ft. 11¼ in. by 150 ft.... nom.

FRIDAY, July 23, 1886.

Allegheny ave., S. E. cor. Thirtieth, Wm. E. Littleton to Charles A. Porter, July 15, 1886, 150 ft. by 150 ft.... $3,750
Ashwood ave., S. E. s., 200 ft. S. W. Eighty-sixth, Elmwood Mutual L. and I. Co. to George M. D. Albertson, Oct 17, 1885, 50 ft. by 100 ft.... nom.
Broad st., W. s., 256 ft. S. Dauphin, Edw. B. Clark, trustee, to Sarah G. Parrott, July 20, 1886, 17 ft. by 77 ft. 10 in. ; g. r. $51.... 1,351
Edgemont st., N. W. s., 64 ft. S. W. Westmoreland, Aug. Bieling to Wm. H. Campbell, July 8, 1886, 15 ft. 9 in. by 60 ft.... 1,200
Elberon Land Association, Limited, to Martin L. Tate, N. W. cor. D and Solly, 50 ft. by 120 ft.... 280
To Wm. J. Jefferson, S. W. s. Emerson, 100 ft. N. W. F, 50 ft. by 112 ft.... 125
To Edw. C. Hammitt, N. E. s. Emerson, 200 ft. S. E. D, 50 ft. by 112 ft. 6 in.... 170
To Cordelia H. Williams, S. W. s. Solly and S. E. s. E, irreg. shape... 426
To John A. Knell, N. E. s. Solly and S. E. s. C, 50 ft. by 112 ft. 6 in.... 123
To Benjamin F. Knell, N.E.s. Solly, 50 ft. S. E. E, 50 ft. by 112 ft. 6 in.. 123
To Frederick Knell, N. E. s. Solly, 100 ft. S. E. E, 50 ft. by 112 ft. 6 in. 123
To James Hindman, Solly st.... 342
To August Korndoefer, Solly st.... 380
To Mary A. Yaeck, lot on Strahle st 127
Fitzwater st., S. s., 63 ft. 6 in. W. Twenty-second, Wm. H. Wilson to Lewis Stover, July 17, 1886, 16 ft. by 68 ft.; g. r. $180.... 2,000
Fell st., 1916-1920, Thos. H. Dallet et al. to Edwin C. Myers, June 24, 1886, 40 ft. 9 in. by 41 ft.... 4,500
Fell st., 1922, Thomas H. Dallett et al. to Kate Myers, June 24, 1886, 13 ft. 7 in. by 41 ft.... 1,500
Hall st., N. W. cor. Amber, John Bley to James Kennedy, July 20, 1886, 15 ft. by 60 ft.... 2,600
Juniata ave., S. E. s., 251 ft. 5½ in. S W. Germantown ave., Wm. D. Dounton to John Schafer, July 16, 1886, 16 ft. by 81 ft.... 2,200

Lancaster ave., S. W. s., 16 ft. W. Rebecca, Wm. H. Kern to Roderick J. McDevitt, July 14, 1886, 16 ft. by 100 ft.; mtge. $1,400........... .. 1,600
Long Lane, N. W. s., 39 ft. 9¾ in. N. E. Oakford, Thomas Marshall to Susan Kennedy, July 3, 1886, irreg. shape.. 2,500
Mole st., 1522, John Friel et al. to Wm. Hennon, July 21, 1886, 14 ft. by 47 ft.; g. r, $42.......................... 1,150
New Market st., W. s., 287 ft. 10¼ in. N. Laurel, Charles Scott to Chas. Scott Spring Co., June 1, 1886, irreg. shape.................. 50,000
Ontario st., N. E, s., 236 ft. 3⅞ in. S. E. Kensington ave., Jas. Rogers to Wm. Rogers, July 21, 1886, 17 ft. by 73 ft. 3½ in................................ 250
Page st., S. s., 70 ft. W. Twenty-ninth, Nicholas Thouron to Harry C. Walter, July 22, 1886, 5 lots each, 13 ft. 9 in. by 49 ft......................... nom.
Roxborough ave., N. W. s., 247 ft. 3 in. N. E. Ridge ave., Jas. Davenport et al. to Wm. Davenport, July 8, 1886, 25 ft. by 150 ft..................... 2,000
Salmon street, S. E. s., 110 ft. S. W. Clearfield, E. O. Michener to Wm. Bodkin, July 21, 1880, 35 ft. by 77 ft.. 2,550
Salmon st., S. E. s., 136 ft. 6 in. S. W. Clearfield, Geo. W. Michener to Edwin P. Michener, July 1, 1886, 11 ft. 6 in. by 77 ft......................... 800
Second street, W. s., 172 ft. 5¼ in. S. Arch, Richd. P. Diamond, July 8, 1886, 14 ft. 7¾ in. by 50 ft 1,525
Sixth st., 1938, H. L. Roat to Julius Keppler, July 14, 1886, 16 ft. 9 in. 100 ft............................ 3,000
Sixth street, 255 N., E. D. Williams, admr., to Edw. Sweeney, July 14, 1886, irreg.................................. .. 7,300
Sixth st., E. s., 18 ft. S. Pierce, Rosanna White et al., exrs., to Chas. Bentz, July 20, 1886, 32 ft by 54 ft. 6¼ in...... 4,000
Seventeenth st., 1337 S., Hugh Tinney to Robt. Wilson, July 22, 1886, 16 ft. by 62 ft.; g. r. $82................. 2,100
Taylor street, S. s., 86 ft. E. Ninth, Samuel J. Goodall to Patrick F. Sherry, July 13, 1886, 16 ft. by 48 ft...................... 700
Twentieth st., 1407 S., Robert Wilson to Hugh Tinney, July 22, 1886, 15 ft. by 72 ft.; 1424 S. Twentieth, 16 ft. by 60 ft.................................. 175
Twenty-first st., E. s., 18 ft. and 34 ft. S. Gerritt, William Forbes to Patrick Daly, July 20, 1886, 32 ft. by 55 ft................. 3,250
Twenty-second st., S. W. cor. "G," Roderick J. McDevitt to Edward Neary, July 14, 1886, 16 ft. by 69 ft...................... 5,500
Thirty-fifth st., E. s., 180 ft. N. Fairmount ave., Joseph H. Carter to Henry Brunner, Jr., July 17, 1886, 100 ft. by 99 ft.; also 17 lots in rear on Orion st. 21,600
Uber st., E. s., 121 ft. N. Columbia avenue, Isaac M. Brooke to John Knapper, July 21, 1886, 15 ft. by 70 ft.; mtge. $1,100....... 1,650
Wallace st., N. E. cor. Twenty third, John Campbell to Letitia T. Kennedy, July 16, 1886, 15 ft. 4 in. by 54 ft. 8¼ in.. 1,300
Walnut st., S. s., 89 ft. 6 in. W. Duponceau, W. P. Hazzard to Sam'l R. Shipley, July 19, 1886, 22 ft. 4½ in. by 90 ft... 23,000
Washington st., Twenty-first Ward, James Davenport to Mary Ann McClennan, July 8, 1886, irregular shape.. 1,200
Wharton st., 815, Wm. E. R. Selby, Jr., et al. to Alfred C. Elkinton, April 28, 1886, 18 ft. by 127 ft......... 4,500

SATURDAY, July 24, 1886.

Afton st., N. s., 218 ft. E. Eighteenth, Martha Angeroth to Henry Wilkinson, July 21, 1886, 15 ft. by 59 ft.. $1,500
Alter st., S. s., 311 ft. W. Twenty-ninth, Mary E. Crandell to Wm. C. Crandell, Sept. 24, 1884, 14 ft. by 46 ft.. nom.
Bouvier st., 1422, Jacob Reaver to David Lewis, July 22, 1886, 19 ft. by 81 ft. 8 in.. 4,250
Cambridge st., N. s., 211 ft. 8 in. W. Seventeenth, Albert R. Roseman to Edwd. Keenan, June 24, 1886, 12 ft. by 60 ft...................................... 1,900
Clarion st., W. s., 124 ft. 6 in. N. Ontario, Emma Camp to Hugh Mulligan, July 14, 1886, irreg................. 9,000
Columbia ave., S. E. cor. Germantown and Norristown R.R., Daniel O. Hitner to Peter Conway, July 13, 1886, irreg................... 9,500
Columbia ave., 2007, Sam'l F. Prince to Lawrence H. Clark, July 16, 1886, 21 ft. by 90 ft.......................... 3,000
Dean st., 1529, Jas. J. Tracy to Bertha Lang, July 21, 1886, 15 ft. by 42 ft...... 1,350
E st., 2913, Jas. Creighton to Robert Creighton, July 24, 1886, 17 ft. 3¼ in. front.................................. 600
Eighth st., W. s., 250 ft. N. Huntingdon, Harry Brocklehurst et al. to Henry Ritzius, June 22, 1886, 13 ft. by 59 ft....................................... 2,600
Hicks st., 8 lots, W. s., 221 ft. S. Mifflin, D. L. Flanagan, to James H. Beverlin, July 19, 1886, 112 ft. by 47 ft.; g. r. $54 each........................ 7,200
Hicks st., W. s., 67 ft. S. Mifflin, D. L. Flanagan to Stephen Flanagan, July 19, 1886, 14 ft. by 47 ft.; g. r. $54; 7 lots, subject to 7 g. r's of $54 each, W. s. Hicks, 95 ft. S. Mifflin, each 14 ft. by 47 ft.. g. r. $54..... ... 7,200
Lambert st., 2144, Jacob Rightly to Harry C. Blaker, June 8, 1886, 15 ft. by 60 ft.; g. r. $102..................... 1,000
Lancaster ave., S. W. s., 200 ft. N. W. Thirty-seventh, Samuel D. Woodington to Flora A. Richards, July 22, 1886, 15 ft. by 140 ft., Twenty-fourth Ward........... 8,000
Lemon st, S. s., 154 ft. E. Eleventh, John W. Chambers to Frank A. Hamilton, July 14, 1886, 18 ft. by 36 ft. 2 in.. 2,100
McClellan st., S. s., 124 ft. E. Moyamensing ave., Samuel H. Herron et al. to Henry Siebert, July 15, 1886, 14 ft. by 53 ft........................ 270
Market st., S. E. cor. Forty-third, Edward C. Williams to Alfred G. Clay, June 29, 1886, 28 ft. by 214 ft. 6 in.. 35,200
Mulberry st., N. W. s. and N. E. s. Margaret, James Bannister to Albert Foulds, July 23, 1886, 16 ft. by 85 ft. 11 in....................................... ......
Ninth st., 2531, Joseph A. Ecker to Mahlon B. Craven, July 17, 1886, 14 ft. 3 in. by 93 ft. 5½ in................ 3,100
Norris and Sixth st., S. E. cor., Alf. C. Gibson to Clara A. Graham, July 16, 1886, 15 ft. by 54 ft............ 4,000
Oakford st., 30..6, Rebecca Dougherty to William N. Long, July 19, 1886, 14 ft. by 50 ft......... 825
Ogden st., S. W. cor. Juniper, Twenty-fourth Ward, Joseph D. Thornton to Joseph G. Hibbs, July 12, 1886, 15 ft. 10 in. by 37 ft.; 3 lots S. s. Ogden, 47 ft. 2 in. E. Forty-second, 47 ft. by 37 ft. S. s. Ogden, 15 ft. 10 in. E. Forty-second, 15 ft. 8 in. by 40 ft.................................. 10,000
Penn st., N. W. s., 226 ft. S. W. mid. Chew, Alex. Bacon to Margaret B. Wells, July 21, 1886, irreg. shape... 9,000
Ridge ave., S. cor. Shur's Lane, Rebecca Smiedel et al. to John Kenworthy, July 12, 1886, irreg. shape. 11,000
Twenty-first st., 3343 N., Daniel McNeill to Ella K. Hughes, July 29, 1885; mtge $1,200......................... 1,100
Twenty-fifth st., W. s., 140 ft. S. Montgomery, Charles E. Smith to Edwin Sharp, July 21, 1886, 60 ft. 3 in. by 120 ft 1¾ in........................ 5,000
Walnut st., S. s., 220 ft. W. Fifty-second, Lewis Albertson to Emma Huhn, July 22, 1886, 20 ft. by 155 ft. 4½ in. S. E. s. Paschall ave., 80 ft. N. E. Seventy-first, 66 ft. by 110 ft. 2,600
Walnut st., 3617, 3621, Edw. McLaughlin to James H. Billington, July 13, 1886, 60 ft. by 120............. 10,500
William st., N. E. s. and S. E. s. Coral, Jas. C. Moore to Chas. Kirn, July 22, 1886, 14 lots...................... nom.
Fourth st., E. s., 190 ft. N. York, Wm. G. Serrill to Chas. Bright, July 17, 1886, 15 ft. by 55 ft.; g. r. $108......... 1,400

Gumming Saws.

Emerson Smith says that many persons who are not fully acquainted with the principle upon which circular saws are made, entertain the erroneous opinion that a saw should work the same until worn out, if it is not accidentally sprung in use or strained in gumming. So far as any damage to the saw is concerned, there is no difference between the use of a burr gummer or a file; but if proper care is not exercised in the use of the emery wheel, there is more danger from its use than from either the file or burr. If the condition of the saw is such that a considerable depth is required to be cut into the plate, the operation should be performed by going over the saw several times, only allowing the wheel to grind away so much as can be done without heating the saw to a blue. There is no excuse whatever for crowding the emery-wheel so as to heat the saw red hot, as this is sure to injure the saw, often glazing it where the wheel comes in contact so hard that a file will make no impression whatever. From these hard spots on the outer surface small cracks commence, invisible at first to the eye, but gradually enlarging until they become dangerous fractures. Hacking the face of the wheel with a cold chisel or the corners of an old file will often prevent its glazing, so that it is not as liable to heat the saw. After a few times gumming, however, the saw will enlarge on the rim, so that the slightest warmth will cause it to buckle, and there is no remedy left but to send it to a saw maker and have it rehammered. Some, however, entertain the erroneous impression that a saw rehammered will never run as well as when new. On the contrary, a saw rehammered will generally run better than when new, because all the elasticity, or nearly all, is worked out of the saw by using, and it generally works stiffer than when new.

—Some time ago Councils' Committees on Finance and Law asked the City Solicitor whether commissions paid by the State for the collection and accounting of State moneys should have been turned into the City Treasury or retained by Wm. B. Irvine and his predecessors as City Treasurers. The City Solicitor has decided that in view of the importance of the questions involved, the interests of the city will best be served by a presentation of the facts to the court, or, in other words, that suit be instituted to determine the question.

—At the meeting of the Board of Health on Friday, the complaint of a nuisance at the University of Pennsylvania, arising from the burning of flesh, was dismissed, assurance having been given that the nuisance would be abated.

G. P. McDONALD, of England, a very high authority in economic and industrial matters, writes a sensible and conservative article in the *British Quarterly Review*, which is worthy of reproduction. He writes:

"There are other elevating forces in the hands of the people themselves, which they have already used to their lasting benefit, and which are not yet exhausted. It has been said that there is an iron law pressing wages down to the limit of starvation. If this were true, we might well despair. But it is not true. Wages have risen; they are earned with less effort; they command more of the comforts of life, and the workman has greater leisure. Yet, in a mere physical sense, he is as capable now as he was at the beginning of the century of spending his working hours in ill-paid and hopeless toil. If he has risen, the conclusion is clear that there is no economic law by which wages are pressed down to the limit of starvation. Not starvation, but rather the standard of comfort which the people have set up for themselves, is the true limit—a standard which is not fixed, but varies among different people and among the same people at different times, which in England has risen in the past, and which can rise in the future. A point there certainly is beyond which wages will not advance. So long as different nations have different standards, a rise of wages in one of them may be checked by the competition of the rest; as labor becomes more mobile, the international check will operate more readily, and even now in many trades there are signs of its retarding influence. But our immediate progress is not wholly a matter of wages. In other directions the people have the making of their own fortune, provided always that their numbers are not recklessly increased. If they seek for education, and in all seriousness come to regard it as a necessary of life, they will secure it. If they persuade themselves that the overcrowding, which is the shame of our cities, is a thing intolerable, overcrowding will cease. If they are inspired with an earnest desire to convert into homes houses which are now in the haunts of disease and crime, they can themselves effect the change * * * * They need not fight the battle alone. Employers of labor have duties, too seldom recognized, towards such as toil and spin in their service. The State can give powerful aid when the strength of public opinion supports its action. From whomsoever it comes, the test of all efficient help is whether it tends to raise the character of the people, to excite in their minds better hope, and to give them higher ideas of a worthy life."

—The work of constructing the new East Park river drive from the arched bridge at Fountain Green to near Strawberry Landing is progressing rapidly under the direction of the Vulcanite Paving Company, to which the contract was awarded, and 300 men are kept busy along the route. There has been some heavy blasting at Rockland, and there is considerable filling in to be done. The new drive will be ready for use this fall if the contractor who is grading the drive from near the tunnel to Fountain Green completes his work in season. When these two new drives are finished there will be an unbroken stretch of fine road along the river bank from the boat-houses at Fairmount to the Wissahickon.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.

To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

BOOTS and SHOES,

BUT NOT SLIPPERS.

We wish to call the attention of the public to the fact that the DAY SEWED SHOE does not mean any kind of slipper.

The process is not applied to any single sole foot-wear, but to the manufacture of all kinds of BOOTS, SHOES, GAITERS and LOW SHOES used for out-door or steady wear. The dainty luxury which many cannot, and many should not wear—the "pump-sole" or "turned-sole" slipper—is for sale at the Day Sewed Shoe Store, but it is not our make. This fact has been carefully impressed upon our sales-people, but they are not always reminded of it in making a sale. We therefore take this method of explaining and providing against any mistakes. WHEN YOU BUY A THIN-SOLED HOUSE-SLIPPER YOU DO NOT GET A DAY SEWED SHOE.

THE DAY SEWED SHOE MFG. CO..

No. 23 N. EIGHTH STREET.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

Men's Business Suits

is what we want you to see before you buy. Novelties constantly being received for

Boys' and Children's Wear,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHINGS.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BUELL'S
FIRE EXTINGUISHER.

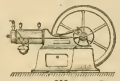
Consists of 5 or 10 gallon founts, and our exterior triple-acting Force Pump throws the chemical 50 or 150 feet. The chemical makes wood fire-proof and is unaffected by air or age. Send for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Streets.

ILLUMINATED CATALOGUES ON APPLICATION.

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

A Most Delicious and Elegant POUND Box of
CANDY
CROFT & ALLEN,
1226 Market Street.

OTIS BROTHERS & CO.
MANUFACTURERS OF
PASSENGER and FREIGHT
ELEVATORS,
HYDRAULIC and STEAM.
No. 6 S. MERRICK ST., Philad'a,
OPPOSITE NEW CITY HALL.

Otis Brothers & Co. manufacture the "Standard" Hydraulic Passenger and Freight Elevators; also, all forms of steam, passenger and freight elevators, hoisting machinery for mines, breweries, etc. The record of the Otis Elevator proves them to be unequalled in the world for safety, speed durability and economy.

Books Bought.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

BLANK BOOKS

have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.

We have inaugurated a new system and sell our Blank Books by the hundred pages.

HOSKINS, 913 Arch Street.

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.
PENCOYD IRON WORKS,
A. & P. ROBERTS & CO.,
OFFICE, 261 SOUTH FOURTH STREET,
PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.
SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.
Plans and Estimates for Roof Trusses and Riveted Girders.
Beams furnished from Stock and Cut to Length.
SEND FOR CHART OF SHAPES.
Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS OR OWNERS,
BUILDERS, ARCHITECTS, CONVEYANCERS, SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.

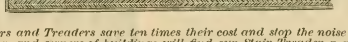
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

SAVE Your Carpets!



SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia.**

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 30. PHILADELPHIA, MONDAY, AUGUST 2, 1886. PRICE 15 CENTS

Items of News.

—The Black Mill property in Swedesboro has been sold to Benjamin Black for $7,000.

—26,000 slaves in the island of Cuba have been made free by a unanimous vote in the Spanish Chamber of Deputies.

—The Board of Health on Wednesday fined Drs. N. J. Dundore and C. B. Wurtz $10 each for neglecting to report contagious diseases.

—A movement to unite all of the street railway companies of St. Louis into one to be under one management, with a Trust Board at the head of affairs, is on foot.

—A company of capitalists have made large purchases of land around Magnolia Station, N. J., on the Philadelphia and Atlantic City Railroad and intend starting a town there.

—2,000,000 acres of land, situated between the Missouri and the St. James rivers, have been sold by the Northern Pacific Railroad Company and will be paid for in preferred stock before December 1st next.

—A mortgage for $1,000,000, executed by the Wilkesbarre and Western Railroad Company in favor of the Central Trust Company of New York, was filed in the Recorder's office at Wilkesbarre on Wednesday last.

—The long-discussed project of starting a glass factory at Pennsgrove has at last taken shape. The ground has already been secured, and steps have been advanced toward raising the capital to $3,000. The factory will be for hollow ware.

—Colonel John D. Watson, who was convicted by a Bridgeton jury on Tuesday of forcible entry and detainer upon the complaint of John R. Farnum, the reputed owner of the Vineland Gas Works, declares that he will carry the case to the Supreme Court.

—The turnpike war at Reading developed on Wednesday last in the arrest of Superintendent Samuel Manmiller and a force of laborers who were engaged in tearing out a drainage pipe at the junction of the new public turnpike, two miles east of Reading. They were subsequently discharged.

—Chief Walker, of the City Electrical Department, has completed the police patrol telegraph service, which includes all the territory south of South street and extends to Point Breeze. There are thirty-two patrol-boxes in position in that section, all of which will be placed in operation by the Mayor early this week.

—A jury of view on Tuesday filed a report making an award of $4,791 against the Baltimore and Philadelphia Railroad Company for taking 3 roods and 18 perches of land in the Twenty-seventh Ward belonging to the estate of Thomas S. Ellis, deceased. The land is situated on Greenway avenue, above Mount Moriah lane.

—The 1,500 feet of electric cable presented to the city by Fatham Brothers will be used by Chief Walker, of the Electrical Department, in the extension of the underground cables on North Broad street. It is the intention to extend the service from the Reading Railroad crossing along Broad street to Lehigh avenue, and thence to the Twenty-second police district station-house, located just east of Broad street.

—The Board of Highway Supervisors authorized Chief Highway Commissioner McDonald, the President of the body, to issue in future permits for the construction of vaults under sidewalks where they are kept back three feet from the curb line and granted a permit for an extension of the Reading Railroad Company's track on Thompson street near Thirtieth, to enter the J. & P. Baltz Company's brewery.

—The city's twenty-four magistrates turned over to the City Treasurer, as returns from their offices for the first six months of the present year $33,442.25, divided as follows: Magistrate Pole, $563.90; Collins, $828.25; Eisenbrown, $1,008.85; Lelar, $1,145.30; Lennon, $1,531.50; Durham, $2,294.35; List, $4,731.15; Smith, $1,949.85; Clement, $684.65; Cobb, $914.70; Ladner, $1,685.25; Thompson, $4,8.0.15; Baird, $4,313.50; Ahern, $474.55; Lloyd, $723.25; Gillespie, $695.85; O'Brien, $1,179.10; Severn, $4,438.55; Riley, $354.95; Neall, $670.75; South, $344.80; Brown, $347.05; Clarke, $376.20; Randall, $375.80.

—Three handsome houses are being erected on Baring street, near Thirty-ninth. They will be three stories in height, with brown stone, terra cotta and red brick fronts. The insides will be finished in walnut and cherry, and the windows will be of colored glass. Bay windows, front and side, and front porches will add to their appearance. They will stand back from the street, and two of them will have a frontage of eighteen feet and a depth of sixty-four feet, and the other fifty-five feet front by forty feet. They are being built for Wm. Howell, the paper manufacturer, upon plans furnished by P. A. Welsh.

—The officials of the Electrical Department on Wednesday began to place the masonry, mechanical and scientific appliances in the new quarters in the City Hall. Two "repeaters" which transmit all the alarms were placed in position, and the work on the telephone switch board was completed, and it is now ready to receive the wires from the street. The "commutator," a huge piece of wood and metal workmanship which splits the main current, has been waiting for some time to perform its duties and will wait until the end of the year, when the department will be fully equipped with everything new and spick-and-span for fire and police telegraph purposes. The old material now in use at Fifth and Chestnut streets will be sold in 1887 to the highest bidder.

—In the Jesse W. Starr will contest before Judge Miller in Camden, on Thursday, B. B. Clark, of New York, Vice-President of the Thomas Iron Company, testified that he was well acquainted with decedent's affairs, and claimed that his bankruptcy was due to the extravagance and mismanagement of his sons, the contestants. He believed Mr. Starr was mentally unqualified just previous to his death to engage in business or to make a will.

—President Titus Berger, of the Master Painters' Association, is responsible for the following words of wisdom, they are just as applicable to all mechanical trades as to the one he is identified with—"We realize that we must establish some mode of educating apprentices to the present high state of perfection in the business. The only thorough manner in which to accomplish this end is to maintain schools in which apprentices may receive thorough instruction in every branch of the trade Such a system is calculated to weed out all bad mechanics and elevate the craft. The good men receive cards of proficiency. To perfect this reform will require years of work, but we mean to accomplish it."

—The following is the small silver certificate clause in the Sundry Civil Bill which will soon become a law: "And the Secretary of the Treasury is hereby authorized and required to issue silver certificates in denominations of $1, $2 and $5, and the silver certificates herein authorized shall be receivable, redeemable and payable in like manner and for like purposes as provided for silver certificates by the act of February 28, 1878, entitled 'An act to authorize the coinage of the standard silver dollar and to restore its legal-tender character," and denomination of $1, $2 and $5 may be issued in lieu of silver certificates of larger denominations in the Treasury, or in exchange thereof, upon presentation by the holders, and to that extent said certificates of larger denomination shall be canceled and destroyed."

—The proposed action of the Window Glass Makers' Union, if carried out, will have a very important bearing on the glass industry of the United States. And besides this, it will demonstrate whether there is any real benefit in co-operation when conducted on a large scale. The scheme under consideration is for the establishment of a number of glass-making plants in favorable sections of the country, all of them to be owned and operated on the co-operative plan. The product will not be confined to window glass alone, however, but will include all the various makes of glass. In all there will be six factories, each of which it is estimated will cost $30,000. Stock will be issued in $50 shares, and it is claimed $200,000 will be subscribed the first day the books are opened. Upon the action of the American Flint and Green Bottle Leagues depends the carrying out of the scheme proposed by the window glass makers.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

C. B. TRUITT, JR.,
Real Estate & Mortgage Broker,
418 WALNUT STREET,
PHILADELPHIA.
Farms and Country Sites a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,

Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE AND LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.

Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

HENRY KELLY,
PUBLIC ACCOUNTANT.

Estates settled and Accounts adjusted and intelligently stated.
925 Walnut Street, Philadelphia.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

A TEASPOONFUL OF
Red Brown's Ginger,—
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS..... *$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUMINATED CATALOGUES ON APPLICATION

SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious
Also EXTENSIVE MAKERS of the
FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 30. PHILADELPHIA, MONDAY, AUGUST 2, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, AUGUST 2, 1886.

SEVERAL of our leading builders have disappeared within a few days for a week or two's jaunt on the mountain and by the sea. They have earned their right to a long vacation.

MANY of our architects are absent from the city, and during August the offices will be depleted of their usual force. At some few offices the pen and pencil are plied with unusual vigor.

REAL ESTATE operations are not extensive. A few inquiries are in hand. Agents are in a hopeful frame of mind, and are satisfied that the fall transfers will swell to large proportions.

CONTRACTOR MALONE'S attorney it is said has advised him to ignore Mayor Smith's veto and to go on with the work on the new Market street bridge. There will be music in the air if the contractor should be so foolish as to take the advice.

OUR iron and steel makers say there is no excuse for or need of importing material for armor plates—that we have all the necessary facilities to manufacture the largest possible armor plates. This is true, and Congress ought to resolve to buy at home rather than abroad when the time comes.

SHOULD the cases now being tested before the courts as to the liability of corporations for the payment of the State tax upon money at interest go against them, an effort will no doubt be made to have the law repealed, as it stands now the borrower is generally compelled to pay the tax, in cases where he does not do so the individual lender is seriously oppressed and practically denied competition with corporations who have thus far been exempt from the tax.

DURING the six months ending June 30, 1886, the total production of Pig Iron amounted to the enormous quantity of 2,954,209 net tons, this is an increase of nearly 800,000 tons over that of the same period of last year. There has never been so much Pig Iron purchased in this country in six months before.

EXTENSIVE purchases of land, it is rumored, are to be made along the B. & O. R.R., presumably in the interests of that corporation, or perhaps some other. No details are available just yet, nor are the objects stated. A good deal of property is being offered, but the prices are just a little too high for the ordinary real estate speculator.

OUR health authorities have exercised great care this season in preventing contagion spreading. Midsummer finds our city healthful, and the mortuary list light for the season. A typhoid epidemic has broken out at one or two points in the State, due to accidental causes The people are commendably co operating with the authorities everywhere to barricade pestilence from our shores.

THE authorities of Atlantic City should be held just as responsible for the shooting of O'Donohue's child as the miserable, ignorant negro dog-catcher who fired the shot. The idea of employing a brutal negro to shoot dogs (and many of them would bring more money if sold at public auction than he would have brought during the palmy days of slavery,) upon the public streets, is not only brutalizing, but indicates a want of judgment and refinement that the community have a right to expect even in a Jersey Mayor and Board of Councilmen.

SOME one has made this objection to our Real Estate Exchange, viz., that under the cataloguing of the properties for sale a speculative demand would be developed, which would put up prices. Not at all. If ten properties are brought out, the effect would rather be to depress prices.

The strong point of the plan is that a competition would be developed among sellers or holders of real estate. Of course the more desirable properties would be more likely to bring top prices. The New York and Baltimore Exchanges have not complained on this score. Artificial prices cannot be established in any event.

THE law taxing household furniture is a humbug; it never has been, neither will it ever be enforced and the *Philadelphia Record* is right in calling for its repeal. In the first place what rule could be made to govern the appraisement of furniture, a tax levied upon first cost would be pure and simple extortion. Fashion rules in furniture as in everything else, neither would a tax levied upon an appraised value be just, for it would rarely bring the tenth of it if thrown into an auction room. The law is simply an embargo upon house comforts, it strikes at the very root of well organized societies; it is home life that makes Philadelphia the best city in the world to live in. The tax should be abolished.

NOW that capital is so plenty, and paying investments are so scarce, it would be a good time to organize a company for the purpose of irrigating and reclaiming a large part of Southern New Jersey. The peculiarly non-retentive properties of the soil renders a very large part of this immense area of very little, if any, value for agricultural purposes at present, but which with the proper irrigating facilities could be made extremely fertile.

There are thousands of acres which could be made to yield large crops of cereals with no great expense, through irrigation; and with an abundance of water, both in the Delaware and in the streams coursing through this section of country, it is a wonder that the scheme has not been suggested before.

A series of pumping stations, with stand-pipes erected along the Delaware river as far as fresh water continues, with the proper system of main and distributing pipes, could be made to afford the entire section sufficient water to turn the thousands of barren acres into beautiful fields and pasture lands.

It is well known that water is the secret of the growth of vegetation; it is a wonderful fertilizer, and through its influence land which is now worth but a few cents per acre could soon be made to be worth many dollars.

There is no point south of Camden where the elevation is so great that it could not be reached with water from a stand-pipe. The area covered by these suggestions is so great, and the opportunities for an enterprise which would yield a steady and increasing income to the investors in the way of water rents and privileges so magnificent, that were such a company formed there would be no trouble in disposing of the stock and obtaining from the State an appropriation commensurate with the great and lasting benefits it would derive from the enterprise. This is no utopian scheme, for it is not only possible but extremely practical,

It is said that all the street railway companies of St. Louis are to be put under one management. No doubt this will be done in several cities eventually.

The Society of Arts is considering the advisability of offering prizes for the best engines designed to fill the especial purposes of providing power for electric lighting. So far the gas engines seem to be the best adapted for this purpose.

It looks as though we were gradually drifting back to the apprenticeship system. The house painters have already practically re-established it. The Journeymen House Painters' Protective Beneficial Association of this city have adopted resolutions approving the action of the Master Painters' Association in establishing the apprenticeship system of five years for learners.

The representative of the Real Estate Record has visited several near-by towns, and finds a fair degree of activity in real estate matters. Prices for city lots have not advanced, as a rule, notwithstanding considerable building has been done within a year, and a great deal is contemplated. Builders are under contract for a fair amount of store, shop and house building.

A great deal of the architectural iron work now in use is protected by what is called the "Rustless" process. There are four furnaces in this country where iron is made rustless: two in Brooklyn; one at Little Ferry, N. J., and one in Philadelphia.

The Bower process is used particularly for cast iron, oxidation being produced by carbonic acid and air. Cast iron must first be pickled to remove sand, but wrought iron and steel do not require to be pickled.

During the past two or three weeks the real estate market has not been disturbed by any important transactions. Those best posted have very little to say, and incline to the belief that nothing of importance will be done until after September 1st. Purchases for this year's building operations have been all made; whatever land will be bought this fall will be for next year's operations, excepting in a few isolated cases. A good deal of land is being offered, but in a quiet way.

Receipts of lumber continue to be very heavy. Frequently from one to two million feet per day arrive. The prospects are that lumber will hold its present strong prices. The statements of lumber journals in the Northwest and Southeast all seem to point in that direction. The stock of lumber, while enormous, is not likely to be in excess of the market requirements, a fact which is proven by the willingness of a good many small and wholesale dealers to stock up at this time. There is no boom in the lumber trade, but everything points to an increasing consumption, not only in the city, but in the surrounding towns which obtain their supplies from here.

The building and loan associations are thriving, according to reports, all over the United States. What has been done in Philadelphia is being done in several Western cities and towns. A recently returned Western traveler states that it is quite surprising to find the number of small houses being built on this plan in the West and the amount of money going into this channel. The management is excellent, and the results most gratifying. One effect, he states, has been to help to bring down rents. Individual capital is competing with association capital, and new associations are everywhere springing up. Here at home the system is extending. Nowhere are there any complaints made of bad management Former mistakes are avoided. Experience is making the system profitable.

The appeal of the New Yorkers against the increased assessment on real estate has been dismissed and the property holders have nothing to do but to submit. Taxes have been reduced in Philadelphia 37 per cent. in nine years. Properties worth $10,000 nine years ago are now assessed at $8,000 in some portions of the city. The tax rate has been reduced from $2.25 to $1.85. There is no uniformity in assessments in the city and it is difficult to expect it, but at the same time there is too much elasticity in the system. There are forty-two assessors, each of whom is practically independent. The whole system is rather clumsy, and a great deal of trouble arises from the slip-shod way assessments are made. There seems to be no rule to govern the matter. If any rule at all could be established, it would be one which would recognize actual values as the basis. There are legislative enactments on this subject, but even they are disregarded. What we want is sound legislative and business principles. This is a subject which our Real Estate Exhange ought to take in hand. It opens a wide field for reforms that mean something.

Our so-called scientists do not know what to make of the Keely motor, for it *does mote*! The *Ledger*, before endorsing it, desired that some shafting and machinery should be moved with it, thus demonstrating beyond the possibility of a doubt, that there is some real working power in it. The public have looked upon the concern with a good deal of suspicion. It is confined to the inventor's shop, and shown to only a very few.

A great many inventors have been endeavoring to find some new latent force in nature, since Keely first announced his project, but even Edison has been knocking at the door, in vain.

That Mr. Keely has something that the world at large knows nothing about, can not be denied; but what it really is, can only be guessed at by the uninitiated. Whether it can be utilized or not, is another question. It has required a great many years' work to make the machine, which demonstrates the force generated, but when it is once perfected, it is not likely that it will be as difficult to produce other machines of like nature. The first steam engine was the work of years. The first locomotive was the result of long continued effort and experiment, and it is not to be expected that the first engine for utilizing this new force, should be brought forth in a day.

The Real Estate Owners and Builders' Association of New York is doing good service, and greatly assisting in the improvement and prosperity of that city.

It is stated that a large amount of money will shortly be invested in building operations in New York City.

During the past twelve months over $75,000,000 have been invested in building loans in that city alone, apart from the cost of lots. It is stated on good authority, that there is now a large volume of money in the market, to be loaned at 4 and 5 per cent. Good applications, however, are exceedingly hard to obtain; which explains the large amount of idle capital.

It is not likely that very much will be done in the way of investment during August. The possessors of capital are not idle, but are looking around very carefully, and studying the drift of things. A good many have actually made up their minds that real estate is the best direction for investment. The Real Estate Exchange was not established one day too soon.

Taking Philadelphia as a whole, real estate is steadily advancing in value. In certain sections of the city values have been stationary for years. Localities could be pointed out where property has depreciated. Above all things, there is very little speculative business. The large withdrawals of capital from speculative channels have found profitable employment in numerous other legitimate channels, but have not yet unfavorably affected the values of real estate. Very little real estate is bought but for actual use. There is a disposition shown now and then to buy large tracts for speculative purposes, but this tendency is put under a healthy check by the unwillingness of real estate holders to let their properties go at anything but good prices. Influences are at work which are likely to give real estate a little boost. The rates realized on investments in industrial channels are not inviting quite as much capital as three or four years ago. At the same time there is an over supply of capital, even at low returns. There is no doubt but that during the coming twelve months a large amount of money will find employment in real estate. People are getting out of debt instead of getting in. This is shown by the records in the office of the Recorder of Deeds. During the first half of last year 3,803 mortgages were satisfied, amounting to eleven and a quarter million dollars. During the last half 3,824 mortgages were satisfied, aggregating nearly fifteen million dollars. For the first half of this year 4,504 mortgages were satisfied, representing a little over twenty million dollars. During all this time there was an increase in the number of new mortgages, but this is partly due to the fact that there is an increasing demand for money, growing out of increased building activity,

REAL ESTATE.

$4,000,000 Increase in Internal Revenue Receipts Over Last Year.

According to the preliminary report of Internal Revenue Commissioner Miller, which he submitted to the Secretary of the Treasury on the 25th inst., and which covered the operations of the Bureau up to the end of the fiscal year, June 30, 1886, the total collections for the year were $116,902,845, or $4,481,724 more than for the preceding fiscal year. The cost of collection for the fiscal year was about $4,300,000, being 3 67-100 per cent. of the amount collected; $155,000 less than the cost of collection for the year ended June 30, 1885. The receipts from taxation on spirits, fermented liquors and tobacco during the past two fiscal years were as follows:

	1885.	1886.
Spirits	$67,511,208	$69,092,363
Fermented liquors	18,239,782	19,675,731
Tobacco and fermented liquors	26,407,088	27,907,382

During the year 1886 tax was paid on 67,689,250 gallons of spirits distilled from grain and other materials, and in 1886 on 69,295,358 gallons.

Tax was paid on 3,510,898,488 cigars during the fiscal year, against 3,358,972,633 during the fiscal year ended June 30, 1885; and on 1,309,613,500 cigarettes, against 1,058,749,238 during the preceding fiscal year. By States Illinois stands first in the amount of internal revenue collections—$23,852,252; Kentucky second, with $15,746,940; New York third, with $14,365,208, and Ohio fourth, with $12,921,349. Pennsylvania furnished about $8,000,000, Missouri $7,000,000, Indiana nearly $5,000,000; New Jersey about $4,000,000 and Wisconsin $3,000,000.

The County Wins.

On Tuesday, the 27th ult., at Harrisburg, Pa., Judge McPherson gave his decision in the tax case suit brought by the Commonwealth against the county of Philadelphia, in which the State sought to recover $47,059.95 which was collected by the County of Philadelphia over and above the valuation made by the Board of Revenue Commissioners in the years 1877, 1878, 1879 and 1880.

Judge McPherson dissents from the opinion held by the Commonwealth that the County is the mere agent for collections. "In our opinion," he says, "the State has no valid claim to the money in suit, and we believe a short examination of the statues will show this view to be sound." After quoting many authorities to sustain his opinion that the county is not liable, he remarks:

"It is reasonably certain that this tangle, like several others which have been a source of trouble, is to be traced to the notorious fact that during many years only a small part of the taxable personal property in the State was assessed, and to the efforts by the Revenue Commissioners to adjust a system framed to reach and act upon all such property so as to roughly meet the actual and well-known trouble. Such an effort could hardly fail to cause perplexities, and its most prominent result has been to furnish occasion of much vexing litigation and dispute." In conclusion, Judge McPherson quotes the acts bearing on the case, and says: "Either in letter or in spirit, therefore, the legislation referred to forbids a recovery in this case by the Commonwealth," and accordingly a judgment is directed to be entered for the defendant.

The Boys to Have a Chance.

On Wednesday last the Eastern Glass Manufacturers Association held a meeting at Long Branch and the following resolutions were passed:

"Whereas, The Glass Manufacturers' Association learns from the public press and from other sources that the Glass Blowers' League has determined that no apprentices shall be taken for the coming blast, and, beliving that such action is opposed to all fair dealing with the tending boys; that it tends to destroy all proper ambition on their part and works a great wrong to them; that it is an arbitrary and unwarranted invasion of the rights of manufacturers and opposed to the best interests of both employer and employed, and believing that no association should dictate who shall or who shall not be permitted to learn any trade; therefore,

"Resolved, That a committee shall be appointed to properly represent the matter to the workmen, and secure the cancelling of all regulations as to apprentices, and also to arrange a proper scale of wages for the ensuing blast.

"Resolved, That with a view of securing an equitable and stable basis of business, which the present unjust and arbitrary attitude of the green glass blowers prevents, the Labor Committee is hereby instructed to inquire and report, as early as may be convenient, as to the expediency of establishing one or more experimental factories, properly equipped and superintended, to be used as a training-school for boys to learn glass-blowing."

Estimating the Cost of a Building.

The first idea that naturally suggests itself, after the general plan of arrangement of a house has been perfected, is what material shall mainly enter into the construction of the building—brick, stone or wood. In nearly every portion of the Eastern, Middle and Western States these three building materials can readily be had, and the cost of production does not vary much in any locality. Assuming, therefore, that the first cost is the same in the above localities we may easily arrive at the ultimate cost of construction.

For the purposes of this article, we may assume the cost of good common brick, during the summer, to be $8 per thousand; cost of labor and mortar to lay the same in the wall, $4 per thousand, wall measure. The cost of good quarry stone, assumed at $10 per cord; the cost of labor and mortar to lay the same in the wall, $8 per cord of 100 feet. The cost of framing lumber, $12 per thousand feet; labor and nails to put the same up, $6 per thousand. With these prices as basis, it is a matter of computation only to arrive at the proportionate cost of each material after it has been worked into the walls. As an example, suppose we have 10 feet square of plain wall to build, what will be the comparative cost? Ten feet square equals 100 superficial feet. If to be built of brick 12 inches thick, estimating 22½ brick to the superficial foot, would take 2,250 bricks; cost in wall per thousand, $12, equals $27.

To lay a good rubble stone wall, it should be 18 inches thick; therefore, 10 feet square, or 100 superficial feet, of stone wall 18 inches thick, at $18 per cord of 100 feet, would cost $27. In estimating a frame or studded wall, there should be included, first, the studding, say, 2x8, 12-inch centres; second, the outside sheeting of 1-inch surfaced boards; third, the siding of clear pine. For this example we have placed the cost of rough lumber at $18 per thousand, put up. We will assume the cost of the inch surfaced boards for sheathing to be $25 per thousand, including labor, nails and materials. Siding at $40 per thousand, including lumber, labor, nails and waste. Ten feet square, or 100 superficial feet, of 2x8 studding, at $18 per thousand, equals $2.43. The same surface, covered with surfaced boards at $25 per thousand, costs $2.50; 125 superficial feet of siding, at $40 per thousand, equals $5, allowing one-quarter for lap and waste. Thus we find the total coast of the frame wall to be $9.93. Add to this the cost of painting the same, one square at $3, we find the cost to be $12.93. Comparatively, therefore, we find the cost of 100 superficial feet of wall built of the three leading building materials of the country as follows:

Common brick	$27.00
Rubble stone	27.00
Frame	12.93

The cost of window and door frames, cornices, &c., may be estimated about the same in either building. In brick and stone buildings we find the additional cost of cut stone windows and door sills, water-table, &c., but the cost of these adjuncts does not enter into the first cost of the walls, and should rather be estimated on separately, or considered as additional items of cost that may be dispensed with if necessary.—*Journal of Commerce.*

Real Estate Assessment in Philadelphia.

According to the city's tax books the real estate of Philadelphia has increased in value only $7,688,439 in nine years. This is at the rate of about one-eighth of 1 per cent. per annum. Prior to 1877 the yearly increase in real estate valuations ranged from $9,000,000 to $26,000,000, and the total increase in real estate assessments in the nine years preceding 1877 was over $148,000,000. At the same rate of progression, after allowing for the difference in the gold standard, our real estate valuation for 1886 ought to have exceeded $740,000,000. The fact that it barely exceeded $600,000,000 should arouse inquiry. Our building operations have not been materially checked since 1877. Over 30,000 new houses have been built in this city since the Centennial period, and the value of these additions to our taxable property should swell the tax lists at least $120,000,000. The city's population has, it is estimated, increased 200,000 in the nine years, and a very large proportion of the property that was included in the assessment of 1877 has in the meantime appreciated in value.

In the face of these facts the return of the Board of Revision of Taxes exhibits an increase of less than $8,000,000. The accompanying table shows that there has been a marked increase in the assessed value of the outlying districts since 1877, and a notable reduction in all of the thickly settled portions of the city, excepting the strip lying between Spruce and Arch streets from Seventh street to the Schuylkill river. By Wards, the increase and decrease from 1877 to 1886 are as follows:

Decrease.

Wards.	
1	$710,073
2	1,489,875
3	719,150
4	782,836
5	2,189,494
6	6,600,295
7	1,800,250
10	2,078,591
11	1,095,100
12	927,050
13	1,246,550
14	1,741,950
15	2,402,267
16	367,150
17	106,100
30	306,335

Increase.

Wards.	
8	$1,540,300
9	3,931,142
18	178,319
19	2,475,520
20	593,375
21	1,509,325
22	874,670
23	318,707
24	3,137,215
25	3,084,129
26	2,597,234
27	1,052,358
28	7,980,053
29	2,801,333
31	177,825

The law governing the Board of Revision requires that it shall assess property as nearly as possible at its actual value, based on public sale after full public notice. There are established standards for the ascertainment of this value, and there is no reason why in justice to all property owners it should not be rigidly adhered to. It is explained by those who are conversant with the facts that the Board of Revision of Taxes has not been assessing property recently at full value, but at an average of 80 per cent. of the full value. It would then appear that the actual value of real estate in Philadelphia is about $750,000,000, and not $600,000,000. By what authority has the Board of Revision appraised property at $150,000,000 less than its value?

The members of that Board are reputable gentlemen, who try to administer their trust for the public good. But they have no discretion in the matter of assessment. If they uniformly assess at 80 per cent. of the full value of real estate then they violate the law, which requires assessments at actual value. If they do not uniformly assess at 80 per cent. then they unduly oppress some property owners.

It will be said that if the real estate were uniformly appraised at 80 per cent. every property owner would pay an equal proportion. This much is conceded. But if the assessment were made as the law says it must be, the burden would be just as equitably distributed, and the tax rate would appear as $1.48 on the $100 instead of $1.85, assuming that the latter rate is based on an 80 per cent. valuation. The one substantial advantage that would be gained by appraising real estate at its actual value would be that Philadelphia would by comparison rank far ahead of other American cities where property is assessed by the same standard, and the burdens of the taxpayers of this city would not be increased. Nothing is gained by making our tax rate appear larger than it really is; on the contrary, an injury is thereby done to the city's reputation, and capitalists who would otherwise be attracted here are repelled.—*Phila. Record.*

Recent Decisions in Relation to Matters Concerning Real Estate.

ADVERSE POSSESSION.

Adverse possession may ripen into a good title, notwithstanding it was begun under an alleged gift which was not sufficient to pass the property.

CONTRACTOR.

One who contracts merely to furnish materials towards the erection of a building, is not a contractor who can render the property liable to third parties by contracts with them, under the rule that a mechanic's lien may be entered for work performed or materials furnished under a contract either with the owner of the building or with the contractor, architect or builder.

It is the duty of one who deals with an alleged contractor to know what relation he bears to the owner of the building, failing in this, he furnishes labor or materials at his peril.

DEED.

The application of the courses in a deed to the land will not be controlled by an estoppel raised from admissions of the parties, unless some one has acted on the faith of the admissions to his injury.

Husband and wife being owners, each of "an undivided moiety of a farm, joined in a deed which conveyed" an undivided moiety of the farm to a third person, who immediately conveyed the same "undivided moiety" back to the husband. Held that in the absence of anything in these peculiar deeds specifying what sort of a moiety was conveyed, they must be construed as conveying the wife's moiety; and as vesting the entire farm in the husband alone.

LEASE.

Evidence that lessors in a written lease of a house and lot gave the lease upon the parol condition that one of them should have rooms and be supplied with board by a third person, in the house, offered in support of the right to occupy the reserved rooms, is competent; it does not violate the rule which forbids parol evidence to vary a written instrument.

LANDLORD AND TENANT.

A complaint in summary proceedings by a landlord under the Act of April 3d, 1830, against a tenant to obtain possession on the ground of non-payment of rent must show the nature and duration of the tenancy; if it does not, it is radically defective, and does not give jurisdiction to the magistrate.

This Act does not authorize proceedings against a tenant for life, nor a ground tenant in fee. It is restricted to a demise for years or at will.

MORTGAGE.

An agreement made simultaneously with or shortly after the giving of a deed, absolute in terms, by which the grantee binds himself to resell the land to the grantor, is not always sufficient to characterize the transaction as a mortgage. A deed given in consideration of the extinguishment of an existing indebtedness, and an agreement to resell by a fixed time, held to be an absolute conveyance and not a mortgage.

SALE.

The fact that a contract for sale of land and buildings was reduced to writing does not prevent the vendee, in an action by the vendor for balance of purchase money, from showing by parol that at the time of the execution of the agreement, there was an oral agreement as to their future relative interests in a policy of insurance then held by the vendor. The oral agreement was that the vendor should hold the policy of insurance, as security for the payment of balance of purchase money. The property was destroyed by fire before balance was due. The vendee was allowed to set off the amount which the vendor might have recovered against the insurance company, but which by his own negligence he failed to do.

F. R. SHATTUCK.

Estimates of City Departments for 1887.

The controller is in receipt of estimates for 1887 from the following different departments:

Coroner, expenses, $23,200.

City Ice Boats, receipts, $2,500; expenses, $42,500.

Port Wardens, receipts, $400; expenses, $13,850.

Electrical Department, receipts, $8,000; expenses, $178,114.

Divided as follows: salaries, $16,650; repairs and supplies, $8,000; batteries, acids and materials, $3,500. For the improvement and extension of the police and fire alarm telegraph, $10,000. For the rental of telephones, purchase of material and instruments and extension of the lines, $42,000. For electric lights now located and up, $70,664. For additional electric lights, $25,000. For electric lights on Broad street between Fairmount and Columbia avenue, $3,000. For materials, labor and the laying of electric light cables underground on Broad, between Fairmount and Columbia avenues, $3,500. For cables, conduits, manholes, materials and labor for underground electrical services, providing that no part of the item shall merge at the close of 1887, $25,000.

Highway Department, receipts, $56,000.

Expenditures, $1,270,000, distributed as follows: Salaries, 62,000; grading, $60,000; new and improved pavements, $150,000; new bridges, $130,000; repairs to bridges, $130,000; cleaning streets and removing garbage, $350,000; repairs to paved streets, $250,000; repairs to unpaved streets and macadamized roads, $60,000; repairs to sewers and inlets, $30,000; repairs to footways, $7,000; sundries, $41,000.

City Treasurer receipts, $15,000; expenses, $37,640.

Clerks of Councils' expenses, $33,836.

Commissioners of County Prisons, expenses, $102,000 and receipts, $12,000.

Markets and City Property, receipts, $100,500.

Register of Wills, expenses, $30,600, and receipts $94,000.

Sheriff, expenses, $57,500; receipts, $29,000.

Board of Education asks for $2,172,958.25, or some $300,000 more than the appropriation for 1886. The principal item is $1,347,840.50 for teachers' salaries; rent of school-houses, $29,265; printing and small expenses for the Central High School and the other thirty-one Sections, $7,050; clerk hire for the thirty-one Sections, $3,100; furnaces and stoves in old school-houses, $16,200; furnaces and stoves in new school-houses, $12,500; cleaning school-houses, $145,518; general repairs and alterations, including special furniture, $212,964; desks, blackboards and furniture in old school-houses, $14,300; removal of ashes, $2,000; furniture for new school-houses, $25,000; ground rents, $22,570.58; books and stationery, $110,000; fuel, $65,000; employment of additional teachers, $16,000; employment of additional housekeepers, $5,000; rent of additional buildings and furniture for the same, $7,000; insurance on school buildings, $2,000; printing annual report, etc., $7,500; salaries of officers, $8,900; carriage hire and car tickets, $600; porterage on books, $650; postage stamps, $750; curbing, grading, paving, culverts, etc., $7,500; blank books, stationery and incidentals for office, $1,200; salaries of architect and supervisor, assistants, inspectors of buildings and incidental expenses, $9,800; extraordinary and accidental repairs, $1,500; night schools, $35,000; industrial art schools, $6,500; salaries of Superintendent, assistants, and incidental expenses, $17,000; maintenance of kindergartens or sub-primary schools, $25,000; gas, Northern Liberties Gas Works, $200.

The estimate of Chief Inspector Overn, of the *Department of Steam Engines and Boilers*, places his receipts at $15,000, and the expenses at $13,000, of which $9,200 is for salaries. The Commissioners of the Sinking Fund ask for $629,600 as the annual contribution to the fund. This is $16,648 less than was required for the current year.

The Water Department's estimate is nearly four times greater than its appropriation for the present year. Chief Engineer Ogden thinks $2,444,000 would tide his department through the year 1887, and requests that that amount be appropriated, although Councils saw fit to allow but $569,458 for 1886. Mr. Ogden asks for $700,000 for the completion of the East Park Reservoir; $500,000 for building the Cambria Reservoir, which would not include the settlement of land damages, and $584,000 for the maintenance of the department. He also asks for $300,000 for 20,000 feet of a new 48-inch pumping main to connect the Spring Garden station with Ninth street and Lehigh ave.; $170,000 for 26,000 feet of a new 30-inch supply main from Wentz Farm Reservoir to Sixth street and Lehigh avenue; $100,000 for replacing useless pipe with larger pipe, and $90,000 for pumping and supply mains from East Park Reservoir. The estimated receipts for 1887 amount to $1,900,000.

Commissioner Dixey's estimate of the expenses of the *Department of Markets and City Property* amounts to $168,329, an increase of $21,727.35 over what he recived for 1886, and $67,829 over what the estimated receipts of the department will be during 1887. Mr. Dixey asks for $5,000 for repairing and furnishing the District Attorney's office and some of the court rooms; for erecting and

maintaining a permanent bath house on the property owned by the city, $8,500, and for furnishing the public squares with new settees, $500. He also asks for $20,000 for the improvement of Norris Square; $16,000 to lay a flag or improved pavement with granite curbing around Rittenhouse Square, and $8,000 for the same kind of work to be done on Race and Franklin streets around Franklin Square. Two items are inserted requesting that $3,600 and $1,900 be appropriated to pay for the gas and coal used by the military organizations during 1887. These amounts are divided as follows: First Regiment—Gas, $1,200; coal, $650. Second Regiment—Gas, $700; coal, $400. Third Regiment—Gas, $800; coal, $400. State Fencibles—Gas, $600; coal, $300. Battery A—Gas, $125; coal, $50. First City Troop—Gas, $25; coal, $100. Gray Invincibles—Gas, $50; coal, $50.

Secretary Floyd, of the *Board of Poor Guardians*, does not present an itemized estimate of the expenses of the Board for 1887, but states that he has been directed to notify the Controller that the needs of that department for 1887 will require $375,000, while the estimated receipts for that year would be but $8,000. Last year Councils appropriated $313,229 for this department.

Something New in Bridges.

A bridge of concrete 30ft. span, with a roadway 13ft. wide, and capable of supporting safely a load of 200 tons, is reported to have been built in Switzerland in a single day, under the direction of Professor Yetmaier, of Zurich. This bridge is described as a single arch, rising 6 ft. 6 in. from springing to crown, 20 in. thick at the crown and 40 at the springing, with abutments 10 ft. thick. The concrete used for the arch was composed of one part cement, mixed dry with two parts sand, and the whole then mixed with four parts of gravel, and water enough to cause a light sweating as the concrete set; for the abutments, three parts of sand and seven of gravel were used to one of cement. All the materials were made ready beforehand, and six o'clock in the morning the construction of the abutments was begun, and these being brought to the proper height, the centre was set in place, the arch turned, and tympanum walls built up on each face of the arch to the level of the roadway; gravel was then filled in over the arch, between the tympanum walls, to the roadway level, thus finishing the bridge. A period of some two months was allowed for the complete hardening of the concrete, after which a heavy traffic immediately began, without any apparent injury to the structure.

OILING WOOD.—Articles made of wood and kept in stock, can be saved from worms by oiling with linseed oil. Single trees, double trees, neck yokes, spokes and cross bars that are of white hickory, and are kept in stock for a year or more, will be eaten by worms if not kept in a dark place or otherwise protected. Coal and kerosene oil are good also, and the expense of applying is but little. Linseed oil is preferable, as it acts, to some extent, as a wood filler, filling the pores, and thus aiding the painting which follows in its proper place. Some manufacturers oil all their white hickory stock before shipping.

—Nearly 100 dwellings have been constructed at Bristol, Bucks county, during the present year.

—Drexel & Co., J. Lowber Welsh, James S. Newbold & Co., C. & H. Borie and W. P. Logan, all of Philadelphia, are stockholders in the Royal Natural Gas Company of Washington, Pa. The company owns over 200 acres of gas land and is now supplying many glass houses with gas at Steubenville, Mingo, and Brilliant, Ohio.

BUILDERS' ITEMS.

Building and Real Estate Notes.

PAUL L. LEVIS is building a fine brown stone dwelling house on Christian and Sixteenth streets, which will cost $1,500.

SCOTT & ROBERTS, 831 N. 16th street, report real estate somewhat slow, and also the sale of a property 1331 Atmore street for $1,300. They have on their books a number of profitable investments, more so than usual.

GEORGE LODGE, real estate broker, Third and Federal streets, reports business very encouraging and his business in mortgages considerable. Within the last ten days he has made sale of 14 ground rents on Seventeenth street, below Tasker, for $1,300.

RICE & GILBERT, 2150 Ridge avenue, real estate brokers, have just completed the sale of dwelling 2146 Jefferson street for $2,900; also 949 Marshall street for $3,600, and within the last ten days have placed several first mortgages. They speak of business generally as being for the season of the year, satisfactory.

CHARLES MATHEWS, JR., conveyancer and real estate broker, 15th and Columbia avenue, has just completed the sale of properties at the N. E. cor. 10th and Columbia avenue, for $8,000; also 1507 Columbia avenue for $11,000, and 1739 Camac street for $3,025, and 7 acres of land at Somers Point for $500. He reports the demand for real estate in small properties, both for rent and purchase, on the increase.

J. L. GALLOWAY, real estate broker, Eleventh and Washington ave., reports business with him a little slow. He reports that on the 18th of August the choice lots will be put up at auction at Prospect Park, Moore Station, five of which have already been purchased by Mr. Geo. W. P. Simpson, each lot being 25 ft. by 200 ft., for $1,500, on which he will shortly build himself a fine twelve-roomed dwelling.

P. H. SCHAEFFER, 1309 Columbia avenue, real estate broker and conveyancer, has just commenced extensive alterations in the properties 13th and 17th and Columbia ave., in enlarging the capacity of store rooms to meet the demands of tenants; he also reports that the demand for large stores on Columbia avenue is very great, and that larger properties are ruling more freely than they have been doing for some few months.

WILLIAM L. CRAVEN & SON, conveyancers and real estate brokers, 1546 N. Seventh street, has just completed the sale of six properties on Lawrence street above Cambria for $1,650; they contain five rooms and have all modern conveniences. This firm reports that renting houses, both large and small, within the last two weeks has greatly improved, and further report that houses that have been on their hands for some considerable time are now beginning to rent.

One of our prominent down-town real estate brokers report business in the South-western portion of the city as being in a healthy condition and properties selling at good prices. The demand for houses to both buy and rent in the neighborhoods of Broad street to Twenty-third and Washington ave. has greatly increased and houses as soon as empty are taken up. A noticeable fact is that our wide awake real estate speculators may be seen almost daily in the vicinity.

O'NEILL & JOHNSON, real estate agents, 734 Passyunk ave., report business in real estate with them very satisfactory and give as their opinion that when properties are wanted to be sold the best way is to put them under the hammer, it being a much quicker mode and in nearly all cases fetch all they are worth. Mr. O'Neill says that properties down town are increasing in value and realizing good prices, houses are renting freely with little changes and collections good.

S. E. GARDENER, real estate and insurance broker, Seventh and Washington ave., speaks of renting as being good, and has but five or six houses in all empty. He says that for this season of the year real estate business is very good and looks forward to a lively fall business. He has just completed the sale of six houses on Lancaster and Wheat streets for $7,100; also several ground rents, and also transacted several small mortgages. Mr. Gardiner says that his business never looked brighter.

GEORGE W. CARSON, 1916 Columbia ave., real estate agent and conveyancer, reports renting much easier than has been felt for some time; he further reports quite a boom for stores of very large size on Columbia avenue; those which are unoccupied, which are but few, are too small, and property owners are turning their attention to enlarging them to meet the demand. Mr. Carson has within the last ten days transacted several sales amongst which was a dwelling on Park avenue below Columbia.

THOMAS J. COSTELLO, real estate broker and conveyancer, 1008 Passyunk ave., reports his business on the increase and within the last few days completed the sale of four dwellings 1417-19-21-23 South Twenty-first street., for $1,625 each, also sold the property Southwest corner of Fox and Huntingdon streets for $2,500 clear; and also reports some heavy business in mortgages. Mr. Costello writes us as follows:

"I am very well pleased in becoming a subscriber to THE REAL ESTATE RECORD. It has cost me $5 for a subscription for one year. On carefully looking over the transfers of the last issue I discovered that a purchaser that I sent to look at property in the Northeastern part of city purchased same. I would not have known of the purchase otherwise, so I mailed my bill for commission, called second day and obtained my bill for $25."

New Buildings.

—The Quakertown Catholic Church is nearly finished.

—A fine depot is being built at Miners' Mills, Luzerne County.

—Landenburg, Chester Co., is to have a new match factory, and Allentown is to have a barbed wire works, at a cost of $125,000.

—Some of our city architects are having a good deal of outside work. Mr. Lindley Johnson is remodeling the Brighton Hotel, at Atlantic City.

—A handsome brick club house is to be erected on Sixteenth street, above Chestnut, for the Fencing and Sparring Club. The building will be basement, three floors, and a slanting slate roof. Frontage on Sixteenth street, 106 feet; depth, 64 feet. The ground floor front is occupied by 6 stores, 32 feet deep. Cope & Stewardson are the architects.

—The plans for building a school building at Fourth and Dauphin street, have to be revised, as they call for more than the appropriation of $40,000. Proposals will be shortly advertised for, to erect two school buildings in Germantown, and one in the Twenty-seventh Ward. One of the Germantown schools will be at the corner of Coulter and Morris streets.

THE Labor situation is satisfactory. Remarkably few strikes are in progress, either in the city or State. The Knights of Labor will meet in Richmond, October 4th, and declare officially its future striking policy. Employers feel more contented at the recent utterances of leaders on both wings of the great labor army. Peace means prosperity, and agitation means a check to enterprise.

A Party Wall.

A party wall in law is the wall dividing lands of different proprietors, used in common for the support of structures on both sides. At common law an owner who erects a wall for his own buildings which is capable of being used by an adjoining proprietor, cannot compel such proprietor, when he shall build next to it, to pay for any portion of the cost of such wall. On the other hand, the adjoining proprietor has no right to make any use of such wall without consent of the owner, and the consequence may be the erection of the two walls side by side, when one would answer all purposes. This convenience is often secured by an agreement to erect a wall for common use, one-half on each other's land, the parties to divide the expense; if only one is to build at a time, he gets a return from the other party of half what it costs him. Under such an agreement, each has an easement in the land of the other while the wall stands, and this accompanies the title in sales and descent. But if the wall is destroyed by decay or accident, the easement is gone, unless by a deed such a contingency is provided for. Repairs to the party walls are borne equally; but if one has occasion to strengthen or improve them for a more extensive building than was at first contemplated, he cannot compel the other to divide the expense with him. In some States there are statutes regulating the rights in party walls, and one may undoubtedly acquire rights by prescription on a wall built by another, which he has long been allowed to use for the support of his own structure.

Heat Without Fire.

Inventors and experimenters have been busy for several years in efforts to devise some practical method of producing heat without fire—by chemical action or by the mechanical action of friction. Such a device would be of great value for heating railroad cars especially, for the reason that many frightful accidents from the burning of cars by the heating stoves which they now carry might thereby be obviated. A contemporary says: "Of course if people could get along without fire there would be no conflagrations and no use for insurance companies. Nevertheless, underwriters will be interested in a recent invention which claims to generate heat without fire, and is said to have been successfully experimented with in Hookert Mills, N. H.

"The inventor is Prof. Webster Willis, of the Boston Institute of Technology, and he describes his 'friction heater' as simple in construction, consisting only of an iron cylinder, one foot long and one foot in diameter, having a fixed plate of hardened iron in one end, and a second plate attached to a revolving shaft and pressed lightly or tightly against the fixed plate, as circumstances require. The cylinder is filled with water, the shaft revolves, and from the friction of the plates the water in an incredibly short time is heated, and by means of pipes can be carried to great distances for heating purposes. The machine has been in practical operation for some months, and it is demonstrated that a machine with thirty-six square inches of friction surface will heat a room of 10,000 cubic feet better and quicker than coal, wood or steam can do it, and absolutely without expense, save the wear of the friction plates and the pittance for extra coal, under the boiler. By this apparatus there is no danger from fire or explosion, and whenever there is waste power which can be utilized in this way the heat is obtained for almost nothing. It is claimed that a heater requiring two-horse power to run it will amply heat a room containing 50,000 cubic feet, the heater costing $100. Of course, time and further experiment will determine how useful the invention will prove practically; but there are those who now believe in it, and a company has been organized in Boston, with a capital of half a million, to manufacture and introduce the apparatus. For cotton mills, steam cars and a variety of other purposes the security against fire will be a great consideration in favor of the invention."

Cheap Houses.

Mr. I. P. C. Steddon, of Webster, Ind., received the second prize in the *Mechanical News* house plan competition for houses costing from $500 to $1,500. The height of ceiling on the first floor is 9 feet. This floor contains a parlor, kitchen and living room, bedroom, hall, pantry and two closets. Thimbles are placed in the flue in the kitchen 2 feet below the ceiling, and through the partition between bed-room and parlor. A stove can be placed in the parlor and the heat conveyed through the partition to the bedroom.

The second story ceilings are 8 feet high. There are on this floor three bed-rooms, four closets and two halls. The stairs may be either open or enclosed, as desired, the former being decidedly preferable.

The cellar walls, which are of stone laid in lime mortar, are 18 inches thick and 6½ feet high. The chimney is started on a stone foundation level with the cellar floor. The veranda pillars are of brick; the plastering two coats of brown mortar and one white-wash or scum coat. The frame is of either hard wood or pine, all outside studding extending from sills to plates. The outer walls are finished outside with lap siding, and inside with inch lumber furred with lath and plastered. The floors are of common pine, tongued and grooved; the veranda floor of Southern pine tongued and grooved and driven up in paint. The inside wood work is plainly finished with seasoned pine. The window frames are of the "skeleton box" variety, which is found serviceable and less expensive than the ordinary box frame. The veranda roof is of tin, and that of the house, best pine shingles laid on lath 1½x2 inches, placed 5½ inches between centres.

The author of this plan says of it: "It may be objected to on account of its plainness, or lack of style, but the idea has been to get a house large enough and convenient for a good-sized family, with the least money. Such a house I built here lest season for a small farmer, who is well pleased with it."

Making Enamelled Bricks.

The obvious suitableness of enamelled brick for use in many places exposed to moisture, or where contaminating vapors might be present in the air, has doubtless suggested itself frequently to those who have noticed its growing introduction within a very few years past; the great superiority of such bricks to painted brickwork in kitchens, laundries, courts and cellar areaways does not admit of question, while they may also be used to advantage in many places for wainscoting in halls, as well as for ornamental fronts and trimmings. Such brick must not, however, be confounded with a cheap glazed one, which has sometimes been used, only to open up like a chestnut burr after the first winter's frost. This description is, of course, cheaper than a good enamelled brick, but the materials and workmanship that are necessary to make the latter are absolute requisites if one is looking for lasting qualities. But on account of the high cost and the difficulty of making a good quality of enamelled brick, enough of these inferior glazed ones have been used to impede the more rapid introduction of the best quality, and there are now but three or four establishments in the country which make them.

It was not until after many unsuccessful experiments that good enamelled brick were produced in this country, the recipes of English and German enamellers not working well with our clays; and it is always to be borne in mind that the various proportions of the different ingredients have to be slightly changed according to the amount of oxide of iron, lime, etc., that the clay may have. In one of the enamelling compounds used for building brick, the following proportions are used: Fluorspar, 150 parts; Paris white, 60 parts; lime, 50 parts; oxide of tin, 50 parts; kaolin, 50 parts. These ingredients are pulverized and triturated to an impalpable powder, reducing the whole to a homogeneous mass, which is calcined in a crucible. After cooling it is again reduced to a powder, water added, and the whole triturated to form an enamelling compound of about the consistency of cream, in which is to be dipped that portion of the brick to be enamelled, the latter to be then subjected to a sufficient temperature to fuse the enamel on the surface, this being done in seggars, or fire-clay cases holding four or five bricks each. The enamel is usually applied only to the one face or head which will be exposed after laying in the wall except with those intended to be used for corners and reveals or windows and door jambs, which have one face and head treated, and are termed "rights" and "lefts" when so moulded that they cannot be used for any corner. A black surface is made by adding to the above ingredients black oxide of cobalt, black oxide of manganese, and umber, previous to pulverizing and calcining; blue, by adding black oxide of cobalt; green, by adding sub-oxide of copper; red, by adding sub-oxide of copper and red oxide of iron.

These enamelling compounds may be used on the surface of ordinary red front brick, but pressed brick are better, that the surface may be as smooth as possible, while they should be free from sand, or the enamel will not adhere.

The amount of capital and the plant necessary to engage in a moderate way in the business of enamelling brick, as given by a contributor to the *Clay Worker*, recently, are as follows: "In the first place it is necessary to have a kiln adapted to this work. It is better to have a muffle kiln, but in the absence of this a kiln can be erected with a capacity of from 6,000 to 10,000 brick for about $600 to $800. Then come next in order the seggars; these are made to hold five bricks each. They are made of fire-clay, uniform in size, and burned hard, costing at the factory 16 cents each. Next we have mill or pulverizer to grind the enamel in. This will not exceed $20. Indeed, any one can make a first-class one that will not exceed half that amount, and be equally as good. Next in order we have the tubs, buckets, and cups. These will cost for an establishment of this capacity about $50. Here we have an establishment all complete, except the building and enameller to do the work, for less than $2,500. With a kiln of this capacity and the assistance of a man who understands burning, an enameller and two boys can produce on an average 40,000 enamelled brick per month."

HEATING SURFACE IN BOILERS.—Buying a boiler which figures up largely in heating surface is one thing, and getting good evaporative results from this surface is quite another thing. It was supposed by many persons some years back (and is supposed yet by some) that the more tubes you could crowd into a steam boiler, the better "steamer" it would be; but time and experience have proved to manufacturers that free circulation of water in the boiler is much more important It has been proved repeatedly that boilers having from six to ten tubes less than others, with a good open space in the centre of the cluster of tubes and also ample space between the tubes and shell of the boiler, evaporated more water per pound of coal, besides giving good room for cleaning and a freedom from expensive repairs. Practical illustrations bearing out the truth of this are not uncommon and have frequently taught good lessons.

Some New Inventions.

—A gate has been patented by Mr. Wm. Mason, of Puyallup, Wash. Ter. It is a sliding gate, with locking latches at its opposite ends, and sliding bars or rods on the top of the gate, an operating cord extending at opposite sides of the gate and connected to the sliding bars, so that a quick pull on either of its handles will unlatch and open or close the gate.

—A door hanger has been patented by Mr. Le Grand Terry, of North Elmira, N. Y. This invention covers a novel construction and arrangement of parts to adapt a hanger for sliding doors to be adjustable to doors of different thicknesses, and to permit the door to be swung outward without derailing the hanger or its main wheel.

—A metallic ceiling has been patented by Mr. John D. Ottiwell, of New York city. Sheet metal mouldings are formed with side flanges, to be nailed to the beams or to furring strips, and the mouldings are made to receive and hold the edges of the panels, avoiding the necessity of nailing them, and facilitating the work of putting up the ceiling.

—A roller gate hinge has been patented by Mr. George N. Crichton, of Parsons, Kansas. It consists of a bar or plate having a central socket, and provided with a laterally projecting pin near each end, grooved rollers on the pins, and a bolt having an upright arm fitting in the socket of the bar or plate.

—A brilliant black varnish for iron, as well as for some other substances, can be made by stirring up ivory black in ordinary shellac varnish. It ought to be applied when the article to be coated is cold. The varnish does well for stoves or fire places.

Building Permits.

A one-story back building, 6 ft. by 16 ft., 1311 Columbia ave., to John F. Green, 714 Poplar st.

A three-story dwelling, 19 ft. by 47 ft. south of Lemon st., west of Tenth st., to Lewis Honny, Eighth and Pine sts.

A two-story dwelling, 15 ft. by 40 ft., west of Tacony st., south of Bridge st., to Amos R. Crosta, 4621 Salmon st.

Six two-story houses, one with store, two south of and four east of Ninth and McKean sts., to Wm. J. Cox, 712 Mifflin st.

Three two-story dwelling, 14 ft. by 32 ft., south side of Herman st., between Twenty-ninth and Thirtieth sts., to William F. Albrecht, Twenty-ninth and York sts.

Four two-story dwellings, 13 ft. by 36 ft., south side of Herman st., between Twenty-ninth and Thirtieth sts., to William F. Albrecht, Twenty-ninth and York sts.

Two one-story stores, 20 ft. by 36 ft., north side of Lancaster ave, between Thirty-ninth and Fortieth sts., to Thomas C. Sloan, 51 N. Fortieth st.

Two two-story dwellings, 15 ft. by 42 ft., north side of Silverton ave., between Forty-ninth and Fiftieth sts., to Thos. C. Sloan, 51 N. Fortieth st.

Eleven two-story dwellings, 14 ft. by 28 ft., east and west sides of Wansley st., between Kensington ave. and Jasper st., to Joseph Shickey, 1832 Reed st.

Alteration and addition to planing mill, 33 ft. by 56 ft., north side of Lancaster ave., between Fifty-fourth and Fifty-fifth sts., to Chas. Christine, 5112 Paschall st.

Store and drug house, 20 ft. by 50 ft., southeast corner of Lancaster and Westminster avenues, to Charles Christine, 5112 Paschall street.

Drug house, 9 ft. by 9 ft., Bucks and Montgomery avenue, to Charles Christine, 5112 Paschall st.

Store and shop, 37 ft. by 30 ft., N. W. cor. Fifty-second st. and Lancaster ave., to Chas. Christine, 5112 Paschall st.

Alteration to meeting-house, 98 ft. by 30 ft., north side of Lancaster ave., between Fifty-sixth and Fifty-seventh sts., to Chas. Christine, 5112 Paschall st.

A schoolhouse, 24 ft. by 112 ft., Locust, above Albion st., to Henry Taylor, 922 Filbert st.

A two-story brick building, 21 ft. by 18 ft., east side of Royal, between Monahan and Seymour sts., to Peter Digent, 8 Branherst street.

Fourteen two-story houses, 15 ft. by 40 ft., Smedley street above Ontario, to Wm. H. Hamm, 2046 N. Twentieth st.

Five two-story houses, 15 ft. by 40 ft., Ontario street above Fifteenth street, to same party.

A one-story store, 18 ft. by 40 ft., Lancaster ave. above Thirty-seventh st., to Frank H. Vogdes, 3959 Lancaster ave.

One three-story house, 17 ft. by 47 ft., Eighteenth st., above Christian, to Wm. Blair, 2050 Reed st.

Twenty-two two-story houses, 17 ft. by 28 ft., Orkney st. above Columbia ave., to C. Bassert, 2114 Marshall st.

One two-story building, 12 ft. by 13 ft., 1637 N. Second st., to Robert Greyer, 2155 William st.

Alteration and new bulk, 16 ft. by 30 ft, 2226 N. Front st., to Chas. D. Hill, 2623 Poplar st.

Four two-story houses, 15 ft. by 32 ft., Philadelphia above York st., to Curtis Packer, 860 Franklin st.

Two three-story houses, 14 ft. by 42 ft., Cumberland st. above Main, to J. Reiber, 24 Laurel st.

One two-story house, 16 ft. by 38 ft, H st. below Levick, to Lukens & Biggin, 2358 Garden st.

Alterations and additions, 22 ft. by 12 ft., to church, Tioga, above Sixteenth, to F. W. Tweed, 2630 Brown st.

One three-story brick building, 18½ ft. by 42 ft., south side of Thompson, between Fifteenth and Sixteenth sts., to D. Horner, 634 N. Seventh st.

Two three-story houses, 14 ft. by 42 ft., Rockland, above Thirty-second st., to Chas. Adamson, 1502 Walnut st.

Four three-story houses, 15 ft. by 45 ft., Thirty-second, above Rockland st., to same party.

Five two-story houses, two with stores, 14 ft. by 38 ft., Seventh and Venango sts., to Hiram A. Miller, 1210 Ridge ave.

One two-story store, 16 ft. by 20 ft., 4050 Lancaster ave, to A. Gohn, 3744 Melon st.

Brownstone front, 2016 Green st., to James Madara, 414 N. Twenty-first st.

Sixteen two-story and two three-story houses, 10 ft. by 32 ft., Hancock, above High st., to David S. McNabb, 208 Mill st.

One three-story house, 18 ft. by 48 ft., Chelten ave., above Hancock st., to Broadbent & Meehan, 314 Haines st.

A one-story office, 7 ft. by 13 ft., 3505 Hamilton st., to T. E. Hurley, 3326 Wallace st.

Four three-story houses, 17 ft. by 42 ft., Conaroe st. and Manayunk ave., to Frank Gillett, 4707 Snick st.

One two-story house, 17 ft. by 50 ft., Woodvale, above Ridge ave., to same party.

Four three-story houses and four two-story houses, 13 ft. by 26 ft., Second, above Palethorp st., to A. M. Zane, 806 Walnut st.

Four three-story houses, 17 ft. by 50 ft., Ontario above Twenty-first st., to Fred. Klemm, 2010 Tioga st.

One two-story store, 10 ft. by 20 ft., 2363 East York street, Jacob Long, 2208 Columbia avenue.

One-story kitchen, 14 ft. by 10 ft., Maplewood ave. above Green st., to Daniels, 226 North Eighth st.

Two three-story buildings, 17 ft. by 44 ft., Mechlin st. above Germantown ave., to B. L. Collom, 138 Queen st.

A two-story factory, 20 ft. by 30 ft., Nassau above Ninth st., to Wm. M. Rea & Son, 1815 Francis st.

Five two-story houses, 16 ft. by 40 ft., Fairhill st. to Indiana ave., to John Scheiber, 2912 Fairhill st.

Three two-story back buildings, 11 ft. by 16 ft., Thirteenth below Pine st., to H. Philipi, 1031 Sansom st.

Seven two-story houses and two stores, 14 ft. by 48 ft., Lawrence above Somerset st., to Brocklehurst & Ewing, 523 W. Norris st.

Nine two-story houses, 14 ft. by 28 ft., Leithgow above Somerset street, to same parties.

Five two-story houses, 16 ft. by 48 ft. Dauphin st., below Fifteenth, to George Snyder, 2842 North Eleventh street.

A two-story stable, 16 ft by 16 ft. rear 726 Snyder Avenue, to E. N. Farnsno, 1125 Snyder avenue.

One-story addition to mill, 18 ft. by 28 ft., Twenty-third and Hamilton streets, to James Madaro, 2226 Mt. Vernon street.

One two story house, 18 ft. by 42 ft., Lime Kiln Pike and Washington Lane, to John Harris, 4301 Main street.

One three-story house, 50 ft. by 40 ft., Falls of Schuylkill, to William Wilkins, 1811 Lee street.

Two two-story houses, 12, ft. by 40 ft., Lee street, above Allegheny avenue, to F. Dietrick, 2735 North Front street.

A two story stable, 18 ft. by 20 ft., Goode, above Main street, to Martin Hetzell, 45 Church street.

A two-story factory, 47 ft. by 116 ft, Buttonwood, above Thirteenth street, to Charles C. Cameron, 1545 South Twelfth street.

Two two-story houses, 17 ft by 15 ft., Bancroft, above Fifteenth street, to B. McLane, 2600 Federal street.

A two-story house, 16 ft. by 26 ft., Palethorp, above Cumberland street, to William Stinson, 2524 Hancock street.

A two-story house, 17 ft. by 56 ft., Twenty-eighth, below Parrish street, to C. D. Hill, 2623 Poplar street.

Twenty-eight two-story houses, 14 ft. by 50 ft., Bancroft, above Tasker street, to John McConaghy, 1710 Christian street.

Thirteen two-story houses, 14 ft. by 50 ft., Annin, above Nineteenth street, to same party.

JUDGMENTS.

PHILADELPHIA.

Entered July 22, 1886.

*Battersby Wm H (2124 N 8th st)—W F Johnson to use (Execution issued) 2 J 86 374	109
*Clegg Thos T—West Phila Bank 2 J 86 382	3,500
Claphanson Saml—H De Haven 2 J 86 45	55
City of Phila—David Alexander 4 M 85 100	1,200
City of Phila—H A Stallman 1 M 86 171	1,033
*Frank Mark—Charles Gillis 2 J 86 351	85
*Gentner Gottlieb—John D Kraus 2 J 86 378	300
Hess Alex W—C F Bernhardt 3 D 1136	2,265

*Harris Hyman—John Ruhl 2 J 86 361 34
*Hill Mary A—W S Edenborn 2 J 86 364 350
*Hunt Elvin (Nicetown)—James A Hunt exer 2 J 86 372 375
Hartley H, Rump William M—E C Shapley D C J 73 225 ..... S F
Keenan Patrick—P Smyth 3 D 78 395 ..... S F
*Keesey Jos W (11th and Wharton) B F Teller 2 J 86 366 1,000
*Peyser Harriet and Philip—Mark Elkin 2 J 86 376 661
Rothwell John—Bridesburg Mfg Co 1 J 83 501 ....
*Regan T H—A Mayer 2 J 86 380 700
*Reese Rudolph Th (1113 Fairmount ave)—Prospect Brew Co (Execution issued) 2 J 86 375 222
Stewart Edwd D, Johnston Robt K —E Lauferty 1 J 86 473 ....
Schaefer Otto—A Kilpatrick 3 J 81 277 ....
Schofield Lane—A H Smith O C P M 70 129 ..... S F
*Welsh John E, McManus Wm J—Arnholt & Schaefer 2 J 86 381 100
*Wessell Simon—John Ruhl 2 J 86 360 78

Entered July 23, 1886.

Andrews Alexr J—C G Taitt et al 4 J 86 158 3,848
*Appel Henry (2307 Ellsworth st)—W V Runkle 2 J 86 400 110
Bishop John H—Wm D'Oiler 1 J 81 408 ..... S F
Clark Robt D—Charles H Post 2 J 86 401 99
*Clark James—Geo Bruehle 2 J 86 409 500
*Capuano Lorenzo (2310 Fairmount ave)—Saml Myers (Attachment Executionissued) 2 J 86 411 700
*Capuano Lorenzo—Samuel Myers (Attachment Execution issued) 2 J 86 413 71
*Downie Jos S Jr (2233 Columbia ave)—S M Lewis & Co (Execution issued) 2 J 86 395 103
Fox George—Brown & Owen 2 J 86 415 43
Heckarania F A—John Rolleston 2 J 86 410 ..... E J
*Kilpatrick Jennie, Roop Geo W (213 N 6th st)—D C Robinson (Execution issued) 2 J 86 384 181
*Kilpatrick Jennie, Roop George W (213 N 6th st)—D C Robinson (Execution issued) 2 J 86 385 88
Parker Wm L—City to use 4 M 76 311 (M L D) 683
Rudolph A S—Seth C Walker (Execution issued) 2 J 86 399 75
*Welsh Margt A—John S Serrill (Bond and Warrant, Execution issued) 2 J 86 398 3,800

Entered July 24, 1886.

*Allen Jos S, Eyre J P (452 Richmond)—Geo E Mancill 2 J 86 435 ... 1,500
*Brimes Wm—Caroline Fritz (Bond and Warrant) 2 J 86 436 1,400
*Blegenwald Anton—City Trust Co (Bond and Warrant) 2 J 86 476 1,500
*Behnke Robt (1019 Columbia ave)—Breitinger & Kunz (Execution issued) 2 J 86 422 174
Carpenter Chas G or S, Glendinning John, Trueman Jas M Jr, Frazer Wm E—Mary H Bevans 2 M 86 797 3,267
*Driver Harry B—G R Overend (Execution issued) 2 J 86 418 118
Fischer E J—Henry Schmidt 1 S 80 191 ..... S F
Fisher John—A Blefger (Attachment Execution issued) 2 J 86 429 85
Fisher John—A Blefger (Attachment Execution issued) 2 J 86 430 73
Ganung John G—Jos Mathias 3 D 76 302 1,722
Hammond Jos T, Taylor Andrew—Real Est T I and T Co (Indemnity Bond and Warrant) 2 J 86 416 2,000
*Haviland John F, Sharpe Frank A —Robt J Sharpe 2 J 86 427 783
*Heer Chas, Kramer Jacob, Schwartz John P—Peter Leib 2 J 86 474 100
Jeanes Isaac—Wm T Elbert 3 S 83 260 ....
Livezey Jonathan—Penn Mut B and L 3 J 81 725 ..... S F
Maginley Chas, Casper M—F A Poth (Execution issued) 2 J 86 477 48
McCaffrey Jane—Wm Allen 2 J 86 483 27
*O'Brien John (Frankford)—Jas E Cooper 2 J 86 421 2,625
Redmond Chas—Benj Kahn 3 J 86 142 1,098
Sammon Michael—L C Cleeman 1 D 89 93 ..... S F
*Seguin Norcom L (45 N 7th st)—Mary Richardson (Execution issued) 2 J 86 424 6,142
*Seguin Norcom L (45 N 7th st)—Mary Richardson 2 J 86 426 1,732
*Seguin Norcom L (45 N 7th st)—Jos B Seguin (Execution issued) 2 J 86 425 3,675
*Sharpe Frank A—Robt J Sharpe 2 J 86 428 400
Stewart Jas dec, Magee Wm exer, Brown August exer—E Caughlin 1 D 77 1163 239
Schollenberger Wm—Henry Schmidt 2 D 80 143 ..... S F
West Phila Pass RR Co—Wm T Elbert 3 S 83 260 ..... Costs
*Walt Alfred R (310 Columbia ave)—B F Teller 2 J 86 475 125

Entered July 26, 1886.

Brick Saml R dec, Brick Esther and Jos K exers, Campbell Edwd S—Wm G Grimm 2 D 79 213 ....
*Bell Thos R (273 S 4th st)—A James Jr 2 J 86 499 3,000
*Brenner Geo (N E cor Kensington ave and Harrowgate lane)—Val Franz 2 J 86 501 506
Cooper Amos G—Saml L Smedley 1 J 86 560 ....
Donnelly Dominick—Mary McNally 1 J 81 824 445
*Kieber Lorenz (2448 Emerald st)—Chas Knittel 2 J 86 486 100
*Keller Jacob (125 Walnut st)—J Keuntzly 2 J 86 494 100
*Knoll August (525 Bainbridge st)—F A Poth (Execution issued) 2 J 86 497 157
*McGrory Thos, Camm Jas H (2416 N 3d st)—F M Brower 2 J 86 489 463
*Roche John and S (Passyunk ave) Paul Engler & Co 2 J 86 487 176
*Rutter Geo W (1330 Reed st)—Jas Craven (Execution issued) 2 J 86 491 36

Entered July 27, 1886.

Balt and Phila R R Co—Thos E Hancock et al 1 D 85 865 4,790
*Benz Ignaz—Kensington W B (Bond and Warrant) 2 J 86 508 156
Fury Chas J—Mary A Fury 3 J 81 828 ..... S F
*George Caroline (617 Pine st)—Thos J Carroll 2 J 86 515 100
*Holmes J M & Co (2008 Ridge ave)—Amanda M Clements (Execution issued) 2 J 86 517 12,261
*Loth Henry (2038 Norris st)—M D Connolly et al 2 J 86 571 525
*Monaghan Ann—Practical Homestead B and L 2 J 86 529 150
*Major B Frank (1209 Columbia ave)—Chas Class (payable in one year) 2 J 86 513 100
*Miller Robt (873 N 20th st)—Jacob Brandstetter 2 J 86 509 199
*McGarvey James V—Chas Cassidy (Indemnity agst Liens, Bond and Warrant) 2 J 86 510 5,000
*McGrory Thos Jr (2416 N 3rd st)—Jas R Booth 2 J 86 532 90
*O'Donnell Thomas and Mary (1512 Fitzwater st)—Jno Fanning (Execution issued) 2 J 86 512 86
O'Neill Chas—Geo A Tunnell (Bond of Indemnity) 2 J 86 522 2,000
Raymond Joshua A, Raymond T E admx—S R E Beck 2 D 78 973 ..... S F
Schoenleber Wm—Sherman B and L (Bond of Indemnity agst Liens) 2 J 86 527 500
Smith Edgar—Thos Gill 4 J 86 354 ... 1,094
*Taylor Wm Penn—Harry E Taylor 2 J 86 507 65
*Tobin Augustus H (329 S 3rd st)—J & P Baltz Co (Execution issued) 2 J 86 511 247

Entered July 28, 1886.

Blummer Chas E—S W Rhoads exr 1 J 81 493 ..... S F
Barass Hubert—Jno Hulseman 2 J 86 538 ..... E J
Burrows Geo—Operative Plasterers (Treasurers Bond and Warrant) 2 J 86 597 500
Bonnaffon Albert L dec, Bonnaffon Sylvester admr, Bonnaffon Mary A—Thomas J Diehl 3 M 83 267 ..... S F
*Carr Frank J (25th and Naudain sts)—John Keenan (Bond and Warrant) 2 J 86 589 2,000
*Croneeker Fritz Treasurer, Peterson Chas—Hans Witt (payable in one year) 2 J 86 554 300
Clemens Amanda M—Aaron Freis 1 J 86 238 1,049
*Cox Elizabeth N—Active B and L (Bond and Warrant) 2 J 86 578 700
Dickinson Alfred J—C G Hancock 3 M 76 728 ..... S F
Ernest L Prussing & Co—Hunter & Drennen 1 D 85 1 394
*Fanning Moses (919 Moyamensing ave)—Annie Casey (payable in three years from April 22 84) 2 J 86 544 180
Hicks Robert C, Crans Peter—City (Bond) 2 J 86 580 ....
*Kienle Wm F (619 N 3rd st)—B F Teller (payable in one year) 2 J 86 587 100
*Keenan Mary Ann and Frank (6024 Lombard st)—I C Hoeflich (Execution issued) 2 J 86 547 65
*Lender Joseph (cor York and Cedar sts)—F A Poth (Execution issued) 2 J 86 584 305
*Murphy John (610 Filbert st)—F A Poth (payable in three months) 2 J 86 581 75
*Murphy John—F A Poth (payable in six months) 2 J 86 582 75
McCoy John, Roberts Matthew H—S W Rhoads exr 1 J 81 492 ..... S F
*Reich Gottlieb (W Mt Airy ave)—Anne S Billmeyer (payable in two years) 2 J 86 549 100

Mechanics' Liens.

Real Estate Trust Co owner, A M Greene & Co cont—Thos T Rockett claimant, 8 blds W s 22d st 18 ft to 131 ft N of Federal and 13 bldgs S s Ellsworth st 144 ft to 336 ft W of 22d st 165
Thos W Mellor owner, Geo Harrison cont—Wm H Tyson claimant, S E s East Penn st (or Shoemakers lane) 206 ft S W of Chew st 453

Sarah L Haffelfinger owner, Wm J Flanagan cont — Robert Thomas claimant, S W s Boyer st 592 ft S E of Gowan ave Mt Airy.....
Jas P McGonigle owner and cont—Oscar D Knorr claimant, 19 bldgs S s Snyder ave and N s Cantrell E of 7th st.....
Henrietta Vaal owner, Adolph Zurn cont—Gottlieb Hoersch claimant, N E cor Huntingdon and Jasper sts.....
Geo Wiegand owner and cont—Wm J Kramer & Co claimants, 6 bldgs S s Spring Garden st 50 ft to 134 ft W of 38th st.....
Jas P McGonigle owner and cont—F W Johns claimant, 11 bldgs S s Snyder ave from 7th st to 165 ft E of 7th st.....
Jas P McGonigle owner and cont—F W Johns claimant, 12 bldgs N s Cantrell st from 7th E 167 ft.....
Jas P McGonigle owner and cont—Alexr L West claimant, 11 bldgs S s Snyder ave from 7th to 165 ft E of 7th.....
Jas P McGonigle owner and cont—Alexr L West claimant, 12 bldgs N s Cantrell st from 7th E 167 ft.....
Sarah L Haffelfinger owner, Wm J Flanagin cont—Jonas B Remaily claimant, S W s Boyer st 592 ft S of Gowen ave.....
Sarah L Haffelfinger owner, Wm J Flanagin cont—Geo Lindsay claimant, S W s Boyer st 592 ft S E of Gowen ave.....
Sarah L Haffelfinger owner, Wm J Flanagin cont—Reiber & Nicholls claimants, S W s Boyer st 592 ft S E of Gowen ave.....
Fredk Woerner owner, Henry L Lovett cont—John Maxwell claimant, W s Mascher st 96 ft N of Norris st.....
Cornelius McDevitt owner, Garvey & Son conts—Edwd M Willard claimant, N s Mt Vernon st 97 ft E of 22d st.....
Edwd M G Hopkins owner, Enoch G Hopkins cont—Hoffman & Co claimants, S s Haverford Rd, 221 ft W of 41st st.....
John Maxwell owner and cont—Edwin S Dingee claimant, 6 bldgs W s Broad st, 121 ft to 206 ft N of Susquehanna ave.....

Satisfied Judgments.

G Betton Massey—W H Browne [ent Apr 2 86.....
Geo W Middleton—Wm G Vernon [ent July 9 84.....
Patrick News—Chas Carr [ent June 16 84.....
John B Connor—Wm Homer [ent Nov 5 85.....
Annie Duffee, Mary M Birks—Jas C Booth [ent June 19 85.....
Annie S Duffee—H C Ferry [ent Mar 14 85.....
John D and E A Thompson—Geo C Wynkoop [ent Apr 21 86.....ver
Benj W Holden—W W Brady [ent May 5 86.....
Benj W Holden—W W Brady [ent May 5 86.....
Jos Roberts—Chas Martin [ent Dec 8 86.....
Emile Insinger—Chas H Weiss [ent Nov 30 85.....
W and F Asmus—Jno Ruhl [ent Jan 23 85.....
Lizzie Henderson—Thos J Carroll [ent Nov 19 85.....
Elizth Henderson—Thos J Carroll [ent Jan 24 85.....
Jno and D W Henderson—Thos J Carroll [ent Jan 24 85.....
Denis O'Keefe—W R Matchett [ent June 12 85.....
Gus A Hoger—F A Poth [ent May 31 86.....
John H Stilz—Margaret Jaud [ent May 4 85.....

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

James A. Freeman & Co., auctioneers, on Wednesday sold at public sale the following real estate:

Three-story brick dwelling, 1025 Randolph st., 20 ft. by 69 ft..... $3,200
Two-story brick dwelling, Woodbine ave., south of Chew st., Germantown, 22 ft. by 27 ft..... 905
Two-story brick dwelling, with mansard roof, 807 N. Third st., Camden, 18 ft. by 77 ft..... 3,000
Remainder interest in a three-story brick dwelling, 2007 Fitzwater st., 16 ft. by 83 ft..... 875
Three-story brick store and dwelling, 2029 Ridge ave., 20 ft. by 108 ft.; subj. to g. r. of $251..... 3,816.67

It is announced that there will be no more sales of stocks and real estate by the firm until September 15th.

CONVEYANCES.

PHILADELPHIA.

MONDAY, July 26, 1886.

Bartram ave., N. W. s., 225 ft. S. W. Seventy-ninth, Geo. Laycock to Fannie Sharp, May 1, 1886, irreg. shape; g. r. $36..... nom.
Bartram ave., S. E. s., 150 ft. S. W. Seventy-ninth, George Laycock to Leedom Sharp et al., June 1, 1886, 25 ft. by 100 ft..... $150
Bartram ave., N. W. s., 300 ft. S. W. Seventy-ninth, George Laycock to Emma L. Ogden, May 1, 1886; g. r. $27..... nom.
Berks street, S. W. cor. Woodstock, John L. Carre to Amos R. Rosenberger, July 22, 1886, 15 ft. 7½ in. by 58 ft..... 5,300
Girard ave., N. s., 250 ft. E. Merion ave., Jos. Bacon to Mary E. Davis, July 6, 1886, irreg. shape..... 2,700
Haverford st., N. s., 148 ft. W. Thirty-second, Howard Watkin to Rachel R. Wiltbank, July 23, 1886, 16 ft. 4 in. by 90 ft..... 5,750
Huntingdon st., S. s., 15 ft. E. Emerald, Weston Malone to Yamer Doughty, July 14, 1886, 15 ft. by 84 ft. 10 in..... 1,025
Kiehl st., 2115, Chas. H. Masland to Geo. A. Most, July 15, 1886, 15 ft. by 97 ft. 10 in..... 1,250
Kiehl st., 2117, Chas. H. Masland to Harry S. Hahn, July 15, 1886, 15 ft. by 93 ft. 8 in..... 1,250
Lauriston st., S. s., 514 ft. E. Ridge ave., Wm. Camac to Geo. Fothergill, July 10, 1886, 18 ft. by 94 ft. 5 in..... 235
Lauriston st., S. s., 532 ft. E. Ridge ave., Wm. Camac to Geo. Fothergill, July 10, 1886, 18 ft. by 84 ft. 5 in..... 265
Lauriston st., S. s., 550 ft. E. Ridge ave., Wm. Camac to Chas. Boisbrun, July 10, 1886, 18 ft. by 94 ft. 5 in..... 265
Mornen ave., S. E. s. and N. E. s. Eighty-ninth, Elmwood Mutual Life and Insurance Company to Alice Costello, July 21, 1886, 50 ft. by 100 ft..... nom.
Nineteenth st., 754 S., H. E. O'Donnell to Jas. B. O'Donnell, July 23, 1886, 16 ft. by 88 ft..... nom.
Oxford st., 2733, Samuel H. Shelby to Thos. H. Nice, July 22, 1886, 14 ft. 6 in. by 62 ft..... 2,200
Reed st., N. s., 92 ft. 6½ in. W. Long lane, Henry C. Webster to Thomas Neary et ux., July 14, 1886, 15 ft. by 61 ft. 6 in.; g. r. $60..... 1,100
Ripka ave., N. W. s. and N. E. s. Winchester, Thos. Rees to Eliz'th Noble, July 23, 1886, 17 ft. 9½ in. by 97 ft..... 4,000
Rover st., W. s., 34 ft. N. Indiana, Frederick P. Buck to Wm. McWilliams, July 20, 1886, 17 ft. by 97 ft. 6 in..... 400
Salter's lane, Twenty-third Ward, 42,133 acres, John H. Currier to Tacony Real Estate Association, July 12, 1886, irreg. shape; mtge. $8,000.....stock and 8,893
Sansom st., N. s., 93 ft. 6 in. W. Fifteenth, John Berwind to Wm. R. Johnson, July 22, 1886, irregular shape..... 2,000
Savery st., 1136, Louisa F. Simon to Frederick C. Simon, July 24, 1886, 20 ft. by 78 ft..... nom.
Seventh st., 1648 N., Samuel Fenton to Mary E. Closson, June 10, 1886, 15 ft. by 17 ft. 7 in.; g. r. $84..... 1,000
Eleventh st., E. s., 104 ft. S. Vine, Wm. Longstreth, admr., to Sam'l Baugh, July 23, 1886, 20 ft. by 93 ft..... 6,100
Thirteenth st., 67 ft. N. Jefferson, Eliza M. Prall to Horace K. Regar, July 14, 1886, 17 ft. by 118 ft..... 7,000
Twenty-first st., 267 S., Henry Watson to Lucien Moss, July 13, 1886, 15 ft. by 67 ft. 6 in..... nom.
Unity st, S. W. s., 20 ft. N. W. Leiper, Richard Greenwood to James Clarke, July 22, 1886, 25 ft. by 100 ft..... 1,500
Watkins st., 817, Hugh McNeile to Bernard Brown, July 24, 1886, 13 ft. by 40 ft. 6 in.; g. r. $48..... 700
Watkins st., 835, H. McNeile to Michael F. Brown, July 24, 1886, 13 ft. by 40 ft. 6 in.; g. r. $48..... 700
Wayne st., W. s., 476 ft. E. Trenton ave., Chas. Gillis to Hyman Freed, July 21, 1886, irreg..... 925

Welsh rd., N. E s., D. M. Hess to N. T. Jerman, July 21, 1886, irreg. shape...... 400
Seventeenth st., E. s., 16 ft. 6 in. S. Tasker, Andrew Miller to George Lodge, July 1, 1886, 5 lots, each 16 ft. by 70 ft...... nom.
Goodman st., S. W. s., 158 ft. 7½ in. S. E. Green, Caroline Birch to Andrew Sanwald, July 26, 1886, 46 ft. 4½ in. by 176 ft...... ......

TUESDAY, July 27, 1886.

Carlisle st., E. s., 105 ft. S. York, John Baird to Lemuel A. White, July 23, 1886, 17 ft. by 88 ft. 11 in.; g. r. $36...... $50
Chelten ave., N. W. s., 109 ft. 9¾ in. S. W. Sprague, Margaret Peck to Abraham R. Bockius, April 9, 1886, 100 ft. by 136 ft...... 1,200
Chew st., S E. cor. Washington, Investment B. and L. Association to Oliver P. Fisher, July 24, 1886, irreg. shape...... 7,000
Erwig ave., S. E. s., 50 ft. N. E. Eighty-eighth, Elmwood M. L. and I. Co. to Sarah J. Kessler, July 21, 1886, 50 ft. by 100 ft...... nom.
Fernon st., N. s., 62 ft. 7¼ in. W. Nineteenth, Thomas J. Milnamow to James Milnamow, Jr., July 17, 1886, 14 ft by 48 ft.; g. r. $42...... nom.
Fifth st., W. s., 21 ft. 6 in. N. Carpenter, John Stortz to Walter J. Mulford, July 22, 1886, 16 ft. by 56 ft. 3 in...... 3,500
Jefferson st., S. E. s., 28 ft. S. W. Selig, F. S. Cantrell to Levi S. Reger, July 17, 1886, 26 ft. by 144 ft...... 250
Marshall st, E. s., 115 ft. 1⅞ in. S. Montgomery, James L. Beitel to H. Peter, July 9, 1886, 16 ft. 4 in. by 82 ft. 2 in.; g. r. $78...... 1,690
New st., N. s., 192 ft. 6 in. E. Third, Louisa Henly to Catharine Meisle, July 24, 1886, 18 ft. 10 in. by 75 ft... 3,900
Oxford st., N. W. cor. Twenty-sixth, Jacob D. Hevener to William Charlton, July 21, 1886, 17 ft. 6 in. by 79 ft...... 1,100
Pierce st., N. s., 206 ft. E. Tenth, Michael Snee to Charles S. Menige et al., July 10, 1886, 15 ft. by 54 ft.; g. r. $46...... 425
Philadelphia st., E. s., 156 ft. S. York, John Baird to Lemuel A. White, July 1, 1886, 68 ft. by 88 ft. 11 in.; g. r. $108...... 100
Pine st., N. s., 16 ft. W. Beach, Mary Colahan to Thomas Quirk, July 3, 1886, 15 ft. 11 in. by 64 ft. 3 in...... 1,800
Reed st., 322 N., McK. Wilson to Fanny D. Rowan, July 16, 1886, 18 ft. by 110 ft. 10½ in...... 6,000
Second st., E. s., 115 ft. 11¼ in. S. Norris; Ann Cook to Elizabeth Cook, July 24, 1886, 13 ft. 6 in. by 61 ft...... 1,000
Second st., E. s., 133 ft. N. Lehigh ave., Isaac Norris et al. to Joseph W. Baker, July 15, 1886, 17 ft. by 109 ft...... 1,275
Second st., E. s., ab. Tioga, Joseph H. Sutton to Conrad Lay, July 25, 1886, 30 ft. by 200 ft...... 2,200
Stillman st., E. s., 172 ft. 6 in. S. Oxford, Vashti B. Meriskey to James A. McCurdy, April 27, 1886, irreg. shape...... 775
Susquehanna ave., S. s., 15 ft. W. Fourth, Daniel O. Hitner to John W. Hart, July 6, 1886, each 15 ft. by 63 ft.; mtge. $1,875 each; also strip E s. Leithgow, 60 ft. S. Susquehanna ave., 3 ft. by 15 ft...... 3,700
Third st., W. s, 83 ft. 6 in. S. Federal, Henry A. Rowan to David H. Wilson, July 16, 1886, 16 ft. 6 in. by 50 ft...... 4,500
Aspen st., 3606, Emerson Conrad to Ebenezer Wood, July 21, 1886, 20 ft. by 80 ft., Twenty-fourth Ward.. 1,400
1203 Melon, 16 ft. by 79 ft. 1½ in., Fourteenth Ward...... 4,100
Thirteenth st., E. s., 104 ft. N. Oxford, Clifford Yeager to Edward C. Napheys, July 23, 1886, 20 ft. by 78 ft. 9 in...... 2,300
Townsend st., 2313, Joseph Earnest to Mary F. Whitaker, July 20, 1886, 18 ft. by 65 ft. 6⅜ in...... 1,800
Twenty-sixth st., W. s., 65 ft. 5⅛ in. N. Oxford, Thomas W. Price to Jos. D. Hevener, June 30, 1886, irreg. shape...... nom.
Walter st., 2916, P. A. B Widener et al. to Louisa Eggeling, July 15, 1886, 14 ft. by 53 ft...... 2,400
Willows ave., S. E. s., 60 ft. S. W. Fifty-first, Mary W. Pharo, ex'x, to I. Thomas Taylor, July 23, 1886, 20 ft. by 100 ft...... 127
Willows ave., S. E. s., 83 ft. S. W. fifty-first, Mary W. Pharo, ex'x, to Adolf Pankraz, July 23, 1886, 20 ft. by 100 ft...... 127
Howard st., 1703 1705, Globe Building Association to Michael Quinn, July 19, 1886, 38 ft. by 57 ft. 9⅜ in... 2,800
Wood st., S. s., E. Thirteenth, ⅓ interest in 4 lots, John L. Taylor to Rebecca Smeidel et al., July 17, 1886...... 2,800
Wood st., N. E. s., 263 ft. 4 in. S. E. Green Lane, John Waldeck to Jas. F. Richart, July 17, 1886, irreg. shape...... 4,500
Front st., W. s., 303 ft. S. Norris, Charles Kitchenman to Arthur Evans et al., trustees, June 10, 1886, 54 ft. by —; g. r. $275...... 500
Huntingdon st,, S. W. corner Fox, James Donahue to John Young, July 16, 1886, 14 ft. by 67 ft...... 2,500
Lex st., E s., 216 ft. S. Aspen, John F. Thompson to Louisa F. Grund, July 17, 1886, 14 ft. by 58 ft...... nom.
Lex st., E s., 216 ft. S. Aspen, Thos. A. Atkinson to Louisa F. Grund, July 12, 1886, 14 ft. by 58 ft...... 500

WEDNESDAY, July 28, 1886.

Allegheny ave., S. W. s., 243 ft. N. W. Frankford Rd., Charles H. Schofield to George Einwechter, July 20, 1886, 30 ft. by 193 ft...... $550
C st., W. s., 81 ft. S. Cambria, Patk. John Ryan to Margaret Bannen, Feb. 20. 1876, irreg. shape...... ......
To Simon Scullin, W. s. C, 207 ft. 4¼ in. S. Cambria, irreg. shape...... 325
W. s. C, 222 ft. 3¼ in. S. Cambria, to James Keenan...... 325
To Joseph Kelly, W. s. C, 95 ft. S. Cambria...... 975
To Edw. Hagan, W. s. C, 137 ft. 3¼ in. S. Cambria...... 650
To Thos. J. Barry, W. s C, 165 ft. 3¼ in. S. Cambria...... 975
To Thos. J. Barry, S. s. Cambria, 36 ft. 8 in. W. C, 68 ft. by 78 ft...... 1,300
S. s. Cambria, 18 ft. E. Kose Hill, 17 ft. by 78 ft., to Edward Flynn...... 325
S. s. Cambria, 19 ft. 8 in. W. C, 17 ft. by 78 ft, to Mary C. Strahan...... 325
S. s. Cambria, 35 ft. E. Rose Hill, 17 ft. by 78 ft., to Susan Kelly...... 325
S. E. cor. Cambria and Rose Hill, 18 ft. by 78 ft., to Joseph Corvin...... 325
S.W. cor. Cambria and C, 19 ft. 8 in. by 78 ft., to Joseph Corvin...... 325
And nine lots on Rose Hill st., to Mary McMahon, Mich'l Gallagher, Mary C. Sherry et al., John Lenahan, Michael Kane, Sarah Mulholland, John Donnelly and Bdgt. Heenan...... 2,925
Dauphin st., 3211, H. A. Duhring et al. to Lavinia Kyle, June 21, 1886, 16 ft. by 80 ft...... 3,250
Cumberland st., S. s., 16 ft. 6 in. W. Eighth, Wm. W. Sweisfort to Elizabeth and Mary Laney, July 26, 1886, 16 ft. 2¼ in. by 72 ft.; mtge. $3,100...... 700
Edmund st., S. E. s, 320 ft. N. E. Margaretta, Anthony Wenzell to John Land, Oct. 1, 1883, 16 ft. 4½ in. by 102 ft...... 115
Eighteenth st., W. s., 105 ft. N. Wallace, Andrew B. Cramer to Mary C Wilson, July 19, 1886, 27 ft. by 80 ft...... 8,500
Fairmount ave., S. s., 189 ft. 3 in. W. Twenty-third, J. Wilson Sitler to Henry D. Sitler, Feb. 2, 1886, irreg. shape...... 13,000
Fawn st., 1406, John D. Carlile to John C. Presser et ux., July 22, 1886, 15 ft. by 46 ft...... nom.
Forty-first st., 22-28 N., Michael D. Toomey et al. to Thomas Toomey, July 16, 1886, 66 ft. by 132 ft. 2½ in. 11,400
Frankford rd., 2515, Thos. Baker to Wm. Kendrick, July 27, 1886, 20 ft. by 80 ft...... 6,000
Franklin st., E. s., 95 ft. N. Wallace, Bernard Feldman to Aline Massing, July 24, 1886, 18 ft. by 77 ft. 6¼ in...... nom.
Lamber st., E. s., 222 ft. S. Dickinson, Wm. L. Elkins to Johanna Sexton, July 15, 1886, 14 ft. by 44 ft.; g. r. $36...... 700
Landis st., 431, Samuel S. Ash to John Livzey, July 10, 1886, 15 ft. 7 in. by 60 ft.; g. r. $46.50...... 557
Lee st, N. s., 173 ft. W. Eighteenth, Hy. B. Foulke to John M. Cohen, July 26, 1886, 15 ft. 8 in. by 50 ft...... 4,500
Martin st., S. E. s., 25 ft. S. W. Mitchell, Wm. H. Lewis et al. exr., &c., to Francis C. Heidinger, July 16, 1886, 25 ft. by 240 ft...... 1,350
Mercy st., S. s., 152 ft. 4 in. W. Eleventh, Adam C. Deakyne to Chas. Wirgman, June 22, 1886, irreg...... 1,700
Moore st., N. s., 53 ft E. Thirteenth, F. S. Myers to Amanda E. Cubler, July 21, 1886, 14 ft. by 61 ft...... 125
Oakland ave., N. E. of Delaware ave. and S. E. s. Sylvan st., N. E. of Delaware ave., F. D. Holine, ex., to Wm. M. Frost, July 2, 1886...... 535
Hewson st., 816, George Lecompte to John Cloud, July 16, 1886, 12 ft. by 40 ft. 1½ in...... 1,475
Ogden st., S. W. cor. Juniper, Jos. G. Hibbs to Joseph D. Thornton, July 23, 1886, 15 ft. 10 in. by 37 ft, mtge. $1,000; S. s. Ogden, 15 ft. 9 in. E. Forty-second, 15 ft. 8 in. by 40 ft., mtge. $1,000; S s. Ogden, 47 ft. 2 in. E. Forty-second, 8 lots, each 15 ft. 8 in. by 37 ft.; subject to mtges. $1,000 each...... 5,000
Naudain st., S. s., 134 ft. E. Twenty-sixth, Sarah J. Smith et al. to Catharine Byrnes, July 22, 1886, 16 ft. by 63 ft.; g. r. $24...... nom.
Pemberton st., S. s., 242 ft. 6 in. W. Twenty-second, M. M. Day to Eliza J. Miller, July 20, 1886, 14 ft. by 49 ft...... 1,800
Reed st., S. E. cor. Clarion, Wm. D. Neilson to Hy. B. Foulke, July 23, 1886, 16 ft. by 66 ft...... 2,250
Sixth st., E. s., 165 ft. S. Somerset, Chr. Gross to John Kraemer, Sept. 11, 1885, 36 ft. by 136 ft. 10¼ in...... 7,000
Spring Garden st., N. s., 40 ft. E. Twenty-first, Henry W. Volkmar to Mary J. Bennett, July 25, 1886, 20 ft. by 114 ft...... 13,500
Twenty-third st., E. s., 285 ft. 3 in. N. Berks, Henry R. Shoch to Geo. Hannold, July 12, 1886, 16 ft. 2 in. by 75 ft...... 4,000

Third st., W. s., 175 ft. N. York, Henry A. White et al. to Wm. McGrory, July 10, 1886, 15 ft. by 55 ft. 1,500
Twenty-fourth st., 1917 N., H. L. Roat to Samuel C. Andress, July 14, 1886, 14 ft. by 87 ft. 6 in..... 3,900
Twenty-fifth st., 1742 N., Edwin Sharp to Isaac M. Brooks, July 21, 1886, 15 ft. by 68 ft. 6 in ; g. r. $120 2,200
Thirtieth st., E. s., 64 ft. N. Girard ave., Wm. L. Elkins et al. to Theodore M. Etting, July 23, 1886, 42 ft. by 50 ft.; S. s., 53 ft. E. Thirtieth, 42 ft. by 53 ft..... 14,100
Vine st., 230, Ann Schontz to Simon Strickler, July 19, 1886; g. r. 40 Spanish pistoles 600
Walter st., N. s , 120 ft. N. Girard, Wm. L. Elkins et al. to Eva Frick, July 14, 1886, 14 ft. by 50 ft..... 2,400
Westmoreland st., N. E. s., 186 ft. 7½ in. N. W. Emerald, Thomas McGrory to James McGrory, June 3, 1886, 114 ft. 7½ in. by 80 ft..... nom.
Wilder st., S. s., 129 ft. 2 in. W. Fourth, Emily W. Atkinson to John C. Atkinson, July 24, 1886, 14 ft. by 40 ft..... 1,200
Woodbine ave., N. W. s., 136 ft. 2½ in. N. E. Boyer, Anna S. Lawrence to Abraham R. Bockius, July 17, 1886, 50 ft. by 133 ft. 11 in..... 700

THURSDAY, July 29, 1886.

Baingridge st., S. E. cor. Twenty-first, John K. McCurdy et al. to Ellen McCaffrey, July 27, 1886, 16 ft. by 67 ft.; g. r. $60..... $1,200
Bellevue place, N. E. corner Sixty-fourth st., Twenty-fourth ward, F. L. Johnson to Thomas S. Bonsall, July 13, 1886, 37 ft. 6 in. by 75 ft..... 1,800
Bellevue st., N. s., 140 ft. E. Twenty-second, Chas. J. Piggott, am'r, to Thomas J. Jeffries, July 23, 1886, 100 ft. by 112 ft. 6 in., Twenty-eighth ward..... 2,200
Bellevue st., N. s., 100 ft. E. Twenty-second, Twenty-eighth ward, Josephine L. Harvey to Thomas J. Jeffries, July 28, 1886, 20 ft. by 112 ft. 6 in..... 1,000
Cedar st., S. E. s., 125 ft. S. W. Manayunk ave., Morris Levering to James T. Peasgood, June 12, 1886, 18 ft. by 123 ft..... 200
Chester ave., N. W. s., 60 ft. N. E. Forty-ninth, Norcom L. Seguin to Mary Richardson, July 24, 1886..... 1,600
Clearfield st., N. E. s., 15 ft. S. E. Cedar, Joseph N. Lees to Jacob Frederick Wolfer, July 13, 1886, 15 ft. by 72 ft.; mtge. $900..... 650
Clearfield st., N. E. s., 135 ft. S. E. Cedar, Jos. N. Lees to Eva Barbara Walfer, July 13, 1886, irreg..... 1,550
Coral st., N. W. s., 274 ft. N. E. Huntingdon, Marg't Thompson to Paul Stobser, June 7, 1886, 34 ft. by 81 ft.. 2,800
Dove place, N. s., 104 ft. 8 in. E. Fourth, Chas. O'Neill, Jr., to Geo. A. Tunnell, July 21, 1886, irreg. shape..... 1,900
Emerald st., W. s., beginning N. s. Ann, 10 lots, etc., T. W. Smaltz to Harry L. Roat, July 24, 1886 ..... nom.
Fernon st., N. s., 184 ft. 6 in. W. Twentieth, James McVickar, July 24, 1886, 14 ft. by 44 ft..... 1,400
Franklin st., E. s., 64 ft. 7 in. N. Wood, Robert S. Evans, et al. to Elizabeth R. Everett, July 8, 1886, 20 ft. by 55 ft..... nom.
Lombard st., S. s., 330 ft. E. Twenty-second, Franklin Fire Insurance Company to George W. Michener, July 21, 1886, 15 ft. by 66 ft..... 3,000
Mechlin ave., N. W. s., 130 ft. 10½ in. S. W. Baynton Lane, John Rufe to Helen T. Longstreth, July 28, 1886, irreg. shape..... 1,300
Mifflin st., N. s., 190 ft. 1½ in. E. Eleventh, Thomas J. Cunningham to Christopher Finley, July 26, 1886, 14 ft. 6 in. by 62 ft. 6 in..... 1,800
Mountain st., N. s., 8 lots, 72 ft. E. Twentieth, John Johnston to James Rainey, March 11, 1886, each 14 ft. by 47 ft..... nom.
Passyunk rd., N. W. s., 64 ft. S. W. Twelfth, Joseph M. Schooley to Mary Brenani, July 1, 1886, 32 ft. by 75 ft..... 1,600
Patton st., W. s., 250 ft. N. Wharton, David Harshaw to John Doyle, July 23, 1886, 16 ft. by 51 ft..... 1,000
Queen st., 22, Jas. R. Booth to Sallie E. Pile, July 27, 1886, 20 ft. by 90 ft. nom.
Race st., N. W. cor. Sixty-three-and-a-half st., T. S. Bonsal to Franklin L. Johnson, July 13, 1886, 55 ft. by 225 ft..... 1,800
Seventeenth st., W. s., 113 ft. N. Berks, George F. Gibson to John S. Davis, July 24, 1886, 32 ft. by 63 ft., S. s. Monument, 66 ft. W. Seventeenth, 45 ft. by 49 ft..... nom.
Snyder ave., S. s., 137 ft. W. Seventh, Thomas Attridge to Benjamin Reiff, July 19, 1886, 32 ft. by 113 ft. 9 in..... nom.
Susquehanna ave., 1017 E., John Decke to Mary Sophia Stewart, July 28, 1886, 22 ft. by 80 ft..... 1,200
Twenty-fifth st., 1741, Edwin Sharp to Isaac M. Brooke, July 21, 1886, 15 ft. by 68 ft. 6 in.; g. r, $120..... 2,200
Twenty-seventh st., E. s., 228 ft. 6 in. S. Oxford, Catharine Holt to Henry Brown, November 20, 1886, 18 ft. by 175 ft..... nom.
Tulip st., 1812-1820, Mary Ann Bumm et al., ex'rs to Rachel Anderson, July 22, 1886, 55 ft. 3 in. by 54 ft..... 5,300
Thirty-third st., E. s., 260 ft. S. Gray's Ferry, John J. Halsted et al. to William G. Huey, July 28, 1886, 27 ft. 6 in. by 191 ft. 6 in..... 1,500
Wayne st., N. s., 490 ft. E. Trenton ave , Charles Gillis et al. to Sarah Frank, July 19, 118, irreg. shape... 925
Wharton st., 422, Ellwood Becker to William N. Read, July 23, 1886, 16 ft. 7 in. by 105 ft. 9 in..... 4,750
Westmoreland st., N. E. s., 72 ft. N. W. Emerald, Charles McGrory et al. to Benjamin Hepworth, July 22, 1886, 114 ft. 7½ in. by 80 ft..... nom.
Westmoreland st., N. E. s., 186 ft. 7½ in. N. W. Emerald, Charles McGrory to James McGrory, July 22, 1886, 114 ft. 2½ in. by 80 ft..... nom.
Westmoreland st., N. E. s., 271 ft. 2½ in. N. W. Emerald, James McGrory to James McGarvey, July 22, 1886, 30 ft. by 80 ft..... 700
Hanover st., 1442, Mary Ann Bumm et al., ex'rs to Hugh Nelson July 22, 1886, 17 ft. by 90 ft..... 300
Norris st , 2344, Joseph C. Ferguson, assignee, to Hannah C. Ascough, July 27, 1886, 15 ft. by 61 ft..... 2,650
Savery st., 1,141 William Bumm to George W. Stapleford, July 22, 1886, 17 ft. by 69 ft. 11 in..... 1,225
Wakeling st., 237 ft. ⅛ in. N. W. Willow John Shuttleworth et al. to Ida J. Hartley, July 16, 1886, irreg. shape..... 200
Latona st., S. s., between Thirty-second and Thirty-third, William G. Huey to Matthew Fleming, July 29, 1886, depth 42 ft. 6 in., 13 lots... nom.

FRIDAY, July 30, 1886.

Adeline st , S. E. cor. Pratt, Albert C. Brand to Orrin A. Brand, June 16, 1886, 20 ft. by 120 ft..... $1,250
Adaline st., S. s., 20 ft. E. Pratt, Albert C. Brand to Albert L. Brand, June 16, 1886, 20 ft. by 120 ft..... 1,250
Bailey st , E. s., 185 ft. N. Oxford, Robert McCurdy to Owen McKenna, July 19, 1886, 2 ft. by 84 ft. 6 in 100
Berks st., N. s., 65 ft. W. Twenty-fourth, Charles T. Colladay to Jos. C. Powell, June 28, 1886, irreg. shape..... 35,000
Brinton st., E. s., 294 ft. N. Jefferson, Peter Bell to Daniel Buck, July 22, 1886, 18 ft. by 26 ft..... 1,100
Canal st., 1313, Edward Gately to Daniel Coll, June 13, 1886, 14 ft. by 48 ft..... 1,200
Cemetery ave., N. W. s., 939 ft. 5 in. N. E. Ridge ave., Margaret S. Jones et al., ex'rs, to Horatio Gates Jones, May 22, 1886, 50 ft. by 212 ft ; also, lots on Dupont, Terrace, Ridge ave., Leverington ave..... 3,540
Clymer st., S. s., 51 ft. 10 in. W. Sixth, Catharine B. Howell to Mary A. Conrad, July 27, 1886, 90 ft. 7 in. by 42 ft.; also N. W. s. Culvert, 77 ft. 6½ in. N. E. Fourth..... 2,500
Eighth st., 2169 N., Annie R. Becker to John Mallon, July 10, 1886, 17 ft. 6 in. by 71 ft..... 5,000
Federal st , S. s., 166 ft. E. Twenty-sixth, Marg't N. Watson to Robt. Livingston, July 7, 1886, 16 ft. by 68 ft. 5 in..... 1,625
Fourth st., E. s., 80 ft. S. Callowhill, Philadelphia Trust, Safe Deposit and Insurance Company et al. to Chas F. Myers, July 28, 1886, 72 ft. by 100 ft. ; also 352 to 356 Dillwyn, 52 ft. by 28 ft..... 23,000
Fourth st., E. s., 190 ft. N. York, Chas. Bright to Jane Tully, July 19, 1886, 15 ft. by 55 ft.; g. r. $108; mtge. $1,100..... 300
French st., S. s., 125 ft. W. Fifteenth, Frieda Jahnke, ex., to Wm. H. Schultz, July 28, 1886, 15 ft. by 58 ft..... 2,100
Front st., W. s., 46 ft. S. Poplar, Jos. Jackson to James E. Hall, July 10, 1886, irreg. shape..... 1,225
Front st., 338 S., Hugh Fitzpatrick to Mary Wilson, July 16, 1886, 17 ft. 9 in. by 122 ft..... 3,500
Fifteenth st., E. s., 39 ft. S. York, Anna M. Thackray to Charles J. Dougherty, July 23, 1886, 17 ft. by 88 ft. 11 in..... 700
Jasper st., 2434, National S. F. and B. Association to John F. Krummel, July 27, 1886, 13 ft. 7 in. by 57 ft. 9 in..... 1,800
Jefferson st., S. s., 20 ft. E. Twenty-second, Samuel B. Nicholson to John Hipple, July 27, 1886, 16 ft. by 53 ft. 6 in..... 2,900
Jefferson st., S. E. s. and N. E. s. Wood, James Bew to Mary Ellen Bew, July 29, 1886, irreg. shape..... nom.
Lehigh ave , S. s. 16 ft. E. Eighth, Mahlon L. Heist to George Hoffman, July 20, 1886, 15 ft. by 74 ft... 4,300
Leithgow st., 1219, John Doriath et al. to Chas. B. Roberts, M. D., July 2, 1886, 15 ft. 10 in. by 40 ft..... 2,300
Leverington ave , N. W. s., 800 ft. 11 in. N. E. Ridge ave., James F. Nicholas to Nathan L. Jones et al., March 11, 1861, 300 ft. by 336 ft. 7 in..... 3,000
Lombard st., S. s., 202 ft. 6 in. W. Sixty-first, David H. Henry to Catharine McKay, July 3, 1886, 15 ft. by 108 ft. 6 in..... 1,250
Lombard st., S. s., 172 ft. 6 in. W. Sixty-first, David H. Henry to Margaret J. Creech, July 3, 1886, 15 ft. by 108 ft. 6 in..... 1,250
Lombard st., S. s., 142 ft. 6 in. W. Sixty-first, David H. Henry to Samuel Lobley, July 3, 1886, 30 ft. by 108 ft 6 in..... 2,500

Lombard st., S. s., 187 ft. 6 in. W. Sixty-first, David H. Henry to Margaret Rodgers, July 3, 1886, 15 ft. by 108 ft. 6 in 1,250

Nineteenth st., and Park ave., N. W. cor., Isaiah V. Williamson to William M. Singerly, July 12, 1886, triang..... 1,000

Norris st., N. s., 70 ft. 3 in. E. Twenty-first, J. R. Claghorn to William H. Clark, July 24, 1886, 17 ft. 8 in. by 80 ft..... 5,050

Ogden st., N. s., 55 ft. E. Holly, B. H. Hunt to Sue Y. Nelms, July 21, 1886, 27 ft. 6 in. by 80 ft..... 4,000

Orthodox st., 210-218 E., Lydia A. Tapper et al. to John S. Maule, July 28, 1886, 15 ft. by 100 ft..... 8,250

Percy st., W. s., 236 ft N. Diamond, Ella F. Ball to Caroline C. Ball, July 27, 1886, 14 ft. by 53 ft ..... nom.

Preston st., W. s., 102 ft. 4 in. S. Parrish, Eliza Ann Feinour et al. to Rebecca Edmond, July 28, 1886, 17 ft. by 78 ft..... 4,500

Richard st., 446, Mary E. Weyand to George Kessler, July 16, 1886, 18 ft. by 87 ft. 5½ in..... 2,400

Second street, E. s., 128 ft. 6 in. N. York, P. R. Theobald, ex., to Julius H. Frey, July 24, 1886, 19 ft. 6 in. by 109 ft..... 2,250

Second street, E. s., 300 ft. S. Tioga, Wm. T. Aldrich to Louis Fisher, July 24, 1886, 40 ft. by 190 ft 3,450

Seventh st., 2116 N., Reeder Manning to Samuel Moulton, July 28, 1886, 14 ft. 2 in. by 75 ft. 4½ in..... 1,100

Sixth st., W. s., S. of Chestnut, R. J. Evans et al., exrs., to Eliz'th R. Everett, July 17, 1886, 16 ft. by 130 ft..... 11,100

Sixth street, E. s., 205 ft. 4 4-5 in. N. Dauphin, Benj. Hughes et al. to David C. Schuler, July 18, 1886, 15 ft. 2 2 5 in. by 136 ft. 10 in..... 3,600

Sixty-eighth st., W. s., 239 ft. 6 in. N. Haddington ave., Jno. W. Barlow to Thos. Donaldson, July 28, 1886, irreg. shape..... 500

Stewart street, S. s., 180 ft. 8 in. W. Twenty-first, Wm. Silence to Hester A. Beam, July 17, 1886, 13 ft. 5 in. by 39 ft..... 1,500

Sumae st., S. E. s. and N. W. s. Jennett, Ben Kenworthy et al. to Wm. Johnston, July 27, 1886, irregular shape..... 7,000

Tasker st., S. s., 129 ft. 3 3-5 in. E. Second, Chas. R. Rogers, exr., to Jas. M. Martin, June 1, 1886, 13 ft. ⅝ in. by 109 ft. ; S. s. Greenwich, 128 ft. 6 in. E. Second, 13 ft. by 80 ft..... 1,000

Tinicum avenue, S. E. s., 200 ft. E. Eighty-eighth, Elmwood Mutual Loan and Insurance Company to Thos. J. McNamara, Dec. 7, 1885, 50 ft. by 130 ft..... nom.

Tinicum ave., S. E. s., 150 ft. N. E. Eighty-eighth, Elmwood Mutual Loan and Insurance Company to Wm. J. Ward, Dec. 7, 1885..... nom.

Twenty-eighth st., E. s., 150 ft. 6 in. N. Jefferson, Jas. Kerns to Geo. W. Bright, July 27, 1886, 36 ft. by 78 ft..... nom.

Wallace st., 3624, Abbie M. Woelper, exr., to Real Estate Title Insurance and Trust Co., trustees, July 26, 1886, 25 ft. by 68 ft..... nom.

Washington st., S. W. s., 131 ft. 1½ in. N. W. Fountain, H. A. Firth to Jerome Closson, Sept. 1, 1884, irreg. shape..... 1,300

Woodstock st., W. s., 67 ft. N. Tasker, Lewis P. Simpson to Sarah C. Campbell, July 21, 1886, 14 ft. by 45 ft.; g. r. $42..... 650

Saturday, July 31, 1886.

Berks st., N. s., 65 ft. W. Twenty-fourth, Joseph Carter Powell to Hy. R. Shoch, July 29, 1886, irreg. shape..... nom.

Chestnut st., 1433, Fidelity Insurance, Trust and Safe Deposit Co., trustee, et al., to John P. Doherty, July 9, 1886, irreg. shape..... 40,000

Christian st., S. E. cor. Twenty-fourth, Obadiah Harshaw to Joseph and Frank Carlin, July 28, 1886, 17 ft. by 60 ft.. 2,000

Delaware ave., N. E. s., 80 ft. S. E. Oakland, F. D. Holme, ex'r, to Joseph Rexer, July 24, 1886, irreg. shape..... 435

Fifth st., N. W. cor. Indiana, Ellen E. Waterman to Gustav A. Lehr, July 14, 1886, 36 ft. by 72 ft.; N. E. cor. Reese and Indiana, 36 ft. by 67 ft..... 6,800

Fisher ave., N. E. cor. Race, Twenty-fourth Ward, Snsanna Ashton to Elizabeth W. Perkenpine, March 2, 1886, irreg..... nom.

Frankford rd., S. E. s., and N. E. s. Aramingo, Lucy Graham, trustee, to Daniel Strecker, June 23, 1886, irreg. shape..... 6,250

Frankford rd , 1028, John Salfrank to Catharine Johnson, July 14, 1886, irfeg. shape..... 1,600

Front st., 814 N., James E. Hall to Edwin S. Armstrong, July 27, 1886, irreg..... 17,000

Fourth st., W. S., 88 ft. 7 in. S Race, Kate A. Gardner to Ellwood Becker, July 9, 1886, 12 ft. 5 in. by 49 ft. 6 in.; mtge. $4,500.. 2,400

Germantown ave., W. s., 80 ft. S. Kennset, Charles Forderer to Charles Forderer, Jr., July 6, 1886, 16 ft. by 72 ft. 5½ in..... 3,950

Girard ave., N. W. cor. Twenty-ninth, P. A. B. Widener et al., to William Mullery, June 15, 1886, 16 ft. by 64 ft..... 6,600

Lehman st., N. W. s., 290 ft. S. W. Morris, Edw. N. Wright to Mary W. Johnson, July 28, 1886, irreg. shape. 3,666

McCallum st., S. W. s., 37 ft. 3 in. N. W. Sedgwick, Benjamin Kinnard to Mary Rodden, July 28, 1886, 32 ft. by 150 ft..... 1,500

Meehan ave., N. W. s., 199 ft. 5½ in. N. E. Musgrove, Martin Hetzel to Geo. W. Unruh, July 28, 1886, 20 ft. by 83 ft..... 1,800

Morris st., N. s., 212 ft. E. Eighth, Philip Zaun to James Clancy, July 23, 1886, 15 ft. by 60 ft.; g. r. $67.50..... 375

Moyamensing avenue, N. W. corner Greenwich, Wm. H. Thornley to Chas. P. Bouvier, July 29, 1886, irreg. shape..... 2,400

Ninth st., W. s., 180 ft. S. Thornton, Ephraim Conrad to the Girard Avenue Farmers' Market Company, July 29, 1886, 120 ft. by 100 ft.; mtge. $12,000..... 10,000

Norris st., 816, Max H. Einstein to Sarah A. Batt, June 12, 1886, 14 ft. by 70 ft. 2½ in..... 3,300

Ontario st., S. s., 54 ft. E. Twenty-first, Daniel McNeil to Joseph A. Sipps, July 17, 1886, 19 ft. by 75 ft. 4 in.; g. r. $90..... 2,400

Ontario st., S. s., 160 ft. E. Twenty-second, Chas. J. Piggott to Fred'k Klemm, July 7, 1886, 188 ft. by 112 ft. 6 in..... 3,165

Orthodox st., 210-218, Jno. C. Maule to Lydia Ann Tapper, July 28, 1886, 75 ft. by 100 ft..... 8,250

Park ave., 1852, John Baird to Clara A. Kendall, July 21, 1886, 19 ft. by 95 ft..... 1,900

Race st., N. s., 51 ft. 2⅝ in. E. Fisher's ave., David R. Perkenpine et al. to Mary Ida Keating, July 23, 1886, irreg. shape..... 225

Ridge ave., 2309, Edward Kerper to Andrew Tilzle et ux., July 27, 1886, irreg..... 2,500

Rodgers' ct., W. s., Wm. B. Buecker to Louisa Wise, July 22, 1886, irreg. shape..... 1,150

St. John st., 462, John D. Carlisle to Caroline C. Reuischler, July 26, 1886, 20 ft. by 99 ft. 10 in ..... nom.

Second st., E. s., 110 ft. N. York, P. R. Theobald, ex., to Bernhard Stuetz, July 24, 1886, 18 ft. 6 in. by 109 ft 3,400

Somerset st., 1215, Jos. S. Goodbread to Michael Lamb, July 28, 1886, 15 ft. by 98 ft..... 1,900

Third st., 826 N., Thos. M. Lewry et al. to Wm. Glading, July 29, 1886, irreg. shape..... 9,394

Tenth st., S. W. cor. Susquehanna ave., Caroline Williams, ex., to the Commercial Ice Co, July 24, 1886, 203 ft. 9⅛ in. by 332 ft. 2 in..... 15,500

Thomas st., S. s., 50 ft. 7½ in. E. Scattergood, John M. Caudy to Hy. Moretz, June 15, 1886, 20 ft. by 120 ft. 5½ in 300

Tree st., S. s., 194 ft. W. Seventh, Geo. W. Walton to Geo. W. Walton, July 24, 1886, 56 ft. by 50 ft. 6 in. ; g. r. $36..... 1,800

Twelfth st., E. s., 48 ft. N. Stiles, David M. Black to Isaac H. Jones et al., July 8, 1886, 16 ft. by 83 ft..... 600

Tyson st., E. s., 160 ft. ⅜ in. N. Huntingdon, John Loughran to Alice Loughran, July 20, 1886, 26 ft. front..... 300

Washington st., Twenty-first Ward, S. W. s., 13 ft. 1½ in. N. W. Fountain, Joseph Smith to Henry A. Firth, September 15, 1885, irreg. shape..... 900

Wilson st., N. W. s., 117 ft. N. E. Dauphin, B. Larkin to Northern S. F., S. D. and T. Co., July 27, 1886, 12 ft. by 61 ft. 6 in..... 325

York st., N. E. s., 293 ft. 3 in. S. E. Richmond, James C. Archer to Geo. Russell, July 20, 1886, 20 ft. by 100 ft..... 2,200

Fourth st., N. E. cor. Berks, 6 lots; N. W. cor. Third and Berks; 5 lots W. s. Third, 80 ft. N. Berks, and 5 lots E. s. Oriana, 80 ft. N. Berks, George B. Pugh to John S. Serrill, July 1, 1886..... nom.

Geo. B. Pugh to Wm. S. Serrill, July 1, 1886, 58 lots at Fourth, below Berks, etc..... nom.

—A new industry in Lehigh county is the manufacture of a very serviceable building brick out of slate dust.

—There are over thirty claimants for the $8,000,000 estate left by the late San Francisco millionaire, Thomas A. Blythe. Blythe, it is said, was the illegitimate son of Thomas H. Blythe and Sarah Savage, of Hampshire, England, and, according to the laws of California, the property of an illegitimate son who dies intestate inverts to the relatives of the mother.

—The Atlantic *Democrat*, in an article on the intended foreclosure of the Colwell mortgage in Atlantic county says: "We are inclined to believe that this foreclosure will be more advantageous than hurtful to the future prosperity and growth of our community, burying as it will, beyond resurrection the ghastly remains of the Gloucester Farm and Town Association, and clearing the title to much of the land which at present remains wild because of the same, thus inducing the purchase of and settlement on the land by new settlers."

ASBESTINE.—A new building material, called asbestine, is to be put on the British market, for which remarkable fire-resisting qualities are claimed, as well as superior hardness and adhesiveness and applicability at all temperatures. It is proposed to make it a substitute for plaster as at present mixed, because it requires no hair, and it is represented not to crack under the influence of fire, as ordinary plaster does, and will therefore prove a check to the spread of flames. Another advantage claimed is in dispensing with wooden laths, as the new material will be applied to thin sheets of corrugated iron, which alone will afford considerable protection.

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD U. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

BUELL'S
FIRE EXTINGUISHER.

Consists of 7 or 45 gallon founts, the latter on wheels, and Force Pumps that throw the chemical 100 feet. The BEST and CHEAPEST protection for VILLAGES and all kinds of individual property, ever offered. Write for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

BUILDERS'

Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - -	*$400,000 00*
Reserve for Reinsurance and all other claims, - - -	*1,070,610.92*
Surplus over all Liabilities, - -	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	
$1,918,432.05.	

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:

Thomas H. Montgomery,	William W. Paul,
John Welsh,	Pemberton S. Hutchinson,
John T. Lewis,	Alexander Biddle,
Israel Morris,	Charles P. Perot,
Joseph E. Gillingham.	

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

BOOTS and SHOES,
BUT NOT SLIPPERS.

We wish to call the attention of the public to the fact that the DAY SEWED SHOE does not mean any kind of slipper.

The process is not applied to any single sole foot-wear, but to the manufacture of all kinds of BOOTS, SHOES, GAITERS and LOW SHOES used for out-door or steady wear. The dainty luxury which many cannot, and many should not wear—the "pump-sole" or "turned-sole" slipper—is for sale at the Day Sewed Shoe Store, but it is not our make. This fact has been carefully impressed upon our sales-people, but they are not always reminded of it in making a sale. We therefore take this method of explaining and providing against any mistakes. WHEN YOU BUY A THIN-SOLED HOUSE-SLIPPER YOU DO NOT GET A DAY SEWED SHOE.

THE DAY SEWED SHOE
MFG. CO.,
No. 23 N. EIGHTH STREET.

A. LEDIG & SON,
MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,

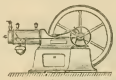
Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG.
RICHARD A. LEDIG.
C. W. LEDIG.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND
PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the ***Works are under contract with us*** to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under ***this Brand or a Private Brand.***

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

ESTABLISHED 1852. ANNUAL PRODUCT 20,000 TONS.

PENCOYD IRON WORKS,

A. & P. ROBERTS & CO.,

OFFICE, 261 SOUTH FOURTH STREET,

PHILADELPHIA.

Beams, Channels, Angles, Tees & Merchant Bars.

SPECIAL ATTENTION TO STRUCTURAL IRON and STEEL.

Plans and Estimates for Roof Trusses and Riveted Girders.

Beams furnished from Stock and Cut to Length.

SEND FOR CHART OF SHAPES.

Car and Locomotive Axles, Hammered or Rolled, Iron or Steel.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR **PIANOS AND ORGANS**

Represent the

Best Makers in the World.

M. DE LONG & CO.,

1117 Chestnut Street.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand.

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

SUMMER CLOTHING.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of

MEN'S BUSINESS SUITS,

is what we want you to see before you buy. Novelties constantly being received for

BOYS' AND CHILDREN'S WEAR,

THE NORFOLK TAKES THE LEAD THIS SEASON.

We never before carried such a select stock in

MEN'S FURNISHING.

BROWNING, KING & CO.,

910 and 912 Chestnut Street.

SAVE Your Carpets! **SAVE Your Carpets!**

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia.**

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 31. PHILADELPHIA, MONDAY, AUGUST 9, 1886. PRICE 15 CENTS

OUT of the $14,473,900 appropriated by Congress under the River and Harbor bill, Pennsylvania obtains $439,650, of which amount $15,000 is to be expended in improving the ice harbor at Marcus Hook, $90,900 for continuing the improvement of the Monongahela river, $37,500 for beginning the construction of a dam at Herr's Island, Allegheny river, near Pittsburg; $30,000 for continuing the improvement of the Allegheny river, $18,750 for continuing the improvement of the Schuylkill river, $210,000 for continuing the improvement of the Delaware river from Trenton to its mouth, of which $30,000 shall be applied to improving the channels between Camden and Philadelphia, and $7,500, or so much as may be necessary, shall be expended on said river above Bridesburg. The Secretary of War is also directed at his discretion to cause examinations or surveys, or both, to be made and the cost of improvements to be estimated at Darby Creek. The bill now goes to the President.

IT is probable that sooner or later a reaction will set in against the buying of houses on the installment plan. The anxiety to be the owner of a home is no doubt leading hundreds of persons to enter into contracts for the purchase of homes, who either have not the financial ability to do so, or who have not properly considered the ultimate cost. The number of persons who have undertaken to buy houses on monthly payment is very large. There are block after block of houses in this city occupied by persons who are paying in this way. The interest on the unpaid debt, added to the taxes and to the necessary and perhaps unnecessary repairs, make up an average monthly payment which becomes tiresome to a great many after the novelty of imaginary ownership begins to wear off. Builders and investors should take note of this fact, in order that they may not be found building too many houses. A good many dealers say houses sell easier than they rent. This means that persons are found more ready to agree to pay $20, $30 or $40 per month on a house, than for a house. The statistics showing the number of failures would be of interest and of value. Our Real Estate Exchange might find this inquiry an interesting one to make. A good many persons have relinquished their contracts and have gone back to rent. Some of them remain in the houses they attempted to purchase, while many others prefer to drop the hot end of the poker and go elsewhere and pick up the cold end. These disappointments will produce a reaction. Some day it will be more difficult to find purchasers for houses. It would be perhaps better if these installment purchasers would keep up their courage. The responsibility of buying a house stimulates and enforces a rigid economy in other direction, but the fact remains that there are a lamentable number of failures.

THE movements in real estate have been quite liberal during the past few days, notwithstanding this is a very dull season. Real estate dealers are looking for some very important transactions to come to a head some time during this month. It is probable that some new tracts will be cut up into town lots and disposed of at low prices. Something of a speculative movement is likely to develop itself this fall and next spring in this direction. The opening of the Baltimore and Ohio Rrilroad will give a stimulus to this kind of enterprise. More properties are being offered for sale in the older section of the city and there is also more inquiry for it. It is probable that a number of dwelling houses on Arch street will be turned into stores this fall and winter. Arch street will be obliged to make way for the demands of business. Business houses are desecrating West Chestnut street and even West Walnut stands in danger of the invading goths and vandals from the East side of Broad street. The march of improvement will not be arrested by geographical boundries. The high prices asked for a good many up town properties is directing the attention of buyers and real estate dealers to the desirability of cheaper down town properties. There is no very general movement in this direction, but some brokers have had instructions to make inquiries with a view to purchase property for manufacturing and business purposses.

CORPORATIONS, large and small, are now giving a great deal of special attention to their books and bookkeepers and cashiers. The attention is necessary. The damage done is twofold: first, the actual loss to the parties concerned; second, the damage done to public faith in corporation management. People have come to seriously question whether corporation finances are properly looked after. This certainly does not apply to railroads, because the system of management there is complete, and dishonesty is practictically impossible; but not so in smaller corporations and individual firms. Managers make the mistake of presuming their subordinates to be honest. This presumption is too generally abused. It is not to be supposed that all the cases of dishonesty have been uncovered. Those who are in the meshes of ill-advised speculation will no doubt take warning, and try to reimburse before discovered; those who are tempted to speculate will also take warning and avoid it. The temptation to spend other people's money is very strong. The courts of justice owe it to themselves, and to the business community, to severely punish defalcations and abuses of trust. Sympathy should have no place whatever in the disposition of these cases; there is too much at stake. If such cases as those which have recently attracted public attention are permitted to pass by with light punisment, it will be equivalent to offering a premium on frauds, which will not be lost sight of. If trickery and dishonesty can go with light punishment, in high places, it will reappear in low places. If rich rascals can escape, poor rascals will be encouraged. We have hundreds and thousands of building and loan associations where dishonesty is possible; but, to the credit of the management of those concerns, cases of dishonesty are exceptionally rare, so rare indeed that it is almost impossible to recall instances.

THE workingmen in all parts of the country are satisfied with the rates of wages paid, provided work was regular. More or less disemployment exists among miners, but in other avocations work is abundant, and the prospects for the fall and winter are that there will be very little if any idleness.

WE are shortly to have a pneumatic tube for the transmission of messages and parcels. The Electro-pneumatic Transit Company is about beginning work, and has plenty of capital to push it through. Samuel I. Given will be the Manager. The motive power will be compressed air. Larger parcels can be moved as well as small ones. It is only a qustion of expense. The time will come when heavy merchandise will be moved in this way.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

HENRY KELLY,
PUBLIC ACCOUNTANT.

Estates settled and Accounts adjusted and intelligently stated.
925 Walnut Street, Philadelphia.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought sold, rented or exchanged. Rents collected, Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

A TEASPOONFUL OF
Red Brown's Ginger,
WITH A LITTLE WATER, WILL RELIEVE CRAMP, COLIC AND TROUBLES CAUSED BY CHANGE OF WATER. GOOD AT ALL SEASONS.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER, CHURCH LAMPS
A. J. WEIDENER,
36 S. Second St. Phila.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " "	3,324,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION
SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St, Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 18 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 31. PHILADELPHIA, MONDAY, AUGUST 9, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, AUGUST 9, 1886.

BRIDGE builders it is said do not like to work for the city because payments are not prompt. This ought not to be. The city has plenty of cash always on hand. When work is done, whether by an ash collector or a bridge builder, it ought to be promptly paid for. Delay is hurtful to the city's credit and name.

ONE million two hundred thousand dollars is the estimate, according to President Perkins, for the expenses of the Public Buildings for 1887. This is in addition to any balance that may be left over. The $21,637.26 asked for 1885, and $50,000 for 1886, for the roadway and pavement around the Public Buildings, and which were not granted, will be asked for again this year.

THE distribution of lumber during the past week or two has been restricted to actual building requirements, and a very limited number of orders have been placed among wholesalers. Freight rates from Southern ports are from $1 to $2 per M. higher than during the spring. This accounts for the restricted supplies from the South. The stocks of yellow pine are as large as the market calls for, and wholesalers are trying to get a little more for their lumber, especially as nearly all the business going is of a retail kind. The receipts of white pine have been falling off, and Eastern buyers are letting the market go for the present. There is no hurry manifested, as every one is satisfied the supply of lumber will be heavy and prices reasonable. Hemlock has been selling at as low as $10 for edge boards, and $12 for 12-inch stock. Fencing boards are $12.50, scantling, $11 to $12; 12-inch flooring boards, white pine, $30; 12-inch barn, $20; cargo lots of yellow pine edge board, $15 to $17.50; cedar shingles, $35; lath, $2.10 to $2.15.

THE Public Buildings, at Broad and Market streets, have done Market street a damage it will never get over. If that immense building had been put some place else, it would have made Market street a more desirable street for large business houses. As it is, that grand thoroughfare is simply a fenced off street. It was a mistake to spoil two of the finest thoroughfares in Philadelphia.

NEARLY 6600 puddling furnaces are now running double time in the city of Pittsburg, or nearly 200 more than in the same month last year. This is certainly indicative of prosperous times ahead, for there is no branch of trade more sensitive than iron There was more iron and steel made during the month of July than in any month during the last eight years. 51,000 tons more of the various grades of iron and steel have been made since the 1st of January last than during the same seven months of last year.

THERE is a rumor or two afloat that two or three more big buildings will go up on Market street like that at Eleventh and Market streets. It is a sign of our provincialism that the old-fashioned three-story buildings still stay. Land ought to be too dear there for anything but five-, six- and seven-story structures. It is probable that in the course of a few years the greater number of these old-fashioned tenements will disappear. Market street has numerous advantages; it is wide, should be better paved, can be much better lighted, and can be made one of the grandest avenues in the world.

CHARLES F. WARWICK, City Solicitor, rendered the following opinion on Monday last to the Chief Commissioner of Highways, in which he states in substance that street railway companies must keep the streets in repair from curb to curb. The inquiry was in reference to the Second and Third Street Passenger Railway Company—whether that company was obliged to repair the entire width of Second street between Pine and South streets and between Fairmount avenue and Poplar street, where they occupy with a single track one side of the street, the centre being occupied as the public market. The opinion is divided into eight sections, the last of which states:

"I am clearly of opinion, therefore, that the company is required to repair the whole width of the street from curb to curb, and that the fact that the market house stands in the middle of the street does not prevent their liability from extending to the curb beyond the market houses."

BUILDING operations throughout the leading cities of the country have not been uniform. Reports from eleven cities between Boston and San Francisco, leaving out Philadelphia and Baltimore, show that for the first six months of this year the expenditures were $67,714,000 against $53,385,000 for the same time last year, and against $100,000,000 for the first six months of each of the three preceding years. Philadelphia's figures might add from $10,000,000 to $12,000,000; New York's figures are $37,500,000; Chicago's, $7,000,000; Boston and San Francisco, $5,000,000. The falling away last year was very marked. In other words, in those cities, last year's building operations were only one-half those of the preceding years named. *Bradstreet's* gives a statement of the value of projected building operations in ten second and third-class cities for the first six months of this year at $20,853,000, against $22,000,000 for the first six months of last year. In a list of thirteen cities between New York and San Francisco, the records of new buildings show that 15,093 buildings were projected during the first half of this year against 16,319 for the first half of last year, and 26,871 buildings for 1884, and 24,854 for the first six months of 1883 and 19,916 for 1882. This year's record shows up the fullest of any. Philadelphia stands in the lead as regards number of new buildings projected, the number being given at 4,856; New York follows with 2,444, but of course the buildings were much larger; St. Paul comes third on the list with 1,901; Boston fourth with 1,822. Building has declined steadily in Chicago, the figures for the first six months of the past three years being 4,272, 2,020 and 1,617 respectively.

In New York city 700 more permits were granted this year than last so far, at an increased cost of $12,000,000. Of the $37,500,000 $14,500,000 goes for flats, $1,500,000 for factories and workshops, and $1,000,000 for office building. In Brooklyn 1,878 permits were taken out this year against 2,030 for the same time last year. In Boston it is estimated that 50 per cent. less will be spent this year than last. It is not likely that much more new building will be projected in that city this season. Pittsburgh has suffered very severely. The total cost of building operations for the first half of last year was $2,100,000; first half of this year $700,000. Cleveland will about hold its own; Columbus falls back. In Chicago the total number of buildings projected for the half year was 1,617 at a cost of $7,395,200; for same time last year 2,020 buildings were projected and about $1,000,000 more was expended. Matters have

been quite lively at Louisville, Ky. The expenditures of the first half of last year was $1,250,000, this year about $2,000,000. Operations were obstructed in Indianapolis and Evansville. In Kansas City, Mo., 1,789 buildings were projected at a cost of $3,689,071. In St. Paul 1,901 permits were taken out at a cost of $3,300,000. At Minneapolis, Minn., the expenditures this year are one-half more than last. In Baltimore the permits fell off this year to 1,485 from 2,073 last year. Unusual activity has manifested itself in that city recently. In Richmond, Va., 200 new buildings were begun, which will cost, when completed, about $1,000,000. Throughout several Southern cities there is considerable building activity, but it is impossible to gather reliable statistics because of the carelessness in preserving records or gathering the information. The sum total shows that the country has suffered quite severely from strikes. It also shows that the influences at work are pointing in the direction of greater building activity next year. A great deal will depend upon what organized labor will do. If there are to be fresh agitations for higher wages or shorter hours it is quite probable that enterprise will hold itself in check. There is plenty of money ready to go into building operations. Property rents and sells well and the supply of houses is not likely to be overdone at an early day.

THERE is a sameness about church architecture that is almost annoying. Of late years, there has been something of a protest against this. Still, the rebellion against the old gothic style is trifling. What we need is a master mind and master hand in church architecture, by which the uniformity and dullness will disappear and something attractive take their place. There is abundant room for genuine originality. There is a certain fashion in architecture, which changes from year to year, like fashion in dress. It lacks originality. It bears evidence of an anxiety to make things appear different without a real ability to do so. A great many of our modern churches are certainly evidences of a high degree of architectural ability. But after all the trained eye can detect a uniformity about them suggestive of ordinary talent. They do not suggest the idea of the old style temple. They rather suggest the idea of the crude structure of the middle ages; of two walls with a rough, cheap roof. Our finest churches are simply reduplications of this idea, with a scattering of stone work above and below as though the architectural genius was hunting in the dark after a new idea. The old time temple is no where seen. We borrow too much from the medevial times; too little from the ancient times, when religion and religious contemplations monopolized a larger share of the human mind. We could learn more from Ancient Grecian and Egyptian architecture than we do. It is true, we are drawing upon these sources more and more but we hang too much to the works of the latter ages when scholarship and statesmanship began to arouse the world from its sleep of centuries.

IT is to be regretted that, as matters now stand, there will likely be a long delay in the building of the Market street bridge. Contractor Maloney is ready and anxious to start. No special session of Councils, it seems, is likely to be called. The lawyers and Councils' work seems to have been very shabbily done. There should be no room for discussion or difference of opinion over what an ordinance means, or what it can be construed to mean. There has been enough delay already.

BEFORE a single step is taken towards the construction of the new Market Street Bridge something more definite than the present very ambiguous agreement as to what part of the expenses the Traction Company are to assume, should be arranged, so as to hold the Company legally bound to comply with its agreement in every particular. There should be manhood enough left in those representing our city government to exact a full measure of responsibility and a full compliance with its agreements from this many headed monster of monopoly.

So many concessions have been made to the Traction Company and so much indifference expressed as to its illegal exactions from the public and its free booter's way of doing things that the integrity of Councils can be very justly questioned.

The bridge across the Schuylkill, new or old, is the property of the city, and we question the right of the Traction Company to use it at all without special legislation upon the subject.

The Company now refuse to pay for any portion of the pavement around the Public Buildings; if there is a possibility of making it pay its full share, the city Solicitor should bring suit at once.

A GREAT many companies are being chartered for manufacturing and business purposes. The sums range from $10,000 to $500,000. Opportunities for investment of capital are multiplying. Opportunities for investment in railroad and other speculative quarters are declining. The greed of the American people to make money without care or work has resulted in the building up of the immense fortunes of men like Gould and the Vanderbilts. These men are not to be half as much blamed as their dupes. Tens of thousands of men with a little money have for years been rushing into Wall Street and other financial centres and flinging their money into stock speculation blindly. Shrewder and abler men have simply picked up their money thrown away and to-day we have a hundred or more millionaire railroaders. Of late years money has been seeking other channels of investment. It has been flowing into building enterprises all over the country. It has called for the transformation of our cities, from old-fashioned into new-fashioned cities. It has built up waste places, has stimulated manufacturing and has developed a spirit of enterprise which has given an impetus to building operations which will likely continue for months and possibly for two or three years to come.

WITHIN a few days past orders for between sixty and seventy locomotive engines have been placed; one order for twenty, at Scranton, and another order for twenty-five, of the largest pattern made, at Altoona. The car builders are similarly busy, and it is probable that all establishments engaged in manufacturing railway appliances will have about all they can do during the rest of the year.

A NATIONAL CONVENTION of architects would be a very good thing. All other professions have their annual convention. The bankers have theirs, the ministers of the Gospel meet in convention, doctors have their convention, manufacturers of every branch of industry have theirs, business men of all kinds have their conventions, but architects have none. In several of the Western States State Conventions are held every year, the proceedings of which are of the greatest interest. Nothing of the kind is heard of in the Eastern States. In the West there is a more fraternal spirit. In the East there is an exclusive spirit; jealousy prevails, sometimes manifesting itself to the verge of hostility. The experience of Western architects shows that a great deal of good can accrue to all concerned by the development of friendly relations. But there is something else than friendly relations to be developed. It is not saying too much to assert that if the architects met together and talked things over they could develop a higher order of ability. In saying this it is not intended to say that the order of ability among our architects is of a mediocre character. On the contrary, ability is manifested both of an original character and what might be termed, acquired. European architects can and do learn much from the American brotherhood in the field of originality. American architects learn much from those abroad. Foreign architects have the advantage of the instruction of ages. They have massive structures, centuries old, embodying the highest skill of what we might term the old masters in architecture. The foreign architect is great in the degree that he can imitate the works of the past, just as our American architects are great in proportion to their ability to create designs from their own resources. The two orders of ability are necessary for success. The past is a fountain deep with instruction. The American architects have the advantage of an independence and an originality which European architects do not possess. Their architectural triumphs are borrowed from the works of others. But this is not to the point. A more friendly commingling ought to be maintained between American architects. Architecture is in a transition state. The Western architects show that progress can be made by freely coming together and exchanging ideas. Greater benefits would accrue to the meeting of the architects of the country. Prizes might be offered for excellence. A spirit of emulation would be developed; professional pride, which is already very strong, could be further stimulated to the end that a higher order of architectural talent might be developed.

THE plumbers say business has a bright outlook. They have about as much business as they can comfortably handle. Inquiries and specifications are coming in for future work. All our wholesale plumbing supply houses are accumulating stocks to meet the anticipated demand. We feel there is no danger of stocking up too much. There is a great deal of active competition in the trade and prices are whittled down pretty low.

ARCHITECTS complain every now and then that builders use their plans and drawings for other work than that intended by the architects, and in this way rob the architects of business which properly belongs to them. This evil has grown to considerable dimentions. A good deal of building is done on plans, which are practically stolen. The builder is frequently quite willing to assume the responsibility which properly belongs to the architects, by using the architect's brains. He has no right to do so. The custom can be more easily denounced than arrested. There is a great deal of building which does not demand the service of architects. A large amount of building is simply the re-duplication of work with which any ordinary builder is perfectly familiar. But there is a great deal of work done by builders on plans adapted to suit the particular tastes. It is right here where the wrong is done the architects. It may result as it does frequently in the saving of a little money, but it may well be doubted whether the money is well saved. It is a poor economy for parties putting in large sums of money in building to demand architectural services from their builders, or even to accept them. A physician may be able to be a dentist, but tooth-pulling is better done by a dentist and a surgeon's work is better done by a surgeon. It is a mistake and it is an act of injustice for a builder to invade the domain of the architects, and architects ought to protect their interests by a little watchfulness. A builder who does this is liable in damages. The architect's plans and specifications are his own and he can be protected.

—The anarchists' trials at Chicago are developing very little that is of real importance. The anarchists seem to be weak-minded men rather than vicious men. They are ignorant of everything and imagine themselves oppressed. They have no knowledge of the principles of the government and no faith in government of any kind. Unless a severe example is made of such ignorance these troubles will be renewed when opportunity offers.

—During the past week or two a few real estate agents presumably acting under the advices of their principals, have been carelessly inquiring the prices of real estate in the southwestern section of the city and beyond the city limits. Nothing is known as to the meaning of it. It is supposed that their principals intend to make purchases on an expensive scale, if they can do so on reasonable terms. There is a great deal of land available for building purposes and with a good supply of accomodation trains at short intervals it will be possible to build up a few suburban villages.

Recent Decisions in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

CO-TENANTS.

One who holds property in common with another cannot bind his co-tenant by any contract regarding the common property which is not authorized or ratified by the co-tenant.

DEED.

A purchaser's mistake as to the quantity of land sold, unaccompanied by fraud or breach of warranty on the part of the vendor, is no defence to an action for the price brought by vendor after delivery of a deed.

The execution of a conveyance is the consummation of a purchase, after which the parties have no recourse to each other except for imposition or fraud.

This rule as to closing of a contract by deed holds, even when the contract was for a sale by the acre.

There can be no allowance for a deficiency, nor can there be a recovery for an excess.

GRANT.

A grant to a religious society of a piece of land, "to hold for the only use and purpose of a church and churchyard and burying place," is a grant for a special purpose only, and when that fails it will revert to the grantor and his heirs.

Where the religious society was dissolved it could not convey a fee in such lands, even to a corporation or society formed to preserve the use of such land as a burying ground.

LEASE.

A covenant in a lease that lessee shall not use or occupy the premises other than as a dwelling-house, implies a condition or covenant on the part of the lessor that they are fit for occupancy as a dwelling, and proof of untenantable condition of the premises when leased will entitle lessee to a defence or offset against a claim for rent to the amount he was compelled to pay for repairs. So held where actual misrepresentations were asserted.

MORTGAGE.

A deed of all grantor's estate—real, personal and mixed—unto the grantee, to have and to hold, "his heirs and assigns forever, subject, nevertheless, to the right of redemption of the aforesaid property" by the grantor, was held to be a mortgage.

The grantee, in such a defeasible deed, must account for the rents, issues and profits of the mortgaged premises, so that the net proceeds thereof may be applied to the payment of the sum for which the property was pledged for security.

VENDOR AND PURCHASER.

Payment of purchase money and acceptance of a deed in advance of the day designated in the contract of sale for giving the purchaser possession, and in ignorance of an incumbrance or defect of title, does not impair his rights to relief, if when the day arrives the vendor cannot, on account of incumbrances, etc., give possession. Whether the deed contains any covenant relative to title is unimportant.

But if a purchaser, with knowledge of an incumbrance or defect of title, accepts a deed and gives his obligation for the purchase money, the incumbrance, etc., forms no defence to an action on the obligation; his only remedy is upon such covenant for title as the deed may contain.

F. R. SHATTUCK.

—The workingmen propose to erect a monument over the grave of W. H. Foster, Secretary of the National Federation of Trades.

Items of News.

—Tax Receiver Hunter has collected this year $8,397,455.80.

—There is a threatened strike among the Lehigh coal miners.

—The personal estate of John Blyden is appraised at $94,372.30

—The personal estate of George Crook is appraised at $142,123.70.

—An iron bridge is to be built across the Susquehanna at Harrisburg.

—The personal estate of Rachael M. Shoemaker is appraised at $20,184 75.

—A new jail is to be erected in Indiana county, Pa., at a cost of $50,000.

—It costs 13 cents per day to keep the inmates in the House of Correction.

—Alice Foster sold Edward H. Flood the property at 1923 Judson street for $8,200.

—It is intended to construct a brick sewer along the Wissahickon at a cost of $20,000.

—The Frankford people will discontinue their electric lights unless prices are reduced.

—It will cost our citizens next year $2.172,-958 to support the Public Schools of this city.

—The hod-carriers and bricklayers of Cincinnatti are idle, owing to a strike and lock-out.

—The property at the southwest corner of Fifth and Bainbridge streets was sold for $8,100.

—The present Police Force of Philadelphia consists of 1,457. An increase is wanted.

—New York city had during its second quarter 504 fires. Losses, $1,000,000; insurance, $7,000,000.

—The passenger railway companies seem determined to have their way in reference to disputed points.

—The city is expected to pay $26,956 for rent for buildings for the accomodation of the fire department.

—The new Jewish Synagogue of the Adath Jeshurum Congregation will cost, when completed, over $50,000.

—Business men of Philadelphia who have been recently interviewed report a larger volume of business than last year.

—According to the *New York Tribune*, the working men of New York City have deposited in the ssving banks $8,024,304.

—A new Methodist Episcopal Church is being built at Chester with a seating capacity of 500. P. A. Welsh is architect.

—Robert Hare Powel, Sons & Co., have given orders for the construction of a large furnace at Saxton within one year.

—The total amount of money received for taxes during 1885 was $10,402,885.45. This year's receipts will be about $500,000 more.

—A Philadelphia firm, McCombs & Dun, submitted the best plan in seventeen for a lodge entrance to the Allegheny Cemetery.

—Corcoran & Bichards have put in operation at Williamsport a saw-mill said to be capable of sawing 900,000 feet of logs per day.

—Only one vessel was detained during July because of improper sanitary condition. 150 were allowed to pass up on examination.

—The contest for letters of administration on the estate of Edward Simon has been settled, the Register of Wills issuing the necessary papers of the grandfather of the decedent's three children.

THE Citizens' Municipal Association are after the ash collectors. If the wind is in right direction the ash collectors do not care

REAL ESTATE is bound to improve in the southwestern section of the city, is the deliberate opinion of a well-posted dealer in that locality.

THE latest report from the slate region is that large orders have been received, for immediate delivery. This is welcome news for the slate men.

THERE are 5,766 pleasure carriages in Philadelphia, worth $790,576, owned by 3,776 persons; the average tax per carriage is $2.54; the revenue amounts to $14,625.

NEW developments of building stone are reported along the Schuylkill Valley Road. There are several excellent deposits there. All that is wanted is a little capital.

THE Railroad Companys are looking up considerable real estate to hold for future possible use. The managers recognize that real estate about Philadelphia must necessarly advance year by year and that it will be a good investment to anticipate the probable requirements of five or ten years.

REPORTS from building associations indicate increasing interest in this system. Outside of the State new associations are springing up rapidly. Pennsylvania experience is sought for in far-off Utah. In Wisconsin there is great progress. Throughout Oregan associations are prospering and new ones are springing up. Away down in Louisiana they are appreciated by planters, business and workingmen. They are good for all etates and times, and are destined to work a quiet revolution in the condition of the people.

THE first annual report of the Ohio State Forestry Bureau reveales a sad and dark picture for lumbermen, of Ohio in particular, to gaze upon. In 1853 there were 13,991,426 acres of forest land in Ohio, while in 1884 there were only 4,436,641, or less than one third as many acres. The percentage of all the land in the State which was covered with forests fell from 54.19 to 17.39. Since 1880 the forests have been cut away at the average rate of 100,000 acres a year, which would leave only 3,000,000 acres at the end of the century, and exhaust the whole of the supply in forty-five years. A large part of the timber land remaining is half cleared and covered with inferior trees and bushes. Prompt legislation is evidently needed in Ohio to encourage the preservation and improvements of forest lands.

A SIGNIFICANT feature of the business outlook during the past month has been the steadiness with which the volume of trade has been maintained and the healty condition of industrial affairs. A comparison of clearing house returns with the corresponding month last year shows a very considerable expansion in the volume of trade in progress, and the large absorption of supplies is fully attested by the very slight fluctuations in values that have taken place. Stocks are nowhere excessive, supply and demand have been very evenly adjusted, and the conservative manner in which all business operations have been carried forward is the best indication of their healthy character. The labor question is not wholly free from disturbing influences, but these have been of a local character, and not calculated to exert any important bearing upon the general condition of industrial enterprise.

A Mortgage Filed for Purchase Money.

A purchase money mortgage of $600,000 on the Valentine real estate and ore lands was filed in the Recorder's Office at Bellefonte, Pa., last week. It was issued to the Fidelity Insurance and Trust Company. The property consists of 12,000 acres of ore lands and some sixty houses, and has been in successful operation under the management of the Valentine family for over fifty years. A syndicate of Philadelphia capitalists are the purchasers. A lease has been made of a portion of the property to a corporation called the Bellefonte Iron Company, which is erecting a furnace which will have a capacity of 100 tons per day. The Pennsylvania Railroad Company has agreed to extend its lines to the different ore banks in order to facilitate shipments.

Plumbers' Notes.

HAINES, JONES & CADBURY in speaking of the effects of the labor agitations in the second quarter of the year, say that with all the disadvantages suffered, some few advantages have been realized. An oversupply of dwelling houses was prevented; business has been preserved within reasonable limits. While a good many orders were countermanded enough business has come to hand to satisfy all. Labor is fully employed throughout the city and neighboring towns. Prices of copper and brass which enter into the plumbing business have hardened from 10 to 20 per cent. This firm report a great increase in their business and have made connections in several other States which they think will be of advantage to them.

KLINE & BRO. have the plumbing contract for the Northwestern Bank, corner of Ridge and Girard avenues. They report an active business in sanitary plumbing and think a good deal of trade yet remains to be developed.

How New York is Doing.

Our summary of the official records for July of conveyances, mortgages and buildings projected shows that the interest in realty on the part of the investigating public is steadily increasing. Indeed the figures, not only for July but for the whole seven months of this year, show a most prosperous condition of things in the real estate market. It will be noticed that more than a million dollars over the expenditure of last year is to be put into new construction in the plans filed during the month of July. For the seven months up to the close of July the total expenditure for projected new buildings is in round numbers $41,500,000, against something less than $30,000,000 for the same period last year. This is within $4,000,000 of the total amount spent in the whole year of 1885 in constructing new edifices in this city. It is safe to say that from sixty to sixty-five million dollars will be put into new house property in New York in the year 1886, against some $45,000,000 last year. As our analysis shows the heaviest building is west of the Central Park, which, for the seven months just past, shows a contemplated expenditure of nearly $11,000,000, against $5,000,000 last year and some $4,000,000 the year before. The region north of the Park is also growing, but considering the extent of the territory and its attractions, there does not seem to be as much building north of the Harlem river as would have been expected in view of the public improvements under way. The conveyances also show an increase over last year. Indeed there are some 1,700 more than in the first seven months of 1885. The consideration goes to show the increasing investment in New York property, for the total for the seven months is $162,000,000, against $117,000,000 last year. The number of mortgages and amounts are also relatively larger.—*Record and Guide.*

Items of News.

—The commissioner of Agriclture is to start an experimental silk factory at Washington, D. C.

—Estimates are out for the erection of a fine Reform Episcopal Church at the corner of Thirty-third and Chestnut streets.

—Builder Holl, of Camden, on Thursday took out permits for the erection of eighteen three-story brick buildings on Sixth street, between Benson and Berkley streets.

—Edward Hirst Brown, 1430 South Penn Square, is erecting a fine house on Montgomery ave., Ardmore, Pa., for Mrs. M. N. De Haven. It will be in early colonial style and will cost about $5,000.

—It would be a good thing if the example set by Messrs. Childs and Drexel was followed by more employers and business men Mr. Drexel slowly acknowledges his election to the Philadelphia Printing Pressmen's Union.

—The State department has granted a charter to the "American Trust, Loan and Guaranteed Investment Co. of Philadelphia," capital, $250,000. Henry S. Loucheim, of 711 North Sixth street, is Treasurer.

—Percival Roberts has had a warrant issued for the arrest of the Supervisors of Lower Merion township, Montgomery county, for allowing the obstruction of a public road near Bella Station. One of the Supervisors is A. J. Cassatt.

—The valuation of New York county increased over sixty million dollars from 1866 to 1870. From 1870 to 1873 the increase was about thirty-two million dollars, and from 1880 to the present time the increase has been seventy million dollars.

—The valuation of New York is at the rate of 75 cents on the dollar, while in some counties in the State it is only from 32 to 36 cents. New Yorkers claim that they are robbed by the rural counties. They want a State all to themselves.

—Fifty carters employed by contractor Dunwoody at Sixteenth and Chestnut Street went on strike last Thursday because of a prodosed reduction in wages from fifty to forty cents per load. Work was soon after resumed at the former figures.

—The $35 interest due on each of the bonds of the Warren and Franklinville Railway Company is payable at the office of the Philadelphia and Erie Railroad. $1.50 is deducted to meet the State taxes, making the net interest on each bond $33.50.

—During the late session of Congress some good work has been done in restoring to the public domain forfeited railroad land grants. Over 30,000,000 acres have been restored to the national ownership. Three forfeiture bills passed by the House—the Gulf and Ship Island bill, to recover 652,800 acres; the Northern Pacific, to recover 36,907,741 acres, and the New Orleans Pacific, to recover 870,400 acres—did not receive the assent of the Senate. The Northern Pacific lobby appeared to be too strong for Senatorial virtue to cope with.—*Phila. Record.*

—The estimate of the amount of money required by the Board of Revision of Taxes for next year was received by Controller Dechert on Wednesday. The sum asked for is $24,250 for salaries. The sum asked for by Chief Engineer and Surveyor Smedley is $509,706. This amount includes $38,6.0 for salaries, $19,086 for surveys and revisions of street plans and topographical surveys, $125,000 for the Twenty-second ward sewer, which is to drain the Wissahickon Valley and Paper Mill Run into the intercepting sewer, and $50,000 for the intercepting sewer at Manyunk.

—A large number of bricklayers in Cincinnati, on strike, have made propositions to builders to let them complete the work in hand.

—James P. Momen has named his last land operation on the P., W. & B. Railroad after President Cleveland's wife's family name, "Folsom."

—The interior of the Protestant Episcopal Church at the corner of Mehl and Main street, Germantown, is being thoroughly renovated.

—A great many mortgages have been paid off in Philadelphia county during the past year, but about as many more have been recorded.

—The Baltimore and Philadelphia Railroad station, which is to be erected on Delaware avenue, in Wilmington, Del., will cost $18,900.

—Charles N. Apple, a real estate dealer, has been selected as Foreman of the Grand Jury for the August term. We congratulate Mr. Apple.

—Ex-Chief of Police Givin has left the American District Telegraph Company to become manager of the Electric Pneumatic Tube Company.

—Russel Fair is to have his salary as Park Superintendent increased from $3,000 to $4,500. This will allow him to devote all his time to park duties.

—Magistrate Severn returned $171.15; Magistrate Neall, $122 95, and Magistrate O'Brien, $211.65, to City Treasurer Bell as fees collected during the month of July.

—The New York banks show an increase in deposits during the past six months of a little over $8,000,000. This is one favorable indication of industrial prosperity.

—The condition of the streets is the subject of constant complaint. There are miles and miles of our streets not in proper condition, properly classified as "dirty."

—Clayton French, of the firm of French, Richards & Co., was stricken with paralysis on Monday last, and now lies seriously ill at his home, York road and Fisher's lane.

—On last Tuesday the Public Buildings Commissioners presented a letter to Controller Dechert, asking for $1,205,000 for the prosecution of their work for the ensuing year.

—Among the real estate transfers recently are 100 by 125 feet on Pine street, east of Twentieth, for $36,000; a lot, 35 by 90 feet, on Race street, east of Eleventh, for $13,500.

—Camden's new Board of Health has elected Septimus Knight, a Republican, Health Inspector, and Highway Supervisor R. C. Thompson, a Democrat, Assistant Inspector.

—The new Fourth Street National Bank was organized on Monday, August 9th, with a capital of $1,500,000. $2,000,000 was offered. Temporary quarters will be found in the Forest Building.

—John H. Goldbeck, the builder, of No. 3825 Spring Garden street, was thrown from his carriage on last Monday morning at Thirtieth and Rockland streets, and dislocated his shoulder. He was taken home.

—The United American Mechanics' Hall Asso'n receipts for the fiscal year ending in June were $10,447.66, including a balance on hand at the beginning of the year of $697.90. The expenditures were $10,189.80, leaving a balance on hand of $954.97. The indebtedness of the association was reduced $5,470.60 during the year.

—The coal yard, office, dwelling, etc., at the N. W. cor. Jefferson street and the Germantown and Norristown R. R., extending north and south about 100 feet, westward 90 feet, and eastward about 78 feet, was sold for $12,100 at auction.

—A good many judgment notes are hanging around. Business men of small means find them a welcome escape from threatened dangers; but, unfortunately, they shake hands with the sheriff when they give one.

—Recciver of Taxes Hunter on Monday informed Controller Dechert that the probable receipts of his office from August 1 to December 31 of the present year would be $2,290,000. The collection of State Taxes will amount to about $12,000.

—Mr. Jno. Batley, an expert electrician and inventor of 4050 Girard Ave., West Philadelphia, has just completed an electromotor designed for use on street cars, which will run with a smaller amount of current than other motors. A galvanic battery is used. The motor is in the rough, but it demonstrates a principle and shows that electricity can be utilized economically for the propulsion of street cars. The invention is worth the attention of those interested.

—L. R. Early, W. P. Bockel and P. Y. Hite have entered suit against Andrew Kadl and J. K. P. Hall to recover $300,000 damages. The plaintiffs allege that they are the owners of 3,000 acres of valuable timber land in Elk county, this State, and that the defendants have entered upon and cut timber from the property to the value of $100,000, for which the plaintiffs have been unable to recover any compensation. The suit was entered under an act of Assembly which permits the plaintiffs to recover treble damages.

—The case of C. K. Landis against John L. Burke has been dragging along many years, and has finally reached a conclusion. The Camden *Post* published a large amount of testimony taken under the examination of Henry S. Godshall, an expert accountant, who was appointed by Mr. Landis to go through the accounts The work of an expert accountant seems to have been very necessary. Mr. Godshall stated under oath that he believed it impossible for any accountant to make a correct balance-sheet from the Ledger marked Exhibit A, which was kept by Mr. Burke, and that he considered it impossible to make out a true statement of Mr. Landis' financial condition, according to Burke's bookkeeping. Mr. Landis has honestly endeavored to ascertain the actual business relations between himself and Mr. Burke, for the purpose of doing ample justice, and had the books been kept as books should be the trouble and delay would have been greatly lessened.

—A good deal has been said of late years about the disqualification of voters in States like Rhode Island and Delaware. Sensational magazine articles have been written on the subject. In New York State workingmen complain that they cannot sit on juries unless they are worth $250. The *New York Sun*, which has been looking into Rhode Island voting laws, says, that out of the total population of 304,284, the number of qualified voters is only 45,957, of whom, less than half, or 22,448 voted for Governor on the first of April of last year. Naturalized citizens are only allowed to vote when they are possessed of a freehold of $134 or renting for $7.00 a year. The non-voting males over twenty-one of no political condition are 12,678, the naturalized 3,411 and the aliens 23,681. Rhode Island keeps up an odious distinction between property holders and non-property holders. Such laws lay the foundation of trouble. Non-property holders believe they have an absolute right to vote in this republic and it will require a great deal of argument to convince them otherwise.

BUILDERS' ITEMS.

Building and Real Estate Notes.

FREDERICK LAMBERT is erecting 13 houses on Lawrence street below Lehigh avenue, they are of brick with brown stone trimmings, and will be very attractive.

P. A. WELSH, architect, 429 Walnut street, is erecting a fine stone church at Chester, Pa., for the M. E. congregation. Also, a fine stone stable at Village Green, Pa., for John B. Rhodes.

C. W. THOMAS, 3903 Lancaster avenue, has just completed the sale of a lot between Twenty-first and Twenty-second streets on Cathedral avenue, for $400. He reports renting as very satisfactory, and inquiries both for purchase and renting increasing day by day.

J. H. WINDRIM is making extensive alterations for Mrs. Joseph Moore, at her house 1821 Walnut street, at the cost of $25,000. Also, erecting several workman's houses at Bristol. Mr. Windrim thinks that the prospects for the fall building trade has a tendency to prosperity.

G. W. HANCOCK, Fortieth and Lancaster avenue, reports wanting of small houses still in great demand, especially between Twenty-second and Fortieth streets, West Philadelphia; larger properties are not receiving as much attention, but he reports inquiries more numerous both for purchase and rent than in previous years.

WILLIAM MATTICK, 3870 Lancaster avenue, Real Estate Agent, has within the last ten days made sale of the property 682 Brooklyn street (eight rooms) for $3,000; also a dwelling 4112 Warren street, for $1,700; also one on Aspen street, east of Thirty-seventh street on the north side, of six rooms for $2,100; and 517 N. Forty-sixth street, of six rooms for $1,550; also 4514 Wallace street, for $1,450. Mr. Mattick gives it as his opinion that real estate is looking much brighter, and the prospects for a good fall movement very encouraging.

J. H. WINDRIM, architect, 132 S. Third street, will finish the building for Hood, Bonbright & Co., according to contract by November 15th. The Market street front will be 160 feet, with an iron front, and will be painted white; the Girard street front will be of brick of the same dimension; the depth from Market street to Girard street is 180 feet. Four freight elevators and two passenger elevators will be used, traveling from the basement to the sixth floor; the whole building will be lighted by electric light. The total cost of the building will be about $300,000.

CULVER & ROGERS, 134 S. Ninth street, architects, are erecting a coal shed for J. S. Lowry & Son, on Lombard street wharf. The building will be 232 feet long and 70 feet wide; it will be entirely covered with corrugated iron sides and roof, and is constructed by twelve posts in such a manner as to enable them to drive a cart between any of the posts; it has forty-eight large bins which have a capacity of 5,000 tons; the bins are constructed with hopper bottoms, which allows the coals to screen themselves. It is connected to the wharf by a tunnel work 200 feet long, and crosses the B. & O. by a bridge of 78 feet span. The cost of the whole construction will be $20,000.

—Henry B. Worthington, the manufacturer of the Worthington pump, expects to sell Philadelphia a pump of 20,000,000 gallons capacity per day. A committee went last week to Medford, Mass., to see the operation of a pump at that place.

Estimate of Expenses of the Fire and Police Department and Fairmount Park for 1887.

Controller Dechert has received Mayor Smith's estimate for the Police Department for 1887. The total amount of the appropriation asked for is $1,613,254.73, an increase of $103,850.92 over the appropriation for the present year. This increase includes the pay and clothing for fifty patrolmen for the Twenty-fifth police district, amounting to $45,435; salary of the Superintendent of Wagon Service, $1500; for the purchase of additional vans and horses and service thereof for rural districts, $1500; for the extension of the police electric system in the northern part of the city, $35,000; for the relief of police officers disabled in the discharge of their duties, $2000; for altering and rebuilding the Third, Seventh, Thirteenth, Sixteenth, Twentieth and other police district stationhouses, $8,000; for the purchase of horses and the maintenance of fifteen mounted officers in the Fourteenth, Fifteenth and Twenty-second districts, $7500, and $500 for the maintenance of a horse and carriage for the Chief of Police. The Mayor in asking for the several amounts says:

"The omission of an approximate appropriation for an increase of several hundred men upon the police force is not because of the belief that the same is unnecessary. Having already officially asked for the same, I now prefer to leave the matter subject to the judgment of Councils when they reorganize the department. A comparison with other cities demonstrates that we are, notwithstanding a much greater economy in our items of police pay and expenditure, more inadequately provided for in numbers than any of the large cities, and the question may be asked, in view of recent events elsewhere, whether we are following a line which guarantees peace and protection to our people and their interests. The slight increase asked for is for the matters absolutely demanded and required for the benefit of the police service."

The Controller also received from the Fire Commissioners an estimate of the expenses of the Fire Department for next year. The Commission asks for $664,056, an increase of $94,640 over the appropriation for the present year. The largest item is for the pay of 366 hose and laddermen, and calls for $329,400. The salary list includes the pay of the Chief, $3,000; five Assistants, $1,500 each; Joseph T. Hammond, $1,500; storehouse clerk, $1,000; messenger, $700; supply wagon driver, $700; forty-one foremen, $49,200; thirty-four engineers, $34,000; thirty-four firemen, $30,600; forty-one drivers, $36,900; seven tillermen, $6,300. The Commission also asks $21,440 for uniforms, $20,000 for straw and feed, $26,956 for rents of buildings, $12,000 for the purchase of horses, and $10,000 for the purchase of new apparatus.

$524,462.50 is the amount asked for by the Fairmount Park Commission. This is an increase of $268,670 over the present year's appropriation. The salary of the Superintendent, Russell Thayer, is increased from $3,000 to $4,500. The important items are as follows: General maintenance of the Park, $100,000; care and maintenance of Horticultural Hall and Arboretum, $15,000; care of nurseries, $7,500; seventy-four Park guards, $821.25 each; extension and improvement of water supply, $10,000; improvements on Elm and Girard avenues, $5,000; construction of walks for pedestrians, $10,000; maintenance of Memorial Hall, $15,000; painting and repairing of Horticultural Hall, $5,000; new glass roof for Horticultural Hall, $30,000; construction of the Centennial Concourse and completion of improvements in the vicinity of the Welsh memorial, $50,000; continuing the repairing and resurfacing of Wissahickon road, $5,000; continuing the river wall, $25,000; care and maintenance of Hunting Park, including the construction of green-house for bedding plants, $10,000; continuing the filling of the marsh on the west side of the river south of Girard avenue, $10,000; purchase of settees, $7,000; flooring Lansdowne bridge, $5,000; construction of a walk from the boat-houses to Girard avenue, restoration of the grounds over the intercepting sewer and repair and improvement of the East Park drive, $20,000; construction of a pavilion for musical purposes in the old Park, with seating accommodations for the public, $10,000; construction and maintenance of a boat landing, $6,000, and the construction of a brick sewer along the Wissahickon, $20,000.

A New Kind of Real Estate.

OYSTER GROUNDS NOW BEING SURVEYED FOR THE PURPOSE OF SALE.

The New York *Sun* says that during six weeks past Engineer W. G. Ford, Jr., under direction of Fish Commissioner E. G. Blackford, has been at work surveying the oyster beds and grounds adapted to the cultivation of oysters in Prince's Bay and other places adjacent to Richmond county. There are there, it is estimated, nearly, if not quite, 10,000 acres suitable for oyster growing, but a small part of which is now utilized for that purpose. When the work of surveying down there is completed it will be extended to the Sound and waters adjacent to Long Island. During the winter the results of the surveys will be mapped and the grounds opened to purchasers at the low rate of $1 per acre.

It is expected that the establishment of the rights of ownership to oyster grounds will have the effect of greatly increasing the cultivation of oysters. Such has been the effect of the introduction of a similar system in the States of Rhode Island and Connecticut. The former had in 1865 only sixty or seventy acres of ground used for the cultivation of oysters. That year the law selling the oyster grounds was passed. In 1883 Rhode Island had 11,000 acres under oyster cultivation, and her production had risen from 71,000 bushels in 1865 to nearly 1,000,000 bushels in 1883. This statement of the amount of land under oyster culture does not include a great deal that is held on ancient grants by individuals and towns independent of the State, just as great tracts of such lands are held in the great South Bay and in other bays and harbors of Long Island.

Connecticut in 1880 had but 7,000 acres of cultivated oyster beds. That year the law authorizing the survey and sale of the oyster-growing lands was passed by the Legislature, and now there are nearly 100,000 acres, formerly the property of the State, but now of private individuals, devoted to oyster culture. Mr. Roe, of New Haven, has 25,000 acres of ground, under from 30 to 50 feet depth of Long Island Sound, planted with oysters. New York has fully 100,000 acres of ground under the Sound quite as good as any belonging to Connecticut for the growing of oysters. At present, except where they are held by right of ancient town and individual grants, the oyster grounds of New York are held by the uncertain tenure of custom, and disputes as to ownership are frequent. The mapping of them will put an end to all this, as the lines will be clearly established and titles as valid and clear as those for uplands will be given to their purchasers. The natural beds will not be sold.

Charters Granted.

The Chartier Oil Company, of Washington; capital, $250,000. Henderson Iron Company, of Sharpsville, Mercer county; capital, $80,000. Among the Directorf is Ralph Bagaley, of Pittsburg. The A. M. Collins Manufacturing Company, of Philadelphia; capital, $500,000.

New Buildings.

C. C. Moore will build 38 two-story dwellings, 14 by 42 feet, at Fourth and Somerset streets.

Thomas J. Milnamow is the contractor for four two-story dwellings at Nineteenth and Fernon streets.

W. R. Dougherty is the contractor for a three-story school-house, 40 by 70 feet, at Twelfth an Worcestter streets.

Arthur H. Williams is the contractor for a one-story church, 90 by 75 feet, on Norris street, between Park avenue and Broad street.

A new building has been erected at Saundres avenue, West Philadelphia, 30 by 35 feet, three stories high, for hospital purposes. The hospital authorities will shortly erect a children's pavilion, during the coming fall.

Charles O'Neil is the contractor for the three-story public school building to be erected at Twentieth and Catharine streets. It will be 98½ by 88½ feet. Mr. O'Neil will also build a three-story addition, 42 by 69 feet, to the public school at Jefferson and Twenty-fourth streets.

The addition to the Friends Central High School, on Race Street, west of 15th, will have a front of 50 feet and a depth of 36 feet, three stories high. The purpose is to furnish better accomodations to those in attendance rather then to increase the attendance. An addition is being put to the book store at the corner of Race and 15th, of 17 by 18 feet.

The University Hospital authorities are erecting sleeping quarters for their female nurses on the Southwest corner of Thirty-fourth and Spruce streets. The building will be of brick, two-and-a-half stories high, with a front of 50 feet on Spruce street and 33 feet deep. The main entrance will be on Spruce street. On one side will be a large sitting room.

The new flour warehouse in process of erection on the north side of Market street, below Eighteenth, is 84 feet front and 180 feet deep. It will hold 130,000 barrels of flour and will be five stories high. There will be four hoisting elevators and all other necessary appliances. The Merchant Storage Company is the name of the company which will lease it. The capital of the company is $120,000. James Hay is President. The building will be a pattern of solidity.

Messrs. Strawbridge & Clothier have leased the iron front building from 811 to 815 Market street, adjoining their present stores and now occupied by Hood, Bonbright & Co. The latter firm will vacate their present premises as soon as the new house at Eleventh and Market streets is finished. $100,000 will be expended in repairing and improving both properties. This is a portion of the Thomas H. Powers estate. The building has an iron front, five stories high, 65 feet on Market street and 105 feet deep to Filbert. The improvements will be of the very best character and especially adapted to the business carried on. The entire new structure will have a floor space of nearly 200,000 square yards. The business of this firm amounts to some four or five hundred millions per year. Their present establishment is 90 feet deep back to Filbert. Twenty-four years ago the business was conducted in an old-fashioned three-story brick building, 25 by 40 feet.

—The commissioner of highways has given the street railway companies an issue to quarrel over which has nothing to do with the real question at issue. They can quarrel over which one of them ought to do the paving on Ninth Street, where two companies occupy it.

THE demand for all kinds of building material continues fairly active, but there is no surplus of stocks to depress prices and the market is moving along in a quiet way. The demand for brick of all kinds is still quite heavy, but the pressure that existed a month ago has disappeared. All the yards are working full time. Portland cement is selling at from $2.60 to $3.00; rosendale bridge, $1.25 to $1.50; fire brick, $20; lime x. 23 to 25 cents per bushel and 90 cents to $1.00 per barrel; plaster, $1.25 to $1.50; plastering hair, $21 to $25. The general tendency is to an increase of supply. Everybody looks for an increasing demand for material. Nails are in quite active demand at $2.10 to $2.20. All the factories are running full time. Merchant bar iron is selling at $1.75 to $2.00. Builders hardware has been shaded a little for the fall. The supply of stone is more than equal to the building demands. The production of slate has been curtailed this season, in order that better prices could be realized. Notwithstanding that, prices have edged themselves down little by little.

THE shrinkage in prices has already reached its limit. For two or three years past the excuse has been made that prices were on the down grade, and for that reason large operations were not entered upon. The practical business and building world has now discarded this theory and for the past year has been engaged in large building operations, extending plants, constructing new works, and improving appliances of all kinds. Already it is rewarded by profitable returns and increasing trade. The wise way evidently is to anticipate the requirements of the market by a year. The panics of the past have taught this lesson. The country is growing at such a rate that it no longer answers to build a factory this month to fill the demand that next month will present. Capital is gaining confidence. The low rate of interest prevailing is a strong inducement to investors to anticipate probabilities.

Building Permits.

Two three-story houses, 17 ft. by 42 ft., Washington lane and Clearview st., to O. P. Fisher, Hennan and Hancock sts.

One two-story kitchen, 16 ft. by 10 ft., 1024 S. Front st., to Wm. Schenck, 624 S. Front street.

One two-story house, 16 ft. by 110 ft., Pine, above Sixtieth st., to Wm. Douglass, 330 N. Sixty-third st.

Five three-story houses, 16 ft. by 50 ft., Seventeenth and Monument sts., to G. F. Gibson, 2248 Master st.

A one-story office, 13 ft. by 14 ft., Frankford rd. and Oxford st., to Chas. Gross, same place.

One-story addition, 30 ft. by 32 ft., St. John, above Brown st., to John M. Guckes, 1315, N. Sixth st.

Four three-story houses, 10 ft. by 51 ft., Kensington and Lehigh aves., to John J. Tarpey, 2666 Kensington ave.

Five two-story houses, 16 ft. by 43 ft., Sixteenth, below Dickinson st., to Geo. A. Wagner, 1542 S. Sixteenth st.

A one-story store, 35 ft. by 62 ft., Eleventh and Christian sts., to Turkington & Bro., same place.

One three-story house, 18 ft. by 20 ft., Lehman and Godfrey sts., to John Breidling, 145 Lehman st.

One three-story back building, 11 ft. by 14 ft., 620 N. Eighteenth st., to Jas. Erwin, 1937 Brandywine st.

A two-story building, 10 ft. by 14 ft., 664 N. Thirty-fourth st., to Miller & Rossiman, 616 Orion st.

Two three-story houses, 16 ft. by 58 ft., Highland, above Twenty-seventh st., to Geo. S. Roth, Union ave. and Twenty-fourth street.

Front alteration, 15 ft. by 65 ft., 1014 Federal street, to James J. Hagan, 912 Christian street.

A one-story kitchen, 8 ft. by 10 ft., 1637 Passyunk ave., to Robert Moore, 1653 Passyunk ave.

One three-story building, 14 ft. by 32 ft., 125 Poplar st., to Andrew M. Conneen, 1302 N. Tenth st.

One three-story house, 19 ft. by 51 ft., Forty-ninth st. and Springfield ave., to Jas. D. Arthur, 223 Levant st.

A one-story church, 90 ft. by 75 ft., Norris st. above Park ave., to A. H. Williams, 404 Tennor place.

A one-story frame house, 32 ft. by 32 ft., Locust ave. below Wilson st., to Susan R. Steel, Germantown.

A two-story building, 11 ft. by 14 ft., 335 South st., to William T. Watson, 1335 Bancroft st.

Two two-story houses, 15 ft by 44 ft., Ninth above Dakota st., to John Webb, 904 Arizona st.

A three-story stable, 24 ft. by 47 ft., 1430 Brinton ave., to E. Schmid, 1733 Mascher street.

Front alteration, 1213 Wallace st., to same party.

Six two-story-houses, 16 ft. by 44 ft., Norris, above Queen st., to M. Pelshing, 4764 Main st.

A one-story factory, 32 ft. by 32 ft., 2229 and 2231 N. Twelfth st., to John Klebe, 2228 N. Twelfth st.

Four two-story houses, 16 ft. by 37 ft., Nineteenth and Fernon sts., to Thomas J. Milnamow, 1313 Washington ave.

A two-story warehouse, 60 ft by 90 ft., Swanson st., above Snyder avenue, to C. G. Blatchley, 308 Market st.

Three-story addition to school, 42 ft. by 69 ft., Jefferson, above Twenty-fifth st., to C. O'Neill, 620 S. Thirteenth st.

Three-story addition to school, 96 ft. by 88 ft., Twentieth, above Catharine st., to same party.

Two three-story stores, 17 ft. by 36 ft., Kensington ave., above Sixth st., to Elizabeth Lukens, 2728 Kensington ave.

Three-story addition, 14 ft. by 25 ft., 2208 Pine st., to John Leister, 2218 Pine st.

One-story building, 16 ft. by 42 ft., Goodin ave., above Queen st., to Frank Sheibig, 265 Diamond st.

A three-story school, 40 ft. by 70 ft., Southeast corner Twelfth and Wister streets, to W. R. Dougherty, 1419 Sansom street.

A one-story pavilion, 130 ft. by 105 ft., Broad and Huntingdon streets, to Joseph Bird 1106 Hunter street.

A one-story shop, 21 ft. by 90 ft., Berks, above Second street, to A. H. Neill, 1930 Hancock street.

A one-story warehouse, 45 ft. by 45 ft., Ridge Avenue and Scott's Lane, to John & James Dobson, 809 Chestnut street.

Thirty-eight two-story houses, 14 ft. by 42 ft., Fourth and Somerset streets, to C. C. Moore, 1801 North Broad street.

One two-story house, 10 ft. by 40 ft., Second, above Tioga street, to James H. Dorff, 48 Ellwood avenue.

Two two-story houses, 13 ft. by 42 ft., Marston, above Oxford street, to Smith & King, 2638 Oxford street.

Two two-story houses, 13 ft. by 42 ft., Twenty-seventh, above Oxford street, to same party.

Two two-story houses, 16 ft. by 28 ft., Jefferson, above Shalkop street, to William H. Sperry, 570 Lyceum avenue.

A three-story building, 16 ft. by 28 ft., Fawn, above Jefferson street, to S. Cudland, 1533 Amboy street.

Two two-story houses, 17 ft. by 47 ft., Twenty-second, above Rush street, to Henry Goodwin, Clearfield street.

One two-story store, 16 ft. by 46 ft., Twentieth, above Tasker st., to Simpson & Co., 1719 Christian st.

Three two-story houses, 16 ft. by 42 ft., Twentieth, above Fernon st., to same party.

One two-story store, 18 ft. by 46 ft., Twentieth, above Mountain st., to same party.

Front alteration, Twenty-sixth, below Parrish st., to W. Charlton, 2700 Girard ave.

A two-story building, 12 ft. by 14 ft, 2023 N. Fifth st., to Chas. Bossert, 2114 Marshall st.

One two-story house, 16 ft. by 45 ft., Wakeling, above William st., to Taylor & Roberts, 238 East Orthodox st., Frankford.

A two-story store, 18 ft. by 70 ft., Girard ave., above Thirtieth st., to Thos. E. Dey, 2307 Master st.

A three-story laundry house, 32 ft. by 62 ft., Huber, above Nineteenth st., to A. H. Williams, 404 Tenor Place.

Four two-story houses, 16 ft. by 42 ft., Thirty-third, above Fairview st., to B. P. Evans, Knox, below Manheim st.

Two two-story houses, 14 ft. by 50 ft., Thirtieth, above Poplar st., to J. L. Shoemaker, 3109 Powelton ave.

One-story addition, 20 ft. by 82 ft., 1308 Chestnut st., to Wm. Devett & Sons, 1125 Brown st.

JUDGMENTS.

PHILADELPHIA.

Entered July 29, 1886.

*Briegel Aug and Ch—Phila D O H (payable in one year) 2 J 86 594..... 100
Enright John—P A Stanton 1 D 81 367..... S F
*Forderer Chas Jr (2624 Germantown ave)—Chas Forderer 2 J 86 616..... 1,600
Green Wm H—Harry S Allen et al (Treasurers Bond and Warrant) 2 J 86 607..... 1,000
*Huber Geo G (2559 Reese st)—Cath Huber (payable in one year from April 1 86) 2 J 86 604..... 300
*Hoagland M P (5th and Germantown ave)—Jos F Lamorelle (payable in six mos from Mar 13 86) 2 J 86 605..... 125
*Land John and Rebecca (Edmund st Fkd) Bridesburg Bldg Asso (Bond and Warrant) 2 J 86 595..... 200
*Weidmann Chas, Ruehle Jacob (810 Fairmount ave)—Jno M Guckes (Execution issued) 2 J 86 603..... 363

Entered July 30, 1886.

*Bontgen Fredk (N E cor 12th and Federal sts)—W H Keen & Co (Execution issued) 2 J 86 662..... 77
Dounton Wm D—Tioga B and L (Treasurers Bond) 2 J 688..... 3,000
*Dollard James P—James Campbell (Bond and Warrant) 2 J 86 641..... 3,000
*Gordon Jas (3403 N Broad st)—N E Janey 2 J 86 637..... 2,500
*Hasson Patrick (Greenwich Point)—John Manuel (payable in six mos) 2 J 86 645..... 149
Jaquet Wm N—Jas Garrett 2 J 86 663..... 63
*Pickens Geo B (1903 Fairmount ave)—R D McWilliams trustee (Execution issued) 2 J 86 678..... 2,925
*Pickens Geo B—W H Palmer (Execution issued) 2 J 86 679..... 3,150
*Pickens Geo B—O K Reed (Execution issued) 2 J 86 680..... 500
*Pickens Geo B—O K Reed (Execution issued) 2 J 86 681..... 1,547
*Pickens Geo B—I M Palmer (Execution issued) 2 J 86 682..... 3,414
Rhoads Jeremiah—I L Shoemaker 1 J 86 599..... .....
*Sutton Danl D—Edwin G Flanigen 2 J 86 661..... 136

Stockham Geo dec, Stockham Wm R, Lukens Chas M exrs—H Develing 2 M 77 839 4,313
*Schmid Cleicker Christian (1226 Shackamaxon st)—Wm Wurster 2 J 86 686 500
*Thress Ch (440 Belgrade st)—Jno N Hernig 2 J 86 655 60
*Voelker Bernhard—L L Montgomery (payable in one year) 2 J 86 672 300
*Waterman Benj C (39th and Aspen sts)—Jacob Rightly (payable in one year) 2 J 86 685 700
Wolfer Jacob F (2401 Clearfield)—Jno N Hernig 2 J 86 656 300

Entered July 31, 1886.

*Carroll Sarah—Union B and L (Payable in one year) 2 J 86 731 200
Jarrett Wm—R A Williams et al 1 J 86 547 271
*Jones Owen—Mary E Weyand (Payable in six mos) 2 J 86 770 100
Jackson David—Jas Kitchenman 4 S 80 559 ..... S F
Klotz Chas P—Moritz Metzgar 3 J 86 240 ....
*Marble Wm S, Hadfield John (cor 10th and Lombard sts)—John McDonald (Execution issued) 2 J 86 730 276
*Martin Michael—Christian Eckert (Payable in one year) 2 J 86 696 200
*Mulford Walter J (944 S 5th st)—John Stortz (Payable in one year) 2 J 86 725 300
*Pilling Caroline and Florence—Alexr H Lane 2 J 86 793 68
*Rich M J (313 S Front st)—Walter Boswell (Attachment, Execution issued) 2 J 86 729 400
*Roberts Chas H and Mrs C—John A Miller 2 J 86 692 100
*Roberts Chas H and Mrs C—John A Miller 2 J 86 693 100
*Selser John A (29 N Delaware ave)—John N Shriver 2 J 86 702 515
*Tracy Thos—Active B and L (Bond and Warrant) 2 J 86 763 4,000
Wilson W C—Wm M Bunn 2 J 86 156 602

Entered August 2, 1886.

Buzby Abraham—B A Hendrick et al 2 M 81 263 502
*Bastian S—John McCoy 2 J 86 822 385
*Birbeck S McIntyre—J M Armstrong & Co 2 J 86 829 127
Burk Henry, Trucksess Andrew, Forderer Robt H—Girard ave B & L (Treasurers Bond) 2 J 86 835 5,000
*Boulton J B—Henry J Rife (Execution issued) 2 J 86 807 3,002
Duterte Henrietta, Bell Zadoc and Sarah, Miller Hannah et al—L T Bowers ..... Equity
*Dwier Henry—Trustees Jno Dwier dec 2 J 86 823 465
*Dwier Wm W—Henry Dwier 2 J 86 824 552
Edge Wm—W H Maris et al 4 D 80 758 16,856
Frank Emma—M Paxon et al 2 J 86 813 608
*Hagenkotter Albert—Pauline Weber 2 J 86 837 400
*Henry David—Bergner & Engel Co (Execution issued) 2 J 86 817 223
*Haines Franklin B—Jas Flinn & Co 2 J 86 820 1,000
Matchett Wm C—C S Lafferty & Co (Treasurers Bond) 2 J 86 818 500
McIlvaine Wm—N Roberts 3 M 81 813 ..... S F
McIlvaine Wm—N Roberts 3 J 81 274 (2) ..... S F
McIlvaine Wm—N Roberts 1 D 81 731 ..... S F

*Nixon Joseph—Wm L D Hickman (Execution issued) 2 J 86 828 125
*O'Brien J W and Ann Jane—P McManus 2 J 86 832 1,000
*Rodden Mary—Benj Kinnard 2 J 86 833 150
Simpson Richd and Edwd F—Geo S Gerhard 3 J 86 288 3,122
Scattergood Rebecca W—Nat School of Elocution 2 J 86 830 45
*Tracy Thomas—H Clausen & Son 2 J 86 815 1,500
*Thomas W Harman—T P Hall 2 J 86 821 133
*Weingartner Chas—Radiant Star B and L 2 J 86 825 600

Entered August 3, 1886.

Atkinson Wm—Jos Sterling 2 J 86 850 ..... E Judgt
*Bechtold John, Lowa Wilhelm and Christian—R Blum Benef Asso 2 J 86 858 300
*Beck Robert—Robert Arthur 2 J 86 846 470
*Beck Robt—Robtert Arthur 3 M 77 770 1,418
Callahan Mary A—Henry Flach 4 J 81 695 538
*Clancy J—Philip Zaun 2 J 86 849 500
City of Phila—H A Stallman 1 M 86 171 883
*Eichmann Peter—Louis Gnen 2 J 86 857 60
*Glenn Milton A—Edwin F Shaw 2 J 86 853 200
Glass Alexr dec, Glass Henry exr et al—W R Lewis et al 4 M 85 391 ..... S F
Hammond Jos T—R S Watson 2 J 81 254 ....
Knight Aaron R W—Geo Brooks D C S 73 1640 523
*McDougal Jas L—Jno Fitzpatrick 2 J 86 839 175
*Nassau Edward A—G F Schermerhorn 2 J 86 847 1,500
*O'Brien John—Thomas R Dawley (Execution issued) 2 J 85 848 1,320
*Ogden Saml W—Fannie A Sharp 2 J 86 859 333
*Ogden Saml W—Fannie A Sharp 2 J 86 880 333
*Stock Thos—George Nelson 2 J 86 852 450
*Shaw Edwin F—Frankford B and L (Bond and Warrant) 2 J 86 841 1,400
Shields Sarah C—Arthur Shields 2 J 86 842 ..... Equity
*Watson Thomas—Isabella R Gibson (Execution issued) 2 J 86 840 632
*Young Wm H—Jas H Marrell 2 J 86 845 300

Entered August 4, 1886

*Archer John—Pierce Archer 2 J 86 891 80
*Beardwood Matthew—Wm Weightman (Bond and Warrant) 2 J 86 886 15,000
*Bastian Saml—Jas Thomas (Execution issued) 2 J 86 869 210
*Conway Peter—H Clausen & Son 2 J 86 885 1000
*Castor J P—L Shallcross 2 J 86 888 50
*Collins Jane—M Kennedy 3 J 86 360 99
*Fury John W—A A Hirst 2 J 86 863 206
Henk Lewellyn W Slifer Thos—L Bernheim et al (Treasurers' Bond) 2 J 86 867 300
Howard Edwin—Eugene Ziegler 3 J 86 358 ..... E Judgt
*Hill Saml—Henry Wolrath 2 J 86 892 100
*Klopfer Wm—Sophie Martin 2 J 86 889 240
*Lippman S—Robt E Rogers 2 J 86 866 439
Miller Edwd B, Krouse John—Columbia Lodge (Treasurers Bond) 2 J 86 870 500

*McKeown Thos—Bergner & Engel Co 2 J 86 861 450
*McKeown Thos—Bergner & Engel Co 2 J 86 862 500
*O'Donnell Mary—L H McLaughlin 2 J 86 893 50
*Steinman J C—G Nisewander 2 J 86 890 129
*Symonds Chas S C—E R Artman 2 J 86 871 87
Stacy Wm—I D Yocum 2 J 86 872 ..... E Judgt
*Von Greninger H Emanuel, Von Greninger Hannah J—E Penningtou 2 J 86 884 120
*Williams R M—Alice Gerber 2 J 865 275

Mechanics' Liens.

Cornelius McDevitt owner—Jas V McGarvey & Son claimants, N s Mt Vernon st, 97 ft E of 22d st 3,096
Patrick Higgins owner, Frederick C Bauer cont—P M Barber claimant, S W s Alfred st, 140 ft N W of Penn st 165
Alfred Jones owner, Michael Kauffman cont—Richard P Vansant claimant, W s Frcnt st, 145 ft S of Montgomery ave 360
Edmund Bailey owner, John Maxwell cont—David McMaster claimant, N W cor 16th and Fountain sts 167
Sarah L Haffelfinger owner, W J Flanagin cont—S B Jungkurth claimant, S W s Boyer st, 592 ft S E of Gowen ave 107

Satisfied Judgments.

Edwd Park—W B Matchett [ent Apr 22 85 300
G M Jest—Breitinger & Kunz [ent May 4 86 100
Adam Simon—W W Hood [ent June 17 85 350
Martin and Michl Oppelt—F Musselman [ent Jan 7 86 400
Chas H Volkmar—M Morales [ent Apr 9 86 ..... ver 410
Vigo Bay Treasure Co—Patk Kearnes [ent June 12 86 ....
Alfred Taylor—Independent B and L [ent Sept 18 85 4,800
Alfred Taylor—H C Thompson Jr [ent Sept 19 85 3,000
Alfred Taylor—H C Thompson Jr [ent Apr 29 84 7,000
Adolf Bilharz—Linnard & Gibbs [ent Oct 21 85 300
John Downing—Fredk Stehle [ent Nov 20 85 31
Albert Batzer—Oelberman & Huber [ent June 16 85 944
Jacob Weber—Eble & Herter [ent Sept 1 84 450
Ellas Eaby—C F Hall [ent April 12 84 375
John and John C Watt—Penn Nat Bank [ent Oct 25 84 2,183
Jacob F Stahl—W D Wilson [ent Jan 9 84 8,769
Rodger Maynes—Julius Smith [ent Feb 5 86 ..... ver 50
John Hey—Harlan Page [ent Mar 25 86 ..... ver 219
The Press Co—Penn Glass Co [ent June 10 86 1,061
Isaac S Stackhouse—F G Taite [ent March 13 85 4,000
John and Barbara Shoemaker—Jno F Claus [ent July 30 85 300
Florence Schmitt—Active B and L [ent Mar 18 85 1,200
Herman Winter—J M Brown & Co [ent May 22 86 304
G Evans Abbott—H J Becker [ent Apr 8 86 ..... ver 1,647
A S Erney—W G Friedley [ent Apr 24 86 204

T Brantley Langton—S M Elliott [ent May 19 85 ..... S F
F W Jordan—J S Disston [ent May 12 86 300
Isaac S Stackhouse—Cath S Potts [ent Sept 21 85 1,300
Bernard F Finley—J M Ridings [ent May 16 85 50
Bernard F Finley—V Sieberlich [ent Oct 10 84 100
John Henderson—Elias Pohl [ent Feb 27 84 65
Jas Wilson—P Loughrey [ent Jany 20 83 3,000
Morris L Stroud—R H Howard [ent June 19 85 700
Jas Tait—L W Wilwier [ent Nov 18 85 1,500
Reuben Lukens—Michael Mulcrone [ent May 19 86 ..... ver
Pape & Co—J H Jahke [ent June 4 86 1,200
Gottfried Gros—Mer and Mech's B L [ent Apr 20 86 400
Patk Smith—P P Kearns [ent June 2 86 450
J R Sypher—S M Elliott [ent Jan 19 85 3,000
Mary Jane Hackett—Margt Kiker [ent March 17 84 2,000
Christian E Faunce—B F Teller [ent Jan 26 86 250
Benj S Lindsay—B F Teller [ent June 20 85 400
Isaac S Stackhouse—F G Taite [ent Apr 23 86 35
Wm Nichols—T D Ayres [ent July 6 82 ..... Equity
Geo 'Wm McDonald—John Wanamaker June 14 86 239
Charles Gillis—Cumberland B and L [ent Nov 17 85 1,200
George Wahl—Elizth Knoedler [ent July 14 85 1,500
Oliver and Jos Hackett—Theo Hackett [ent Oct 1 85 516
Morris Spackman — Branson Van Leer [ent Jan 27 85 500
Morris Spackman—A M Zane [ent Apr 24 86 102
Patk McGill—Geo Hall Jr [ent June 22 85 200
Hiram Miller—Penna Co etc [ent Dec 19 82 10,488
John E Hays—Geo Robinson [ent May 4 86 (2) 75
J C Whitaker—Josiah White [ent Apr 22 86 ..... ver
Chas Y Hinkle—Jno A Klubert [ent June 23 86 68
JaneStewart—Hugh Slavin [ent Nov 6 85 24
Jane Stewart—John Fallon [ent Nov 6 85 1,500
Geo L Booth—John Clouds [ent Mar 5 85 1,435
Julius Immel—Jacob Schwab [ent Apr 22 85 200
Julius Immel—Fredk Kramer [ent July 22 85 100
John B Joslin—Saml A Tophan [ent Oct 23 85 160
Harry H Weis—John Rellstab [ent Dec 17 85 1,000
Milton L Harvey—Alex P Keyser [ent Jan 24 85 880
P F O'Donnell—Jas E Gorman [ent July 3 85 68
Isaac Streeper—B F Teller [ent Jany 12 85 3300
Robt Wisemin—Jno R McLean [ent May 20 85 200
Roger Delaney—Columbia Bank [ent Jany 15 85 60
Jos M Bennett—C L Mitchell [ent Apr 12 86 104
John Skilton—Isabella Skilton [ent Mch 18 84 ..... ver
Wm B Skinner—John Hibbitt [ent Apr 6 85 450
 300
 445

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.— National Bank.
Sav. Bk. — Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, August 2, 1886.

Aspen st., N. E. cor. Thirty-ninth, Jacob Rightly to Benjamin Wa- C. terman, July 17, 1886, 16 ft. by 80 ft. $6,000
Bangor st., S. s., 106 ft. W. Lloyd, Thirtieth Ward, Thos. Selfridge to John E. Allen, July 17, 1886, 48 ft. by 56 ft.; g. r. $18 3,200
Brandywine st., 1336, Robert H. Hunter to Amanda D. Vansant, July 18, 1886, 13 ft. 6 in. by 47 ft. 8 in. 2,400
Butler st., N. s., 104 ft. E. Fifth, Samuel P. Simon to Otto Horn, July 28, 1886, irreg. shape; g. r. $70 nom.
Chelten ave., N. W. s., 126 ft. 10⅞ in. N. E. Chew, Hiram T. Parker to Harman F. Yost, July 30, 1886, 25 ft. by 154 ft. 7 in 550
Craven st., 133, John Healy to Patk. J. Healy, July 26, 1886, 16 ft. 6 in. by 91 ft. 3,950
Darien st., 1607, the African Methodist Episcopal Church of Philadelphia to John T. Walker, July 22, 1886, 18 ft. by 35 ft. 1,800
Elmwood ave., S. E. s. and N. E. s. Seventy-second, Wm. Chambers to Thos. J. Hughes, July 26, 1886, 50 ft. by 200 ft. ..... nom.
Federal st., S. W. cor. Federal and Austin, Carroll Building Association to James J. Hagan, July 29, 1886, 16 ft. by 100 ft.; g. r. $28 2,800
Fernon st., 1739, Wm. H. Cooper to Mary O'Brien, July 26, 1886, 14 ft. by 49 ft.; g. r. $48 375
Fifteenth st., 2019, John Dickey to Lemuel Croasdale, May 1, 1886, 16 ft. 6 in. by 90 ft. 8 in 7,000
Fourth st., E. s., 114 ft. S. Dauphin, P. R. Theobald, executor, to Frank L. Dawson, July 24, 1886, irreg. shape 2,500
Francis st., 1710, Chas. A. Camp, et ux. to Hugh Mulligan, July 27, 1886, irreg 4,500
Germantown ave., 1844, David R. Carnell to Moses A. Johnson, July 27, 1886, irreg. shape; g. r $150 ..... nom.
Lombard st., S. W. cor. Third, John McKenna, et al., exrs., to Leopold Brooks, July 9, 1886, 19 ft. 8 in. by 39 ft. 6 in ..... nom.
McKean st., 813, D. Ramsay Patterson to Eliza Windle, July 26, 1886, 15 ft. by 62 ft 1,900
Marshall st., W. s., 108 ft. S. Indiana, Christian Archoz to Wm. Steers, July 29, 1886, 18 ft. by 92 ft. 500
Mole street, E. s., 185 ft. N. Tasker John Friel to Charles L. Sinexon, June 25, 1886, 14 ft. by 47 ft.; g. r. $42 1,150
Ninth street, E. s., 64 ft. S. Morris, Harry Green to Samuel F. Flood, April 4, 1883, 16 ft. by 70 ft.; W. s. Seventeenth, 101 ft. S. Dickinson, 17 ft. by 66 ft. 1,800
Oakford st., N. s., 151 ft. W. Twenty-second, H. R. Coulomb to Wm. H. Wilson et al., July 20, 1886, 15 ft. by 60 ft.; g. r. $48. 1,000
Opal st., E. s., 222 ft. 6 in. N. Jefferson, Isaac Eddinger to Anna M. Dannecker, July 27, 1886, 15 ft. by 45 ft.; mtge. $1,200 1,050
Perkiomen st., N. E. s. and S. E. s. Grove, Thos. D. Ferguson to Wm. Flanigan et ux., July 30, 1886, 15 ft. 2 in. by 62 ft 3,700
Salmon st., N. W. s., 187 ft. 6 in. S. W. Ash, Nicholas Jacobs to Jacob Warneck, July 29, 1886, 20 ft. by 105 ft. 785
Sartain st., W. s., 127 ft. N. Huntingdon, Mary S. Rainier to Katharine A. Wisham, Feb. 1, 1886, 14 ft. by 40 ft.; g. r. $45 900
Sixth st., W. s., 68 ft. 9½ in. S. Norris, Harry L. Roat to James Ferguson, Jr., July 27, 1886, 16 ft. 9 in. by 100 ft.; mtge. $3,500 3,000
Somerset street, S. W. s., 120 ft. W. Trenton ave., Alex. Moore to Jas. C. Moore, July 12, 1886, 144 ft. by 165 ft. and 179 ft. 4,000
Tenth st., E. s. and N. s. Cumberland, John Beyersdorf to Samuel Brougton, July 27, 1886, 16 ft. by 65 ft. 8,000
Thirteenth st., E. s. and N. s. Kemble, Sarah Spackman to Charles Smith, July 29, 1886, 16 ft. 1½ in. by 49 ft. 3,100
Thompson st., N. W. s., 64 ft. S. W. Susquehanna ave., Elwood Becker to John Geo. Sting, July 14, 1886, 16 ft. by 63 ft. 5 in 1,300
Thompson st., N. W. s., 349 ft. 11⅜ in. S. W. Lehigh ave., Robt. Park to Mary Jane McGarvey, July 16, 1886, 16 ft. by 75 ft. 1,500
Tulip st., W. s., 280 ft. S. Venango, Benedict Hope et al. to Peter Kauffman, June 22, 1886, 20 ft. by 77 ft. 6 in 100
Tusculum st., 285, John H. Craven to Robt. Hunter, July 17, 1886, irreg. shape. 1,300
Twenty-first st., 114 S., Walter H. Conrad to Edw. M. Hopkins, July 29, 1886, 19 ft. by 61 ft. 13,000
Twenty-second st., S. E. cor. Delaware, Robert McClellan et al. to the S. P. Wetherell Co., Limited, July 26, 1886, 17 ft. by 57 ft. 6 in.; also 2 lots adjoining to E. on Delaware st. 7,000
Twenty-sixth st., W. s. and Twenty-seventh st., E. s., N. and S. of Oakford, John J. McDuffee to Jeffery Hart, July 27, 1886 15,000
Vienna street, N. E. s. and N. W. s. Gaul, Mary Ann Bumm et al., exrs., to Samuel Nixon, July 22, 1886, 20 ft. by 127 ft. 6,550
Vienna st., 1638, Mary Ann Bumm et al. to Christian F. Eckhardt, July 22, 1886, 18 ft. by 80 ft. 6 in ..... nom.
Walnut st., S. s., 221 ft. 5 in. W. Fifty-first, L. B. Beaver to Samuel T. Fox, July 27, 1886, 38 ft. by 155 ft. 4 in 1,200

Webster st., 1929, Bridget Beans to Elizabeth M. Smith et al., July 27, 1886, 14 ft. by 36 ft.; g. r. $36..... 620

Hernian st., S. s., 110 ft. E. Twenty-seventh, John Skilton to Wm. F. Albrecht, July 16, 1886, 72 ft. by 112 ft. 6 in.; N. s. Dauphin, 110 ft. E. Twenty-seventh, 18 ft by 112 ft. 6 in..... 2,800

York st., S. s., 186 ft. E. Twenty-seventh, Wm. F. Albrecht to John Skilton, July 17, 1886, 15 ft. by 50 ft..... 3,000

TUESDAY, August 3, 1886.

Amber st., N. W. s., 125 ft. 9½ in. S. W. Allegheny ave., Chas. H. Masland to Emanuel C. Guggenheim, July 24, 1886, 15 ft. by 100 ft..... $1,575

Aspen st., N.W. cor. Thirty-six-and-a-half, Louis C. Smith to Thomas Connor, July 29, 1886, 15 ft. 8 in. by 69 ft..... 2,300

Aspen st., N. s., 121 ft. E. Thirty-ninth, Jac. Rightley to Charles D. Kirby, July 17, 1886, 15 ft. by 80 ft.; g. r. $108..... 1,000

Bancroft st., W. s. and N. s. Moore, Thomas P. Twibill to George W. Steinbach, July 21, 1886, 400 ft. 3 in. by 53 ft..... 1,500

Brooklyn st., E. s., 17 ft. 6 in. S. Fairmount ave., Wm. Mattick to Mary A. M. Taylor, July 26, 1886, 16 ft. by 80 ft. 6 in.; mtge. $2,000... 1,000

Bouvier st., S. E. cor. Berks, S. Nillrouer to Charles M Baker, Aug. 2, 1886, 406 ft. by 73 ft. 10 in.; also, W. s. Bouvier, 92 ft. N. Montgomery, irreg..... 100

Coral st., 2638, Margaret Thompson to Patrick Collins, July 23, 1886, 17 ft. by 81 ft..... 1,400

Cresson st., W. s., 108 ft. 7 in. S. E. Robeson, James O'Brien et al. to Thomas Behan, Jr., June 17, 1886, 16 ft. by 95 ft..... 855

Cumberland st., N. s., 96 ft. E. Lee, Rudolph Soder to Jacob Weigel, Aug. 3, 1886, 13 ft. 4 in. by 50 ft..... 2,200

Dacota st., 3217-3219, H. A. Duhring to Charlotte P. Alexander, July 29, 1886, 16 ft. by 60 ft. each..... 4,000

Dauphin st., S. s., 146 ft. E. Twenty-seventh, Henry Winter to Chas. A. Fisher, July 12, 1886, 90 ft. by 120 ft..... 1,700

Delaware ave., 38 N., Geo. G. Pierie, exr., to Mary H. Hirst, July 29, 1886, 25 ft. by 138 ft..... 1,000

Eighth st., 227 N., German Evangelical Lutheran Congregation of St. Paul's Church, to Andrew J. Cox, July 31, 1886, 15 ft. by 110 ft..... 10,000

Emerald st., S. E. s. and S. W. s. Clearfield, Charles H. Masland to Conrad Pfaff, July 16, 1886, 80 ft. by 100 ft..... 3,750

Vernon st., N. s., 86 ft. 6 in. W. Twentieth, 6 lots, Jas. McVickar to John D. Basso, July 31, 1886, each 14 ft. by 44 ft.; g. r. $36..... 4,500

Forty-fifth st., S. W. cor. Locust, A. S. Letchworth et al. to Philip S. Justice, ⅔ interest, July 28, 1886; also in lots on Locust, Spruce and Pine sts..... nom.

Forty-fifth st., E. s., 74 ft. N. Lancaster ave., 4 lots, John C. Fodell to John Bateson, Jr., Aug. 3, 1886, each 14 ft. by 50 ft..... nom.

Also 15 lots on W. s. Forty-fifth, N. fr. Merion ave..... nom.

Jackson st., S. E. s., 100 ft. N. E. Vankirk, Wissinoming Mutual L. and L. Co. to George S. Campbell, July 9, 1886, 70 ft. by 200 ft..... 250

Kensington ave., N. W. s., 282 ft. 9½ in. N. E. Front, Jas. A. Griffes to George S. Gandy, June 8, 1886, 18 ft. by 100 ft.; mtge. $6,000..... 4,700

Larkin st., W. s., 34 ft. 6 in. S. Lombard, Wistar Building Association to Sarah Orr, July 20, 1886, 12 ft. 10 in. by 44 ft. 6 in..... 1,008

Little Tacony Creek, Twenty-third Ward, 2 tracts, Pennsylvania Company, etc., trustees, to Francis D. Lewis, July 30, 1886..... 33,000

Locust st., N. W. cor. Forty-sixth, A. S. Letchworth et al. to Joseph H. Dunn, July 28, 1886; also 8 lots on Spruce and Walnut sts..... nom.

Locust st., S. W. corner Forty-sixth, and plots on Walnut and Spruce sts., Philip Justice et al. to Albert S. Letchworth, July 28, 1886, irreg. nom.

Lombard st , N. s., 277 ft. W. Fourth, M. J. Craig to Herman Rosenstein, July 19, 1886, 15 ft by 64 ft..... 2,000

Lowe st., N. s., 15 ft. 10 in. 29 ft. 10 in. and 113 ft. 10 in. E. Sixteenth st., Reuben Berringer to Wm. J. Shaw, July 21, 1886, each 14 ft. by 51 ft..... 2,475

Marriott st., 838-840, Ellen Golden et al. to Louis Matera et ux., July 30, 1886, 30 ft. by 44 ft..... 1,254

Marshall st., E. s., 369 ft. N. Cumberland, Wm. D. Neilson to Louisa Desmona, July 23, 1886, 28 ft. by 81 ft. 4½ in..... 2,500

Marvine st., N. E. cor. Stiles, T. S. Smith to Geo. J. Byrne, July 16, 1886, 14 ft. by 49 ft..... 2,375

Moore st., N. s., 140 ft. E. Twelfth, George Walker to Charles Heldberg, July 22, 1886, 60 ft. by 60 ft.; g. r. $30..... 550

Mountain street, 1942, Bernard McNichol to Ellen McCloskey, July 30, 1886, 15 ft. by 45 ft. 3 in.; g. r. $42..... 700

Mountain street, 1944, Bernard McCloskey to Hannah Friel, July 30, 1886, 15 ft. by 45 ft. 3 in.; g. r. $42..... 800

Mount Pleasant ave., S. E. s., 449 ft. 4½ in. S. W. Gtn. ave., Benj. Kinnard to Robt. Christy, July 28, 1886, irreg. shape..... 950

Naudain st., N. s., 138 ft. 4½ in. W. Twentieth, Jas J. Gillen to Margt. J. Lawn, July 31, 1886, irreg..... 3,600

Pine st., S. s., 88 ft. E. Twentieth, Pennsylvania Company, etc., to Frs. D. Lewis, July 30, 1886, 100 ft. by 125 ft..... 36,000

Pine st., 220 and 222, Chas. T. Quin to Jas. F. Ryan, July 16, 1885, 37 ft. by 142 ft..... 8,300

Race st., S. s., 36 ft. E. Eleventh, Ida C. Craddock to Ellwood Bonsall, Mar. 1, 1886, 35 ft. by 90 ft..... 13,500

Roxborough ave., N. W. s., 158 ft. ¾ in. S. W. Mitchell, Thos. Royds to Howard R. Yocum, Aug. 2, 1886, 18 ft. by 100 ft..... 250

Second street, 38 S., S. H. Weller to Chas. C. Moore, July 30, 1886, 14 ft. 9 in. by 132 ft..... 16,000

Second st., N. W. cor. Susquehanna ave., L. R. Dougherty to Thomas Tracy, July 29, 1886, 18 ft by 73 ft.; mtge. $270..... 2,600

Sixteenth st., W. s., 16 ft. S. Titan, Thomas L. Grinnan to Lizzie J. Lynch, 16 ft. by 58 ft.; mtge. $1.-500..... nom.

Somerset and Bradford sts., W. cor., Wm. Hicks to Louis M. Simpson, July 31, 1886, irreg..... nom.

Spring Garden st., S. E. cor. Ridge ave., Chas. H. Brightley to Chas. S. Heller, July 30, 1886, 30 ft. by 43 ft. and 52 ft.; g. r. $480..... 1,125

Twelfth st., E. s., 26 ft. S. Wood, S. M. Busch to Wm. W. Marshall, July 20, 1886, 13 ft. 4½ in by 38 ft. 3 in..... 630

Thirteenth st., E. s., 384 ft. S. Tasker, Wm. R. Matchett to Jas. McKinney, July 27, 1886, irreg..... 4,200

Tusculum st., 285, Robert Hunter to Thomas M. Montgomery, to Katie S. Hunter, August 2, 1886, irreg. shape..... nom.

Twenty-sixth st., E. s., 36 ft. 11 in. S. Dauphin, John Lepper to Louis Paul, July 15, 1886, 36 ft. 11 in. by 111 ft. 1 in.; W. s. Twenty-sixth, 73 ft. 10 in. S. Dauphin, 18 ft. 5½ in. by 110 ft..... 1,500

Wakeley st., N. W. Willow, John Shttleworth to Milton A. Glenn, July 16, 1886, irreg..... 200

Woodbine av., Twenty-second Ward, N. W. s., 275 ft. 3½ in. S. W Wilson, M. E. Potter to Joe B. Scratchard, July 1, 1886. irreg. shape.... 4,875

WEDNESDAY, August 4, 1886.

Bainbridge st., N. s., bet. Fifth and Sixth, Lavinia Fury et al. to John W. Fury et al., July 21, 1886, 20 ft. by 125 ft.; N. s. Locust and W. s. Dupounceau, 18 ft. by 91 ft.; S. W. cor. Seventh and Lombard, irreg. shape..... $1,900

Bridge st., S. W. s., 110 ft. 8 in. S. E. Willow, John E. Mills to Thomas Lees, Aug. 2, 1886, 20 ft. by 100 ft... 1,250

Columbia ave., N. s., 126 ft. E. Twenty-first, Caroline E. Burk to Irvin B. Gilbert et al., Aug. 2, 1886, 18 ft. by 85 ft..... 2,250

Division st., S. s., 172 ft. W. Eleventh, Jas. Willetts to Jacob Stahlnecker, Aug. 2, 1886, 19 ft. 6 in. by 39 ft..... 2,000

Emerald st., N. W. s., 98 ft. 11½ in. N. E. Ontario, E. Becker to Kate A. Gardner, July 20, 1886, 13 ft 10¾ in. by 79 ft., mtge. $800; N. W. s. Emerald, 112 ft. 10½ in. N. E. Ontario, 14 ft. 1 in. by 79 ft., mtge. $800; N. W. s. Emerald, 365 ft. N. E. Ontario, irreg. shape., mtge. $800..... 2,400

Fernon st., 2025, 2029, 2031, Jas. McVickar to Patrick Logue, July 28, 1886, each 14 ft. by 44 ft., and subj. to g. r. $36 each..... 2,100

Fourth st., 2533 N., Eldridge & Stewart to Johanna Long, Aug. 2, 1886, irreg. shape..... 2,750

Fifteenth st., E. s., 136 ft. N. Race, John H. Kearney to Thomas C. Crudden, July 15, 1886, 16 ft. 8 in. by 65 ft..... 4,000

Forty-fifth st., E. s., 14 ft. S. Wyalusing ave., John Baleson, Jr., to Jonathan Coxe, July 31, 1886, 14 lots, each 14 ft. by 60 ft ; g. r. $60 each..... 14,000

Forty-sixth st., W. s., 25 ft. S. Brown, Rose McDevitt to Roderick J. McDevitt, Aug. 2, 1886, 20 ft. by 105 ft..... 2,000

Markoe, E. s., 25 ft. S. Brown, 20 ft. by 110 ft..... 400

Frankford st., N. E. s , 79 ft. 7 in. N. W. Trenton ave., Wm. G. Low to Wm. O'Brien, July 28, 1886, 20 ft. by 150 ft..... 1,650

Frankford st., N. W. s., 96 ft. 7 in. S. W. Foulkrod ave., F. Shoemaker to Silas J. Stirk, July 31, 1886, 20 ft. by 123 ft. 10 in..... 2,800

Lawrence st., 928, John R. Jacobs to Jacob R. Meyer, July 16, 1886, 16 ft. 11 in. by 90 ft..... 3,150

McKean st., S. s., 142 ft. E. Eighth, Wm. C. Carman to Frederick W. Sutterie, July 17, 1886, 84 ft. by 63 ft..... 12,000

Morris st., 1003, John Andrews to Wm. McKane, Aug. 3, 1886, 16 ft. by 57 ft. 6 in..... 1,600

Nineteenth st., W. s , 16 ft. N. Cambridge, George H. When to Mary Cornell, April 21, 1886, 16 ft. 2 in. by 72 ft. 4,500
Pine st., S. s., 280 ft. E. Sixty-first, J. Wolfender et al to Thomas H. Lomax, July 8, 1886, 40 ft. by 112 ft. 6 in. 450
Poplar st., 617, Ida Silberman to Benjamin Sattler, June 21, 1886, 15 ft. 10 in. by 48 ft. 2,300
South st., S. s., 17 ft. 4 in E. Seventh, Jane Haviland to Moses Levi, July 26, 1886, 18 ft. by 60 ft. 2 in. 5,000
Tnirteenth st., 1619 S., William R. Matchett to Joseph Haines, July 3, 1886, 16 ft. by 100 ft. 3,500
Wharton st., N. s., 184 ft. 6 in. E. Fifth, Geo. K. Childs et al. to Geo. Kern, July 28, 1886, 14 ft. by 100 ft.; g. r. $37.50 3,300
Walnut st , S. s., 225 ft. 10 in. W. Fifty-fourth, Jefferson House to George House, Aug. 2, 1886, 38 ft. by 162 ft. 10¾ in. nom.
Catharine st., S. s., 179 ft. W. Nineteenth, Jane Craig to Wm. J. M. Henry, Aug. 4, 1886, 16 ft. by 60 ft.; g. r. $72 1,375
Jefferson st., S. E. s. and S. W. s. Wood, James Bew to Patk. Farley, Aug. 4, 1886, 36 ft. by 100 ft. 500
Eighteenth st., N. W. cor. Tasker, Peter McKay to Thomas Somers, July 26, 1886, 16 ft. by 75 ft.; g. r. $71 2,316
Virginia st., N. s., 338 ft. W. Twenty-fourth, Frank Kirchgessner to Bryan McNulty and Margaret, his wife, July 28, 1886, 13 ft. by 42 ft. 2,200
Forty-fifth st., E. s., 130 ft. N. E. Lancaster ave., John Bateson, Jr., to Margaret Bateson, June 20, 1886, five lots each 14 ft. by 50 ft.; N.W. s. Forty-fifth, 214 ft. F. E. Lancaster ave., 14 ft. by 50 ft. nom.

THURSDAY, August 5, 1886.

Bancroft st., S. W. cor. Morris, Geo. H. Steinbach to Henry Young, July 21, 1886, 28 lots nom.
Boyer st., N. E. s., 300 ft. S. E. Locust ave., Samuel F. Bockius to Andrew Barr, July 10, 1886, 50 ft. by 321 ft. 5 in. $575
Camac st., 2048, Chas. W. Kuhnle to Elizabeth S. Lounsbury, July 19, 1886, 16 ft. by 70 ft. 3,500
Columbia ave., N. s., 144 ft. 6 in. E. Sixth, Daniel Logue to Susan Logue, July 30, 1886, 12 ft. by 47 ft. nom.
Diamond st., S. s., 16 ft. E. American, John Wolf to Catharine Wolf, July 30, 1886, 14 ft. by 57 ft. 2,650
Eleventh st., W. s., 36 ft. S. Brown, Sarah S. England to Clara Anna Fox, July 28, 1886, 18 ft. by 83 ft. 8 in. 4,200
Federal st., S. W. cor. Twenty-first, L. S. Landreth to Wm. B. Wharton, July 31, 1886, 17 lots; also, 10 lots S. s. Federal, W. Twenty-seventh, and 3 on W. s. Twenty-first, S. of Federal nom.
Fifth st., 1001 S., Nicholas P. Dillon to John S. Kinley, Aug. 2, 1886, irreg.; also, 434 Carpenter, irreg. 6,060
Fifth st., S. W. cor. Bainbridge, Annie Donohue to Alex. B. Gibb, July 16, 1886, irreg. shape 8,100
Fortieth st., N. W. cor. Ogden, Wm. P. Pierson to John T. Pierson, July 31, 1886, 15 ft. 5¼ in. by 69 ft. 4 in.; mtge. $4,200 600
Germantown ave., 1844, M A. Johnson to David R. Carnell, July 29, 1886, irreg. shape nom.
Gordon st., 2528-2540, Albert Fischer to James J. Mallon, July 24, 1886, 86 ft. by 45 ft. 7 in. 8,575

Holstein ave., N. W. s. and N. E. s. Eighty-eighth, Elmwood Mutual Loan and Insurance Company to John R. Quay, April 21, 1886, 50 ft. by 100 ft.; S. E. s. Holstein ave. and N. E. s. Eighty-eighth, 50 ft. by 100 ft. nom.
Hantingdon st., N. s., 20 ft. W. Twenty-sixth, Jos. M. P. Price to Geo. R. Lawrence, July 26, 1886, 36 ft. by 100 ft. 200
Judson st., 1923, Alice Foster to Edward H. Flood, Aug. 4, 1886, 19 ft. 5 in. by 87 ft. 6 in. 8,200
Juniata ave., N. W. s., 336 ft. N. E. Wayne, Cabel H. Collins to Sarah Bennett, Aug. 4, 1886, 16 ft. by 84 ft. 2,200
Lansdowne ave., S. W. cor. Fifty-ninth-and-a-half, Geo. M. Wright to Edw. Breen, July 31, 1886, 59 ft. 10¼ in. by 102 ft.; mtge. $166.66 30
McClellan st., N. s., 88 ft. E. Moyamensing ave., Wm. Gallagher to Bridget Logan, July 31, 1886, 14 ft. by 53 ft.; g. r. $18.50 300
Market st., N. E. cor. Thirty-third, Joseph J. Baughmann to George Goodman, Aug. 2, 1886, 52 ft. by 40 ft. nom.
Market st., N. E. cor. Thirty-third, George Goodman to Walter H. Hays, trustee, Aug 2, 1886, 22 ft. by 40 ft nom.
Merion ave., S.W. s., 426.12 ft. N.W. Girard ave., R W. Cushman, ex., to Henry Brunner, July 21, 1886, 16 ft. by 86.71 ft. 1,800
Mole st., 1540-1542, John Friel et al. to John Devlin, Aug. 3, 1886, each 14 ft. by 47 ft.; g. r. $42 each 2,300
Montgomery st., N. s., 71 ft. 3 in. E. Eighteenth, Charles M. Baker to Elizabeth M. Cope, July 29, 1886, 17 ft. 9 in. by 88 ft. 8,500
Montrose st., S. s., 130 ft. S. Christian, Samuel L. Aiken to Thomas McCauley, July 23, 1886, 15 ft. by 52 ft.; g. r. $38 1,550
Nineteenth st., E. s,, 168 ft. 4 in. N. Columbia ave., George A. Cotton to Ell W. Leighton, July 30, 1886, 16 ft. 7 in. by 100 ft. 6,000
Oriana st., 2663, Jacob Wissman to Gottlob Baeurle, July 29, 1886, 13 ft. by 46 ft. 1,550
Ontario st., S. s.. 260 ft. E. Twenty-second, Norman A. Perry to Fredk. Klemm, Aug. 3, 1886, 60 ft. by 112 ft. 6 in.; N. s. Bellevue, 240 ft. E Twenty-second, 60 ft. by 112 ft. 6 in. 3,500
Baker st., S. E. s., 196 ft. N. E. Germantown ave., A. J. Dickinson to Fernley Brooks, Aug. 5, 1886, 3 lots, each 12 ft. by 96 ft.; 2 lots N. E. s. Germantown ave., N. W. Green ......
Otsego st., W. s., 130 ft. 6 in. S. Moore, Christian Smith to Hy. J. Smith, July 26, 1886, 44 ft. by 103 ft. 6 in. 3,500
Page st., 2221, E. H. Flood to Annie C. McBride, May 20, 1886, 15 ft. 6 in. by 63 ft. 9 in. 3,000
Pastorius st., N.W. s., 128 ft. 6 in. N. E. Hancock, Edwin Clinton to Susanna M. Garvin, Aug. 5, 1886, 21 ft. 5 in. by 50 ft. 4¾ in. 1,500
Pine st., S. s., 18 ft. E. Seventeenth, Louise Wullenmier to Susan D. Tait, July 28, 1886, 18 ft. by 100 ft. nom.
South st., 1350-1352, Jas. Wallace to Wm. to Mary McClan, July 28, 1886, irreg.; g. r. $68 9,150
Third st., E. s., 246 ft. 6 in. N. Buttonwood, F. E. Jacobs et al. to John Konzelmann, July 16, 1886, 20 ft. by 72 ft. 2,150

Wakeling st., 2 lots., N. W. Willow, John Shuttleworth to Ellen T. Shaw, July 16, 1886, irreg. 66

FRIDAY, July 6, 1886.

Baird street, S. W. s., 74 ft. 9 in. E. Coulter, William W. Patton to John Carlin, Feb. 8, 1868, 23 ft. by 75 ft. $225
Bancroft st., W. s., S. from Moore, 28 lots, Henry Young to Samuel Chestnut, July 22, 1886; g. r. $28; mtge. $6,000 nom.
Beach st., W. s.. 139 ft. 4 in. N. Hanover, Jos. S. Allen et al. to G. Alfred Rogers, July 30, 1886, 70 ft. front 8,500
Brown street, S. s., 198 ft. 8¾ in. W. Twelfth, Olney Land and Improvement Company to Matthew J. Sheridan, July 30, 1886, 16 ft. by 65 ft. 3,525
Bustleton pike, W. s., near Welsh rd., C. N. Taylor to E. G. Harrison, April 20, 1875, 22 acres 33¾ perches 7,000
Cayuga st., 1806, John H. Evans to Chas. C. Hess, July 28, 1886, 22 ft. by 125 ft. 2,700
Clark st., S. s., 93 ft. 4 in. E. Fourth, Zepherine Chiequoine to William Nice, Jr., May 29, 1886, to T. F. Wilhelm Schmidt, July 27, 1886, 14 ft. by 53 ft. 1,800
Comly street, S. W. s., 100 ft. N. W. Walker, Wissinoming Mut. L. and Imp. Co. to Hannah Pennewill, May 27, 1866, 50 ft. by 200 ft.; N. W. s. Cottage, 164 ft. S. W. Vankirk, 32 ft. by 200 ft. 250
Dauphin street, S. s., 17 ft. 6 in. E. Eighth, Catharine Helverson et al. to Kath. Kohlmann, July 31, 1886, 16 ft. by 57 ft. 3,000
Dickinson st., S. s., 30 ft. 6 in. W. Woodstock, Jas. McVickar to Geo. Irvin, July 28, 1886, 45 ft. by 64 ft. 5¾ in.; 3 g. r. $60 each 2,400
Essex st., E. s., 35 ft. S. Catharine, Mary McKey to Stephen Cuneo et ux., Aug. 4, 1886, 12 ft. by 33 ft.; g. r. $36 360
Fairhill st., W. s., 16 ft. S. Cumberland, David J. Haas to Abraham M. Gerhart, Aug. 4, 1886, 14 ft. by 60 ft. 2,400
Fairhill st., 2550, Henry Walbold to Kath. Schukraft, July 19, 1886, 15 ft. 8 in. by 39 ft. 3 in. 1,800
Fernon st., W. s., 71 ft. 6 in. W. Twentieth, James McVickar to Catharine O'Gorman, July 19, 1886, 15 ft. by 44 ft.; g. r. $36 750
Fourth st., E. s., 108 ft. S. Clearfield, Wm. C. Hobb to Joseph T. Pierson, July 31, 1886, 54 ft. by 102 ft. 6 in.; g. r. $48 950
Front st., E. s., below Washington, John Bigley to Wm. F. Deakyne, July 10, 1886, 16 ft. by 100 ft. 1,600
Girard ave., 1914, Wm. T. Woodruff to Josephus Woodruff, July 30, 1886, 18 ft. by 114 ft. 8⅝ in. 2,000
Hurley st., E. s., 124 ft. S. Indiana, Jos. W. Fox to Samuel Crawford, July 21, 1886, 12 ft. by 40 ft. 500
Mermaid ave., N W. s., 139 ft. 9 in. S. W. Twenty-sixth, John Peberdy to John McCoy, July 3, 1886, 25 ft. by 225 ft. 3¾ in. 583
Merion ave., S. W. s., 426 ft. N. W. Girard ave., Henry Brenner, Jr., to Hugh Mulligan, July 25, 1886, 16 ft. by 86 ft. 8 in. 4,000
Norris st., N. E. s., 212 ft. N. W. Almond, Catharine A. McGrath et al. to John R. McLean, Aug. 2, 1886, irreg. shape 1,900

Norris st., S. W. s., and N. W. s. Belgrade, Thomas S. Hess to Thos. W. Maclary, July 30, 1886, irreg. shape 3,700

Old York Rd., W. s , 5 ft. S. Venango, John and George Welsh to Elizabeth C. Wible, July 24, 1886, 20 ft. by 100 ft ..... nom.

Ontario st., N. s., 20 ft. E. Twenty-second, Julia L. Hale to Edward Maddock, July 30, 1886, 80 ft. by 112 ft. 6 in 3,000

Ontario st., N. s., 100 ft. E. Twenty-second, Mary E. Hale to Edward Maddock, Aug. 4, 1886, 40 ft. by 112 ft. 6 in 1,500

Richmond st., N. W. s., 98 ft. N. E. Cumberland, Guarantee Trust and Safe Deposit Co., admr., to Guarantee Trust and Safe Deposit Co., trustee, Aug. 4, 1886, 34 ft. by 100 ft.; S. E. s. Salmon, 85 ft. N. Neff, 26 ft. 8 in. by 80 ft ..... nom.

Sixteenth st., E. s., 80 ft. N. Montgomery, Wm. G. Serrill to Cora L. Sanders, Aug. 2, 1886, 16 ft. by 74 ft. 2 in.; g. r. $175 3,000

Uber st., 2121, Edward H. Flood to Susie C. Nones, Aug. 5, 1886, 20 ft. by 86 ft. 5 in 5,250

Vankirk st., E. cor. Cottage, Wissinoming M. L. and Imp. Co. to Eliza Street, May 7, 1886, 50 ft. by 100 ft. 125

Fulmer st., N. W. corner Dungan, Twenty-third Ward. E. W. W. Huey to Sophie F. Valentin, July 20, 1886, 15 ft. by 130 ft 200

Fulmer st., N. E. cor. Wistaria, Elizabeth W. W. Huey to Lydia W. McMurtrie, July 20, 1886, 50 ft. by 130 ft 200

Fulmer st., S. E. cor. Clark, E. W. W. Huey to Alf. R. Durkee, July 20, 1889, 63 ft. by 150 ft.; S. W. s. Fulmer, 63 ft. S. E. Clark, 50 ft. by 150 ft 400

Johnson st., S. E. s., 782 ft. ½ in. S. W. Germantown, Thomas Bradfield to Ellen A. Taylor, July 6, 1886, ;30 ft. by 82 ft. 2 in.; quit claim ..... nom.

Johnson st., S. E s., 602 ft. ½ in. S. W. Germantown ave., Thomas Bradfield to Joseph and Anna Hutelmeyer, June 30, 1886, 30 ft. by 80 ft. 6 in ..... nom.

Dupont st., N. W. s., 394 ft. 8½ in. N. E. Ridge ave., John Q. Lane, master, to Edw. Whitehead, Aug. 5, 1886, 50 ft. by 200 ft 495

Fifteenth st., 31 N., John P. Byrnes to Hannah A. Sutton, Aug. 3, 1886, 17 ft. by 72 ft. 6 in 10,000

H st., N. W. s., 230 ft. N. E. Levick, Cheltenham Mutual Life Insurance Company to E. Bernard, July 13, 1886, 46 ft. by 140 ft 193

H st., S. E. s., 166 ft. 9 in. S. W. Levick, to S. R. Knight, July 10, 1886, 111 ft. 2 in. by 107 ft 400

Shelbourne ave., N. W. s., 273 ft. N. E. Levick, to W. H. Keely, July 10, 1886, 45 ft. 6 in. by 142 ft. 6 in ... 183

Argyle ave., N. W. s., 317 ft. N. E. Levick, to David Calverly, July 10, 1886, 128 ft. 1½ in. by 107 ft 392

Mount Airy ave., W. cor. Anderson, Jesse Lightfoot to Abraham W. Thomas, July 31, 1886, irreg. shape 1,350

Venango st., S. s., 144 ft. 8¾ in. E. Sixth, John W. Barron to Joseph C. Ferguson, August 4, 1886, two lots, each 20 ft. 8½ in. by 100 ft ..... nom.

Wistaria st., S. E. s., 230 ft. N. E. Fulmer, E. W. W. Huey to Susan E. Neagle, July 20, 1886, 100 ft. by 125 ft 400

SATURDAY, August 7, 1886.

Alder st., E. s., 222 ft. S. Cumberland, Chas. T. Brown to Emma Brown, Aug. 4, 1886, 14 ft. by 48 ft.; Camac st., E. s., 240 ft. N. Columbia ave., 30 ft. by 46 ft.; Emerald st., W. s., 54 ft. S. Clementine, 18 ft. by 60 ft.; Thirteenth st., E. s., 240 ft. N. Columbia ave., irreg. shape; Thirteenth st., E. s., 208 ft. N. Columbia ave., irreg. shape; mtges. $1,000, $1,700, $1,000 and $1,600 ..... $1,700

Cuba st., 1817 and 1819, John J. Bigley et al. to John Bigley, July 10, 1886, irreg. shape 3,000

Duane st., 802, Louisa Barnes to Wm. T. Miller, July 29, 1886, 16 ft. by 60 ft.; g. r. $60 1,000

Eighteenth st., W. s., 192 ft. N. Montgomery, Jarvis Mason to Jennie C. Ellis, Aug. 4, 1886, 19 ft. by 100 fi.... 6,200

Falls road, Twenty-fourth ward, Pierce Archer et al., exrs., to Thos. J. Connor, Aug. 4, 1886, 3.436 acres. 1,500

Filbert st., S. s., 80 ft. E. Thirty-sixth, John M. Danfield to John G. Hahn, July 30, 1886, 14 ft. by 96 ft 2,500

Fifteenth st., 2033 N., John Dickey to Rosina Ferguson, August 5, 1886, 16 ft. 6 in by 90 ft. 8 in 7,000

Fifteenth st., E. s., 76 ft. N. Filbert, William H. Sutton to John P. Byrnes, Aug. 3, 1886, 17 ft. by 72 ft. 6 in 10,000

Galloway st., N. s., 247 ft. E. Twenty-sixth, J. W. Erwin, exr., etc., to Michael J. Duross et al., July 20, 1886, 42 ft. 9 in. by 50 ft 890

Mellvain st., 425, John S. Serrill to Jas. Blair et ux., Aug. 5, 1886, 16 ft. by 50 ft. 6 in.; g. r. $72 1,000

Orkney st., 2343, John Ruffner to Margt. Koenig, July 31, 1886, 15 ft. by 43 ft 1,200

Ridge ave., N. E. s., Wilson Peirson to D'Angeli H. Carre, July 31, 1886, 40 ft. by 200 ft 3,250

Roxborough avenue, N. W. s., 131 ft. 10⅜ in. S. W. Freeland avenue, William H. Taylor to Charles Thompson Jones, April 20, 1886, 18 ft. by 100 ft 250

Susquehanna ave., N. W. cor. Hancock, Wm. L. Gray to St. Joseph Hall Association, July 29, 1886, 18 ft. 6 in. by 91 ft. 8 in 6,600

Tasker st., 1303, Wm. R. Matchett to John Calvert, Aug. 6, 1886, 16 ft. by 61 ft 1,300

Thompson st., S. E. s., 32 ft. 6 in. N. E. Willington, Jno. Engelke to Sarah Kilpatrick, July 28, 1886, 15 ft. 9 in. by 57 ft. 6 in 1,000

Tenth st., E. s., 16 ft. S. Cherry, Frederick Fraley, ex'r, to Mary A. Fraley, July 1, 1886, irreg. shape 9,300

Thirteenth st., W. s., 181 ft. N. Berks, Howard L. Haines to John Rapson, July 31, 1886, 23 ft. by 103 ft.... 8,700

Twentieth st., W. s., 225 ft. N. McKean, Frances E. Vogdes to Sarah Vogdes, July 22, 1886, 16 ft. by 69 ft. 3 in ..... nom.

Wharton st., N. s., 192 ft. 5½ in. W. Second, Edwin S. Armstrong to James Ballinger, July 13, 1886, 18 ft. 2½ in. by 117 ft. 11 in 3,450

Wright st., 2511, James D. Alburger, Jr., to Solomon Haas, July 14, 1886, 13 ft. 11 in by 41 ft.; g. r. $45 925

—Tresurer Quay in his report for July, shows that $1,727,523.28 was in the general fund at the close of business on July 30, of which the following sums were in Philadelphia banks: Farmers and Mechanics' National, $372,600; People's, $180,000; Girard National, $20,000.

Items of News.

—Nine thousand nine hundred and eighty-six new bills have already been introduced in the House of Representatives this session.

—The Board of Health at their last Friday's meeting considered a resolution passed at a regular meeting of the State Board, recommending a more thorough examination of in-coming vessels and passengers, especially between October 1st and June 1st.

—A large stone country house is to be built for Miss Riegel at corner of Wayne avenue and Harvey street, Germantown. It is to be completed December first. Lindlay Johnson is architect. The stairs from the first to the third floor will be contained in a round tower.

—The stockholders of the Gloucester and Salem Turnpike Company have unanimously decided to dispose of that portion of the pike between Swedesboro and Woodstown to the Freeholders of Gloucester and Salem counties with the view of making it a free road.

—The fire commissioners want $664,056 for the expenses of 1887. The Park commission asks for $524,462.50. Among the items of expense are $7,000 for settees; $1,500 for sheds for protection from storm; for developing additional springs, $1,500; for improving the East Park drive, $20,000.

—At the meeting of the Atlantic County Board of Freeholders at May's Landing, last week, it was decided not to purchase the Atlantic City and Pleasantville turnpike, in order to make it a free road, at the price offered by the company, $26,000. This is the only toll road now in the county.

—It is thought that the Lehigh Zink and Iron Company will remove from South Bethlehem, residents having complained of the smoke and gas that issue from the works. As the company employs four hundred men, and has a pay-roll of $11,000 per month, it will be a serious loss to that borough.

—Messrs. Collins & Audenreith, 410 Walnut street, are erecting a fine mill at Thirty-second and Spring Garden streets for Mr. H. D. Justice. Kister & Oram are the builders and Kline & Bro. have the plumbing. They are also making extensive alterations in Mr. J. Weener's residence at 866 N. Seventh street.

The large building, which for many years was the head-quarters of M. Thomas & Sons, the auctioneers, has been purchased by a syndicate, composed of John C. Bullitt, George F. Tyler and others, including the ground in the site intended for the new Fourth Street Bank. This will give the new building a frontage of 100 feet on Fourth street and a depth of 180 feet. A magnificient building is to be erected.

—There is a movement afoot which promises to repair the break at Collins' Beach and reclaim the medows and lowlands in consequence of this breach in the bank. A majority of the shareholders of the Cedar Creek Marsh Company are about to sell their interest to the National Dredging Company, of Wilmington, Del. The whole track contains about 2,000 acres, much of which was once valuable land for agricultural purposes.

—$8,397,455.80 were received during the first seven months of the present year for city taxes. This is an increase of $410,812.02 over the collections for the same period of last year. The collections of State taxes during the present year amounted to $387,044.67, and during the corresponding period of 1885 $310,730.88 was collected. The total collections thus far this year are $8,784,500.47, which is an increase of $487,127.81 over the same period of last year.

—The project for a glass factory at Pennsgrove has failed owing to some of the blowers who were in the scheme backing out. The citizens of the place had raised the money to purchase a lot and for the capital stock.

—At the Health Board meeting on Wednesday, the total receipts of the office in July were reported to be $4910.02. A protest was received from the residents of the Twenty-eighth ward against the discharge of sediment from the basin at Sixth street and Lehigh avenue along Clearfield street.

—The will of Elizabeth Houseman, who left a $3000 estate, authorizes the cancellation of a loan of $2000 made by the decedent to the Roman Catholic Church of the Immaculate Conception. After the payment of a few small legacies the residue is bequeathed to the pastor of the same church to be expended for the uses and wants of the church.

—During the recent session of Congress 13,202 measures were introduced. Very few of these were measures of national importance. The number of measures vetoed was in excess of the entire number vetoed during all preceding administrations. We certainly seem to be in urgent need of a higher order of statesmanship than we have at Washington.

—President Edwards, of the Ridge Avenue Passenger Railway, wrote last Friday to Commissioner McDonald that the Union Line should do the paving on Ninth street. It only now remains for the Union Line President to write and say that it is the business of the Ridge Avenue people to do it. Then the two Presidents can meet together in a quiet parlor and open a bottle of champagne.

—A large number of very fine mansions are going up in New York, and a good many in this city. North Broad street will soon have some residences such as Philadelphia has never seen. A New Yorker, William Rockfellow by name, is building a magnificent house at Fifth avenue and Fifty-fourth street, and quite a number of others are going up, to cost about a quarter of a million dollars each.

ALL the municipal departments have submitted to City Controller Dechert their estimates for the coming year, as well as anticipated receipts. The estimates are $13,103,-896.94. The appropriations for 1886 were $8,763,838.46. The item of Education is the largest on the list being, for 1887, $2,172,-958.35. The Highway Department wants $1,270,000, which is over a half million more than they had this year. The Police Department calls for $1,613,254.73, which is about $100,000 more than the appropriation for 1886. The Public Building Commissions ask for $1,226,637.26, which is nearly three-quarters of a million more than they had this year. The Water Department wants $2,444,000. This year they had $569,458. The Survey Department this year had $355,918, and next year wants $509,706. The Health Department had $97,000 this year, and want $159,000 next year. Most of the other departments are satisfied if they can get as much as they had this year. The Guardians of the Poor, however, think that it will take $375,000 to see them through, or $62,000 more than they had this year.

A comparative statement of the appropriations to the several departments for the present year and the estimated expenses during 1887 are here given. They are exclusive of the moneys diverted to the sinking fund and for interest on loans. Neither do the appropriations include the moneys from the general surplus, nor from the surplus from gas loan No. 9 and balances not merging at the end of 1885,

A PORTABLE ELECTRIC LAMP.—A portable electric lamp which is now being used in Paris, and which in its shape resembles a dinner pail and weighing about two pounds is meeting with great success. This lamp is the patent of M. Trouvé, who is a well-known Paris electrician. The incandescent light is protected on one side by a heavy convex glass, while the light is shed in front of the beaver much in the same manner as is the bull's-eye lantern. A primary battery runs an incandescent electric light of seven candle power which will burn for two hours. One of the peculiarities of the construction is that when the lamp rests on the ground the battery will not work, which prevents a useless loss from the battery, but as soon as raised a bright light flashes out. It is principally being used by the Pompiers of Paris.

—Thomas Meehan endorses Dr. J. A. Paxton's views in regard to the desirability of fire brick for a street pavement. He states that one of the most heavily used streets in St. Louis had this pavement in use for years without perceptible wear and tear. He declares it to be decidedly better than asphalt block. Certainly give fire brick a chance. It is something new here, and will answer us as well as it will the people of St. Louis. We have tried nearly every invention, and need something.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD U. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - -	*$400,000.00*
Reserve for Reinsurance and all other claims, - - -	*1,070,610.92*
Surplus over all Liabilities, - -	*447,821.13*

TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham,

T. S. JOHNSON,

Tin Roofing, Pipes and Gutters

No. 16 North Seventh Street,

PHILADELPHIA.

Old Roofs Repaired and Painted.

The Answer to that Question!

Very frequently we are asked, "Why do you advertise other people? When you have a store of your own in Philadelphia, why do you call attention to the stores of others and recommend their goods as well as your own?" Our reply is this: Our object is to introduce and sell the DAY SEWED SHOES anywhere and everywhere that shoes are bought and worn. It does not matter in the least who sells them, for every pair sold is just so much gained for the company. Consequently we can afford to advertise other people. The store, No. 23 North EIGHTH Street, was opened for the express purpose of putting the DAY SEWED SHOES before the people, with every facility for displaying the various kinds, grades, sizes and prices of the boots and shoes manufactured by the DAY SEWED SHOE MANUFACTURING COMPANY.

Everybody is invited to call and examine the stock any day and every day, but if any one wishes to purchase the DAY SEWED SHOES from any other shoe dealer they are cordially recommended to do so, and we mean what we say, since it will still be our gain. The DAY SEWED SHOE STORE is truly a FAMILY SHOE STORE, provided with all the different requirements of such an establishment.

$100 REWARD.

In order to protect ourselves from the infringement of our rights, we will pay One Hundred Dollars to any one proving to us that they have bought from any manufacturer or dealer a pair of shoes as "Day Sewed" without the Trade Mark or Royalty Stamps of the patentee, GEO. W. DAY.

THE DAY SEWED SHOE MFG. CO.,

No. 23 N. EIGHTH STREET.

Mr. H. S. BEEBE, No. 231 North NINTH Street, dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement.

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of MEN'S BUSINESS SUITS is what we want you to see before you buy. Novelties constantly being received for BOYS' and CHILDREN'S WEAR. The Norfolk Takes the Lead this Season. We never before carried such a select stock in MEN'S FURNISHING.

Browning, King AND Co.

910 & 912 CHESTNUT STREET.

BUELL'S FIRE EXTINGUISHER.

Consists of 7 or 45 gallon founts, the latter on wheels, and Force Pumps that throw the chemical 100 feet. The BEST and CHEAPEST protection for VILLAGES and all kinds of individual property, ever offered. Write for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

A. LEDIG & SON,

MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,

Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG.
RICHARD A. LEDIG.
C. W. LEDIG.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) 308 Chestnut St., Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 32. PHILADELPHIA, MONDAY, AUGUST 16, 1886. PRICE 15 CENTS

Items of News.

—The iron trade is booming at Pittsburg.

—The city will expend next year $17,523.-711.

—The Baldwin Locomotive Works now employ 2,514 hands.

—The Police Station Telegraph Operators get $950 per annum.

—The two properties, 711 and 713 S. Fifth street, sold for $10,000.

—The dwelling and lot, 21x90, 2007 Columbia ave., sold for $8,000.

—The new sub-Treasurer, S. Davis Page, has entered upon his duties.

—The property S. W. cor. 22d and Mt. Vernon street sold for $7,500.

—The sales of lumber in Philadelphia for the year ending July 1 amounted to 455,250,-000 feet.

—Railroad mileage so far this year foots up 2,300 miles, against 1,300 miles for same time last year.

—The firm of J. C. McCurdy & Co., auctioneers, 428 Market street, has made an assignment to D. R. Patterson.

—William M. Singerly is having sixty-six dwellings erected in the vicinity of Twenty-third and Norris and Diamond streets.

—Along the docks in Chicago workmen are unloading a cargo of 1,800,000 feet of lumber from Duluth, the largest consignment ever known.

—A charter will be granted to the "Philadelphia Steam Paving Co.," the character and object of which is the paving by steam of streets, alleys, parks and public thoroughfares.

—In London gas is furnished at the rate of sixty-five cents per thousand feet, and the companies pay dividends of twelve per cent. In Brussels the price is eighty-five cents per thousand feet.

—Contracts are now being made at the Treasury Department for fuel, light, and miscellaneous supplies for all public buildings, for which there is an available appropriation of $600,000.

—Wrought iron fire-escapes have been placed on the northern and southern walls of the Academy of Music. There are now six exits from the amphitheatre and seven from the family circle.

—The stockholders of the Baltimore and Ohio Telegraph Company, in Pennsylvania, have decided to transfer the property and franchises of that corporation to the Baltimore and Ohio Telegraph Company of Pennsylvania.

—The work of the assessors, as completed, shows a total valuation of property in the city of Boston of $710,581,700, being an increase of $25,002,700, or 3⅔ per cent. above that of last year. Such a marked advance in valuation has not been known of late years.

—Application was last Tuesday made to the Common Please Court for a charter for the "Philadelphia and Reading Railroad Employes' Mutual Relief Association of Philadelphia." The purposes of the society is to aid its members and their families in sickness, accident or death.

—The window glass works of Wetherald & Wells, at Massillion, were destroyed by fire on Wednesday afternoon. The building contained a large amount of finished goods all of which were lost. The books and a considerable amount of money were locked in a safe and are supposed to be intact.

—The Philadelphia carpenters propose to take steps to abolish piece work, so that a working day may really consist of nine hours and wages $2.75. It is stated that the carpenters employed by Mr. Wm. M. Singerly have been dismissed from the Union, because they insisted on working ten hours.

—Counterfeit standard silver dollars are being circulated. They are excellent imitations and have the ring of a gold coin. They have the date 1882. The figure 8 is a little imperfect and the milling is deeper and sharper than that of the Government dollar, as it extends across the full thickness of the piece.

—The commission as a Board of Fire Escapes accepted an invitation from Superintendent George Roney, of the Almshouse, to inspect the system of fire escapes lately erected in the new buildings, and directed advertisements to be made for proposals to build four new boilers for engines Nos. 14, 19 and the two substitute engines.

—Vast sums are seeking investment in mortgages. This is shown by the records in the office of the Recorder of Deeds. During the first half of last year 3,803 mortgages were satisfied, amounting to $11,250,000. During the last half 3,824 mortgages were satisfied, aggregating nearly $15,000,000. For the first half of this year 4,504 mortgages were satisfied, representing a little over $20,000,000.

—The lumber and furniture failures in Boston excite but little attention in the trade here. A representative of the Pearl street firm said on Monday that the Western furniture makers, through superior facilities for obtaining their lumber, had cut into the business of the Boston dealers, and this had probably embarrassed them to a large extent, but there was no trouble in the business here, which was on a sound basis.

—A combination of asphaltum paving contractors having raised the price 10 cents per yard, the Street Committee of the Camden City Council has decided to discard that material for Belgian block. A bid from an asphaltum contractor for the paving of two streets has been rejected. It is understood that the combination will carry the matter into the City Council and endeavor to have the action of the committee reversed.

—For sixteen points in the West and Northwest the records of the Signal Service show an average of 6.53 inches of rainfall during May, June and July of this year. The average of the same points for 11 years past is 12.52 inches for those three months. The supply of moisture this summer, thus far, has been but very little more than half the average of the season.

—At a meeting of the Gas Trust's Finance Committee, on Thursday, the payment of $35,250 on account of the contract with Floyd & Krischner, of New York, for erecting the experiment plant of the regenerative system at the Ninth Ward Works was authorized. The Cashier made his monthly statement, and the necessary appropriations for wages and emergency bills were made.

—The Harleigh Cemetery was opened to the public last week. It is situated on the Haddonfield pike, two miles from Federal Street Ferry. The cemetery is arranged on the European plan, and where graves are dug no mounds are permissible. The spot where persons are interred is to be marked by headstones or marble shafts. A mausoleum is in course of erection, and a beautiful lake adorns the centre of the grounds.

—There are 53,614 postmasters in the United States. Out of this total 22,747 have been appointed by the present Administration, 3,482 to fill offices newly established, 587 to fill vacancies occasioned by death, and 9,112 in consequence of resignation or the expiration of the time for which they were commissioned. There have been only 9,566 removals or suspensions. Over half the post offices, it will be seen, are still in the hands of Republican appointees.

—Health Officer Veale imparted the welcome information to the Health Board last week that there had not been a case of varioloid or small-pox in this city since June 2, 1885. Several supposed cases of small-pox were found to be harmless ailments. Objections were filed to the closing of the pump wells at 1013 Otis street and 1501 East Montgomery avenue. Both cases were referred to the Sanitary Committee. It was reported that 482 plumbers had registered with the Board. Twenty-eight vessels were inspected and found to be in good sanitary condition.

—It takes annually 75,000 acres of thirty years' growth to furnish ties alone. In the United States 3,500,000 telegraph poles are in use, and more than half that number are used every year to build new lines, and for repairing those already constructed. Lumber for general building purposes, worth $233,-000,000, is annually consumed in the United States, and it is safe to estimate that one-third more of the amount is required for the whole North America. Exports of wood for manufacturing purposes have a value $22,000,000. The value of shingles is given at $100,000,000, lumber for cabinet making and fencing valued at $800,000,000, coopers' stock at $45,000,-000, for agricultural inplements $100,000,000.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 38 South Third Street.

Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT.
Estates settled and Accounts adjusted and intelligently stated.
925 Walnut Street, Philadelphia.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.
1903½ Oxford Street, Philadelphia.

A. J. WEIDENER CHURCH LAMPS
ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List.
GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION
SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 32. PHILADELPHIA, MONDAY, AUGUST 16, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, AUGUST 16, 1886.

ANOTHER mechanic comes forward, who proposes to construct an engine, which will effect a saving in coal of 80 per cent. He proposes to do it by using the same steam over and over.

A FOUNTAIN in a public square needed painting. A painter offered to do the work for nothing if he could take his time about it and not be obliged to finish by any fixed date, and could put up a fence to screen himself from the vulgar gaze. His proposition was accepted and he immediately put up the fence and sold out its surface to advertisers. When he will get through with painting that fountain no one can tell. It would seem to depend on how long the fence will last before it rots away.

THE master carpenters of this city are opposed to the nine-hour rule and are considering how they can return to the normal work day. There is talk of establishing a building exchange on the style of the Journeymen's Buildings Trade Council. One reason for the desire to return to the ten-hour day is the urgency for building labor. It is said that labor is in very active demand,and while there is no other objection to the nine-hour day, the employers think that the present favorable opportuuities should not be lost simply for the gain of an hour which does no practical good. They are willing to pay for the additional services, and will make the request of their workmen to add one hour to the work day. The master carpenters of this city certainly should have an exchange of their own, in place of the present loose and disorganized association. The interests are extensive enough, and with the proper effort, no doubt an exchange can be built up which will put the employing carpenters upon a very different basis.

THE system of advertising for competition among architects where a public building is to be erected has its good point and its bad ones. The evil is that architects plan the cheapest possible building, at the expense of good work and good judgment. In a certain case a school building, which was to cost $70,000, cost $190,000, under the competitive plan when it was finished.

THE sewage question is attracting a good deal of attention, and is one, which will crowd itself upon the attention of municipal authorities. It is strange to say that no perfect system has yet been devised. In some parts of Europe, the sewage is utilized in irrigation. Originally much objection was made to this, but a few years experience has demonserated its advantages. The rental of land in irrigated districts has multiplied five times.

THE Master Builders of Boston, have an association for the gathering of information and for discussion and the interchange of social, architectural and business matters. The association will meet quarterly. There is an arbitration committee of three, which is empowered to settle disputes among the members and adjust grievances. They are to receive $5.00 apiece for each side, to be paid by the loosing party. The capital stock is to be $5,000 in 100 salaries of $50 each. Each member may hold only one share, all firms to count as a single member only. The membership is consequently limited to 100. No one is eligible for membership but those engaged in their own name in some branch of the building business. While the by-laws do not restrict membership to builders located in Boston, such is no doubt the intention. A "non-corporate" membership is further provided for "branches of business subsidary to the mechanical trades represented in the corporation to the number of 125."

The officers are a president, vice-president and secretary, who also acts as treasurer. These, with six other members, constitute a board of trustees. There are committees on room, admissions, complaints and arbitration. As to the room, members are prohibited from using it as an office to pay off employees, or to allow them to congregate in the vicinity. The complaint committee is to receive charges preferred in writing against any member, such charges to be attested by the written signatures of five other members. They have power to try the case and either acquit or censure, suspend, fine or expel from the association.

SEVERAL co-operative companies are projected in this city.

THE Board of Revision of Taxes puts the total real and personal property of Philadelphia, taxable for municipal purposes, at $628,679,312, an increase of $18,000,000 over a year ago. These assessments do not, of course, properly represent or even approximately represent the actual increase in value. A reform is needed in this direction. Assessments at actual value is the only sensible and honest way. Within nine years about 30,000 new buildings have been erected at a cost of $120,000,000, but the assessments show an increase in value of only $7,000,000.

THE insolence of the bankers now in session at Boston is only equalled by their learned ignorance. If they had their own way they would participate a panic in this country within twelve months. Money is too plenty for their convenience and too cheap. They wish to make money scarce and dear. They therefore advocate a return to the gold standard and a discontinuance of the silver coinage. The bankers had their way years ago, and through their control over Congress, precipitated a panic, which held the country under the throes of bankruptcy for several years. The bi-metallic standard can never be safely departed from. Our country has prospered under silver money, and the abundance of silver has put off the evil day, which is sure to come when that money is legislated out of existence. The bankers have been biding their iime. They hate silver and will crush it out whenever they find the opportunity. Hugh McCullough wrote a letter, in which he said that the country is drifting financially from old land marks. He admits the danger of the single standard. He knows very well that means national bankruptcy. He urges the suspension of silver coinage for an indefinite period, and the discontinuance of notes under $5.00. The association represents 8,300 banks. The bankers took note of the petition of the Knights of Labor, which asks that the Secretary of the Treasury shall establish loan offices in each county in all the states,where money shall be loaned upon request, on offer of good security at 3 per cent. This would not suit the national bankers. Too many great fortunes have been made by the loaning of scarce and dear money for them to admit to a scheme which would have the tendency to cheapen money. The people of the country are interested in an abundant supply of good money on a bi-metallic basis, and they will have it.

THE leakage of drain pipes in cellars and basements is a fruitful source of disease too little guarded against.

PHILADELPHIA is provided this week with a new railroad through the enterprise of the Baltimore and Ohio Railroad Company. That company is not seeking Philadelphia trade as a matter of sentiment by any means, but the probabilities are that the competition which increased facilities create will benefit our business men in lower prices for transportation than would otherwise be possible.

THE heavy demand for improved heating ventilating apparatus has resulted in quite a number of inventions being brought out within the past few months. All of them have advantages which show a marked improvement over the apparatus of a few years ago. The high and deep buildings of to-day call for more perfect devices, than were necessary in the small low buildings of a few years ago. The neceseity for utilizing every foot of space, brings with it the necessity for proper light and ventilation. The architects, on their part, have solved the question of light in an admirable manner, and the inventors are solving the question of ventilation in a very satisfactory way. The use of the electric light in large buildings allows of the utilization of space which has heretofore beeh practically useless. Light and ventilating apparatus and heating appparatus have all been brought to their present high degree of perfection.

THERE has always been a difference between architects and builders as to whom architects should be responsible. Most builders think the architects ought to be the agents of the contractors instead of the owner. An architect scores builders pretty hard in the following lines:

"If they have taken the job too low, made a mistake in their calculations, or the price of materials goes up on them, or they are slow about pushing things when the weather is good and then can't work when it is bad, or if third-rate lumber is sent when first-class is specified, or thin doors where the specification calls for thick ones, or they get all the sashes in a block of a dozen houses hung with cheap American hemp cord when the best Italian is specified, or the plasterer lays off his job when three-coat work is called for, or puts up eighteen-inch cornice where the plan calls for twenty-four-inch or thirty-inch, or—I could fill two hundred and fifty pages with more of the same brand and then not get through—then they expect the architect to help them palm it off on the owner, or coax him to accept it as being just as good or better than what was specified, when every one knows it is not, and to make no deduction for inferior work or materials, loss of time, etc., etc. I could use several more etc.s and then not fill up the bill."

If the architect holds the builder to the contract, the builder is likely to feel he has been badly treated. In some of the Western cities both sides are endeavoing to harmonize their relations and to get at a proper understanding. The architect is, properly speaking, the agent of the owner, and is employed by him to see that justice is done him. If it is not his business to do so, then his services are not of much value. It is to the interest of the architects to have their relationships properly understood, and to act faithfully as the agent of the owner, and compel adherence to the contract, without regard to consequences. Fortunately, in Philadelphia there is but little occasion for misunderstanding, yet misunderstandings do arise. In some cases builders expect the architects to practically play the part of foreman, and do things which do not properly come within the range of the architect's duties. If work is spoiled the builder sometimes unjustly blames the architect. The builder has his work, the architect has his. Owners sometimes make the mistake of ordering modifications without consulting their architect. This, besides being unbusinesslike, is discourteous, and has led to serious trouble. Where men want instructions how to do a certain light piece of work, the architects claim they should come to them. This is a debatable question. Sometimes they should and sometimes they should not. The workmen are not to be blamed for making mistakes. Ordinarily, they should go to the builder, but the builder would not undertake to give directions which should come first from the architect.

THE real estate market has been more active during this summer season than heretofore, a fact which real estate agents are not able to intelligently account for. The activity is without any marked appreciation in properties. There is so much building property available that owners find it dangerous or impossible to put up prices. Even in the building, which has shaken all the city, owners have shown themselves quite willing to accept reasonable prices, although in some cases advances have been paid without objection. The erection of a few fine business structures on Arch, Market, Chestnut and Walnut Streets will have the effect of improving the value of real estate and increasing the demand for it on those streets for building purposes. As previously remarked, the tendency is in that direction. It will not be many years before those streets will be largely utilized for business purposes. A good many inquiries are being now quietly made to ascertain whether properties can be had and the prices. Of course inquiries are conducted very prudently, and in many cases without, as yet, any success. The old property holders do not readily surrender, even to the imperious demands of trade. Trade is stronger than sentiment and the old houses will go. The Thomas auction house has started the movement on Chestnut street, and other houses will likely move from down town to west of Broad street. The prices asked are not high considering the probable increase in values that may be expected during the next five or ten years. Compared to down town, prices there are certainly low. The chief difficulty is the unwillingness of property owners there to vacate. In suburban districts there has been a rather moderate movement. A large amount of property has been secured by builders for next year's requirements. A good deal is being offered. It would be quite an interesting exhibit, when our Real Estate Exchange gets into working order, to see the amount of property that can be had. Property is rather scarce along the line of the Pennsylvania Railroad, both Westward and in the New York direction, but there is an abundance of cheap real estate elsewhere. Speculation has not entered into the movement and has very little opportunity of making itself felt. Our lists of conveyances are quite instructive. They show that small properties are selling more freely than any other. The list of mortgages is increasing, but they are being rapidly paid off. The rate of money is low, and is abundant in large blocks. Small borrowers are obliged sometimes to pay high rates to street brokers. There are rumors on the street of large building operations which may not be undertaken this fall. These rumors generally precede large operations. We are not at the end of our building activity, yet it may be doubted whether any very heavy operations will be undertaken with the expectation of completing them before cold weather.

INSURANCE people are endeavoring to devise or suggesting the necessity for the devising of some means by which the immense losses by water can be avoided, in part at least. Chemical engines are being used, and as they are found efficient their use is being increased. A vast amount of damage is done to material in large warehouses and stores. A trifling fire often leads to the destruction of immense quantities of costly fabrics. Architects are giving their attention to the matter. The Boston Board of Fire Underwriters recommends that the floors of upper stories be placed at an incline of one-eighth of an inch to the foot, so that with proper iron scupper holes placed in the external walls, all water thrown into a given story for the extinguishment of fire will quickly run out of the building, without doing any possible damage by water to goods on the floors below. Another plan is to lay a plank floor, and then put on a regular felt and tar roofing (of course without gravel), and lay a matched upper boarding in the hot tar. This makes the floor water-tight, and is thought to be superior to the first-mentioned plan. All things considered, there is a great improvement in this respect over the experience of a decade ago, but it is believed that modern ingenuity may yet do much to lessen the loss from this source.

The Daily *Record* makes this statement:

Philadelphians need not point their fingers in derision at the people of New York because of the Squire business. We have had as many as nine departments under the cohtrol of one man, who dictated appointments and more or less influenced their business. Even the Judges on the Bench bent to his will. Would it shock the community if it were to know that checks, with indorsements, are still in existence showing how a percentage of the expenditures of one city department was paid into a pool, and that dividends were paid regularly by means of checks?

THE Brotherhood of Carpenters have agreed to locate their General Executive Board in this city for the next ten years. No better place can be selected.

WORK on the Baltimore and Ohio tunnel is being pushed as rapidly as labor and electric light can push it.

THE Pullman Palace Car Company seems to be unfortunate. A few years ago it had an angel for a cashier, who ran away with a large amount of money and who for several years has been residing in Joliet. The sudden departure of their Mr. Bradley is now leading to a hurried examination of the books. The assistant agent of the company does not feel at liberty to give any statements to the press just now. These defalcations are getting entirely too numerous. Respectable thievery is not punished as it should be. We need a few hard-hearted judges and juries.

THE Electro-pneumatic Transit Company will establish six stations on the experimental line on Walnut and Fifteenth streets. One will be at the Pennsylvania Railroad Station at the foot of Walnut street, one at the Colonade Hotel, and one at Broad Street Station. The other three have not yet been located. If the Girard Estate can be crossed there will be one at the foot of Market street. A package can be sent to New York in 17 minutes, or to any part of the system in this city in five minutes. The box containing the package or message will be 2 inches in diameter by 7 inches long. Wherever desired branch connections can be made, under the control of the electric switches at the central station; the carrier tubes may be used at night to blow a whistle at the nearest patrol box. The color of the carrier shows whether the alarm is on account of fire, or whether a policeman is wanted, and on the side of the carrier is stamped the street and number of the house; but it is to be tested first as to its paying capacity.

THE question of protection from lightning has of late years assumed large proportions. There is room for study and discussion as to the best methods to be used. Sometimes, where accidents happen, it is because the rods have not been examined. Sometimes there are not rods enough; sometimes they are not of suitable size; sometimes they have not proper earth contact. A good thick iron rod will generally answer, but sometimes copper does better. It is best to carry the rod up the side which is exposed to the rain, and sharp angles should be avoided.

It is not necessary to insulate the rod from the building by passing it through glass rings, as was formerly done, but it may be fastened directly to the wood or brick work by strips of the same material as the rod. The lower end may be forked where it enters the earth, and in some cases it is attached to metal bars or plates buried at the bottom of a pit to give a large surface for discharge.

It is important that the ground connection be kept always moist, and where a cistern is not available a rain water spout is sometimes brought down from the roof, so as to discharge directly over the place where the rod enters the ground, thus providing automatically for its dampening by the shower itself.

REAL ESTATE.

Chicago real estate men report business in their circles of residence property as brisk. They say that most of this sort of realty is being purchased for immediate improvement.

The real estate market, generally speaking, is in a very healthy condition as regards auction and private sales. The total amount realized from auction sales during the past week was $355,076.42, against $147,890 for the preceding week. Last week the brokers' sales amounted to $840,500; this week the total is estimated at $450,000. Notwithstanding the decrease in the number of private sales, the market is decidedly active for this season of the year.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ADVERSED POSSESSION.

An adverse possession of land for twenty-one years is sufficient under the statute of limitations to confer title to the possessor, and although the statute does not directly apply to a merely incorporeal right the courts have in furtherance of justness and for security of title, applied the principles of the statute to them as an artificial rule of law.

BUILDING ASSOCIATION.

Although a borrowing member of a Building Association who has assigned his stock to the association, and also given to it a mortgage upon his property to secure the payment of the loan, may by express act, apply his payments of stock due in part liquidation of his mortgage debt, such payments do not *ipso facto* amount to payment on account of the mortgage.

One who has no lien upon the stock, but merely holds a junior mortgage upon the land, cannot compel the association to appropriate the stock payments to the satisfaction of the mortgage debt.

COVENENT.

Door steps and the right to maintain them upon lands, are a breach of the covenants of seizin freedom from incumbrances, and quiet enjoyment, which by the Act of May 28, 1715 are implied in the words "grant bargain and sell" in a conveyance.

But in the case of front steps of an adjoining house so constructed as to occupy a portion of the sidewalk in front of the premises conveyed, there is the presumption, this being a special condition of the property that the purchaser bought with a knowledge of the fact. In such and similar cases there is the further presumption that if the incumbrance is really an injury; such injury was in the contemplation of the parties and that the price was regulated accordingly.

LEASE.

In an action on a covenant in a lease to give the refusal of a subsequent lease to lessee or his assignees who have been accepted by the lessor, an unaccepted assignee has no standing if lessor neglects to give him the refusal of a subsequent case.

MECHANIC'S LIEN.

To recover under a mechanic's lien claim, claimant must show a debt contracted for work done or materials furnished for or about the construction of the building, and that the claim was properly made and filed in pursuance of the terms of the statue.

The fact that the work was done on the credit of the building will be presumed where claimant has complied with all the provisions of the statute relating to the lien which he claims.

MORTGAGE.

The mere execution of a release of the lien of a mortgage on the land described therein, does not discharge the bond secured by it, nor extinguish the debt, without any other evidence. Even the entry of satisfaction of a mortgage, the bond secured by it being unpaid, and retained by the mortgagee, and the interests of third persons not involved, does not discharge the bond.

SALE.

By the sale of a lot bounded by a street, title passes to the centre thereof if the street is not expressly or by express implication reserved.

By a sheriff's sale of the lot, title coextensive therewith, passed to the purchaser.

TENANCY.

A parol lease made by the owner of land, without writing, or by his agent without written authority, for a term exceeding three years, is of itself but a lease at will, but if possession has been taken and held under it for more than a year, the tenant paying and the landlord receiving the rents annually as they accrue, according to its terms, the lease, although it could not have any further or greater operation, will thereafter be construed as a lease from year to year, and, upon proper notice, may be terminated at the end of any year, but at no other time, excepting by assent of the parties.

F. R. SHATTUCK.

THE Chicago *Times* thinks "there is promise of a large amount of new railroad building throughout the West and Southwest during this year and next. Several of the old-established companies have important enterprises under way or projected, and it is estimated that from $75,000,000 to $100,000,000 will be expended in the construction of new lines and the extension of old ones. The greater portion of the new mileage will be built by such companies as the Chicago and Northwestern, the Chicago, Milwaukee and St. Paul, the Missouri Pacific, and the St. Louis and San Francisco." To the foregoing we may add the following from the Chicago *Railway Age:* "The number of new railway enterprises that we are called upon to record from week to week is surprising. Not only are the great railway systems in the West continually pushing out new lines but numerous independent local organizations are coming to the front." Undoubtedly there is a genuine revival in railroad building.

DR. LEON CRUZ, an eminent Nicaraguan, and Dr. Jose Macias are in this city, from Central America, to purchase engines, machinery, water-pipe and other material for the town of Leon, the most thickly settled city in their country. Dr. Cruz was sent here by the President and others to secure American machinery, which was desired in preference to the cumbersome English article. The contract will be the largest ever given to the United States from Central America.

A NEW YORK money broker says: "There is any amount of money in the market to be loaned at from 4 to 5 per cent. So far this month I have loaned over $300,000, and have $1,000,000 and more to loan at from 4 to 4½ per cent. The only trouble is, good applications are exceedingly hard to obtain; that is why the amount of money lying idle is so great." The increase in the amount of money loaned during the past building year is stated to be from between $12,000,000 and 15,000,000 over preceding years.

BUILDERS' ITEMS.

Building and Real Estate Notes.

"LOTS of business in sight" is what everybody says.

JOHN LEONARD, builder, is erecting twensix six-room houses on Hillery street, to cost about $2,000.

THE rent of a florist's house and small store at 2028 Columbia avenue was advanced from $17 to $35 per month.

A FINE M. E. Church on the S. E. corner of Eighteenth and Wharton of brick and brown stone trimmings will be erected.

STEMBACH & CHESTNUT, builders, are building twenty-eight dwelling houses, from Morris to Moore, on Bancroft street.

WM. M. CRAVEN & SON, real estate brokers, 1546 North Seventh street, has just completed the sale of a property, 2340 Otter street, east of Memphis street; also two on Lawrence street, Nos. 2918 and 2920, for $1,650 each.

THE forks of Nineteenth street and Ridge avenue, the site of the "Old Portico House," and two stores, have been purchased by Mr. Bainbridge, on which he will erect himself a handsome three-story store and dwelling. The property realized $14,500.

DIXON & HALLOWELL, Ridge and Fairmount avenues, have just completed the sale of properties 722 North Eleventh street, for $4,200; also 1608 Fawn street, for $2,300; also 504 Larkin street, for $1,300. They report business generally very encouraging, with fall prospects.

W. TWINING & SON, 2133 Columbia avenue, real estate brokers and conveyancers, have just completed the sale of a property, 1510 N. Twenty-third street, for $2,500. They have several other matters all but closed. They report real estate with them as being good, with good fall prospects.

P. H. SCHAEFFER, 1309 Columbia avenue, real estate broker and conveyancer, has just completed the sale of a property, 1416 North Twelfth street, for $5,850, to Chas. D. Escher, Jr., and within the last ten days has done considerable business in mortgages and conveyancing, also making alterations, 1735 Columbia avenue, turning private dwelling into a store.

S. E. GARDENER, Third street and Washington avenue, real estate broker and conveyancer, reports his business in conveyancing good; and further, says that real estate generally, is satisfactory, it being better at this season of the year with him than he has felt it for some three years. Inquiries for properties, both to rent and purchase, are commencing to be made freely.

J. R. MASSEY, real estate broker and conveyancer, Thirteenth and Green streets, report business generally good, with good fall prospects, houses from $25 to $30 being taken up freely. They have just completed the sale of a store and dwelling, 813 Thirteenth street, for $4,150. They have several desirable warehouses at their disposal, well located for business purpose, some on Sansom and one on Chestnut street.

GEO. LODGE, real estate broker and conveyancer, reports business a little dull. He has just completed the sale of five houses on Bankeroft street for $1,450 each. Mr. Lodge is at present staying in Atlantic City with his family and while there has had the misfortune to loose one of his handsome horses which he had taken with him, in spite of all the skill of best vets. The horse was fortunately insured, but will be difficult to replace.

A LARGE Presbyterian Church is to be erected at the corner of Eighteenth and Tasker on the S. W. corner. It will be of brick and brown stone.

FRIEL & SIMPSON, Nineteenth and Wharton, real estate agents and builders, report properties renting freely; have within the past few days made sale of six houses on Mole street for $1,900 each. Mr. Friel states fifty-two houses were built by them and finished August 1, on Mole and Hick streets, forty-two of which have already been sold and inquiries are now being made for the remainder. They are erecting fifty-six six-room houses on Morris and Moore streets, which will rent for $15.00, several of which are already sold.

Building Material.

Wonderful progress has been made in the production of building material. The attention of builders and architects and others has been closely devoted to supplying material for buildings that would add to beauty, cheapness and durability. The improvements run from slate roofs and tile drainage to mural jointings. Nothing that can add to the practical or esthetical value of a home has been lost sight of.

The stove and grate manufacturers deserve much credit for what they have done. Mantels have been vastly improved and are now real ornaments. Open fire-places are finding favor with architects, builders and buyers. Old style brass fenders and andirons are met with very frequently in the better class, of especially suburban residences.

Shaded antique glass is also finding quite a general recognition. Tiles of all descriptions and moysaic work is now common, where a few years ago it was exceptional. Endwood floors are also quite a feature in a good many of the finer houses. Art metal work has taken a fresh start within a year or two and front doors are made now with a character suggestive of reproductions of the sixteenth century of olden times. Brass railings are much more frequent in offices. They impart a livliness which woodwork or ironwork cannot do. Interior decoration is becoming an art in itself, not only in churches, but in banks and private houses. The sombreness that held such a grip upon art is disappearing and invention is racking itself to supplant the old notions and introduce ornamentation that accords with taste.

Asbestos has of late years been very generally used for the line between floors, under slate, shingles and trap boards. It deadens sound, reduces the danger from fire and has advantages which is leading to a very extended use. Natural wood ornaments in panels, rosettes, etc., are very common. Papered vaneers for plastered walls and ceilings are coming into quite general use. The demand for fire proof building material has doubled itself within a short time. The manufacturers of coarse terracotta brick have had more demand this year for their products, than during any former season. Corrugated iron roofing is in much more general use, a fact that is made evident by the increased capacity of the manufacturing establishments throughout the country. Metal shingles are preferred, where insurance costs are large. The wire cloth manufacturers report this season a very heavy demand for fire proof wire lathing. A thousand and one little inventions have been introduced into generol use, without which the modern residence is incomplete.

The sanitary improvements keep pace with all others. At the same time a good many comparatively worthless inventions are coming out, but they are short lived. The manufacturers of gas engines have sold as many engines this year as last and give a good account of trade. Most of the manufacturers of steam heating apparatus are busy. The business must be encouraging as several new firms have started up this season. Gas making machines for houses are coming into use. Some of the companies report themselves full of business. Patent air bells have been introduced for houses and offices, worked without wires or batteries. The variety of new and improved shutters is sufficient to please the most exacting taste. The interior decorations are everything which taste and art can suggest. The spirit of improvement is abroad, and with all the progress we have made, there is yet a wide field for further progress.

Building material of all kinds is surprisingly cheap. In a short time, the builders of cheap houses will find it possible to introduce some of the adornments, which at present, are to be found only in the more costly.

Improvement of Niagara Railroad Suspension Bridge.

Some important improvememts are being made in the Niagara railroad suspension bridge which may turn out to be as dangerous as they are difficult of accomplishing in an engineering way. The four massive towers of stone, which support the big cables of the bridge are to be replaced with iron supports, and it is thought now, that, although perhaps dangerous, this can be done without much interference with the use of the bridge. Every precaution to avoid an accident has been taken by Mr. Buck, the engineer in charge of the work. Workmen are now making room on the sides of the towers for the preliminary iron work, and stone is being chipped away with care by experienced men, who know just which one to remove. On the top of the towers, men who look like pigmies from below, are drilling in the caps so that when the time comes the hydraulic jacks may be applied and the great cables safely cradled from the stone supports which have held them up so long, and placed on strong iron towers which will replace the stone ones. The ironwork is being made in Detroit, and the shipments of material will soon begin. The cost of the new towers will be $40,000. Disintegration of the stone is the reason for changing the towers.

Has It Come True?

The meteorologist, Professor Foster, will say, in the Burlington *Hawkeye*, to-morrow, that one of the greatest storm periods of 1886 will begin on August 16th and continue till the 27th, during which the great drought will be completely broken by heavy rains, hail and tornadoes, and heavy gales. A tropical hurricane will be felt on the southeast Atlantic coast between the 16th and 20th. These storms will be general, and Iowa, Illinois, New England States, Eastern Canada and Labrador will be in the danger path. Vivid sun spots will appear from the 16th to the 24th, and brilliant auroras on the 20th and 23d.

A CINCINNATI dispatch last week stated that the Builders' Exchange has ascertained on reliable authority that the bricklayers' strike in that city on account of the employment of non-union hod-carriers is in obedience to an order from the International Amalgamated Union. It is stated that the Amalgamated Union selected the bricklayers of Cincinnati, who are well organized, to begin a movement against non-union labor of all kinds. Thus far the strike has thrown 3,000 men in the various building trades out of work, and next week the number of idle men in these trades will be doubled. A boycott is to be organized not only against contractors who employ non-union men in any branch of organized labor but also against all employers who use material which has been got in readiness by non-union men.

The New B. & O. Depot.

Mr. Frank Furness, the architect, says that the new Baltimore and Ohio depot, to be erected at Twenty-fourth and Chestnut streets, will be equally as fine as the Broad street depot.

The lot upon which the new station will stand is bounded by Chestnut street on the North, Sansom street on the South, Twenty-fourth street on the East and the Schuylkill River on the West. It was formerly occupied by marble and stone yards and had upon it a number of unsightly frame buildings, all of which have been cleared away to make room for the new station. The ground was purchased of P. S. Rowland and Victor I. Sartori. Its dimensions are 230 by 238 feet, and it has fine natural advantages for the Baltimore and Ohio's purpose. The tracks of the road running up along the Schuylkill will pass between the station and the river, and under the second arch of the Chestnut street bridge, or Northward, to join the tracks of the Reading. The chief advantage will be that the East end of Chestnut street bridge will be used as an entrance to the station. People can step directly off a street car and walk into the main floor of the building, which will be on a level with the bridge.

The main portion of the building, which the passenger enters, will rise sixty-seven feet above the pavement of the bridge and ninety-four feet above the bed of Twenty-fourth street. In the centre of the main entrance, which is near the Northeast corner of the building, will rise an ornamental tower, 140 feet above the level of the street. Near the top will be a clock with a four-foot dial on each of the four sides. The building will front 173 feet on Chestnut street and 110 on Twenty-fourth street.

The outward appearance of the building will be striking. The style of architecture is Flemish. The lower wall will be principally of iron, carried on iron columns and boxes, and the upper walls will be of brick, red-stone and terra cotta. The string courses, cornices and brackets will be of terra-cotta, and the roof will be covered with red tile. The appearance of the building in profile will be most picturesque.

The main entrances to the station will be from the Chestnut street bridge, one at the east end of the depot and one at the west. The eastern entrance will be 63 feet wide, and the western 38 feet; the main waiting-room will be 119 by 38 feet; the ladies waiting-room, 48 by 63 feet; the restaurant, 40 by 50 feet, and the lunch bar 40 feet square. The ceiling of the main floor will be 20 feet high. The architectural work will be of the very finest description and elaborate in all details. Hard wood will be unsparingly used. Leaded glass will be used in the skylights; the floor will be granolithic cement with ornamental border. The stair cases will be broad and elegant. The third and fourth stories will belong to the officers. The main operating room will be 120 feet long with accommodation for 100 operators.

Work upon the station is now to be rapidly pushed. The train shed, which will adjoin the station and will be 300 feet long and 110 feet wide, is already under contract and work has been begun. The architect is now hard at work upon the foundation plans of the station proper, finishing them up so that specifications can be drawn in a day or two and the contracts be given out. The foundations will be laid early in the Fall.

—The Pennsylvania Company proposes to build a connecting link between Youngstown, O., and Wheatland or Sharon, Pa., uniting the Erie and Pittsburg and the Pittsburg, Fort Wayne and Chicago Railroads. It will be an important feeder for freight from the North.

Southern yellow pine is invading the white pine region. The new elevator at Duluth, Minn., on the shores of Lake Superior, and the most northern point in the state, in the very centre of a heavily timbered country, is being built of pine from Mississippi and Louisiana. Although the lumber has to be carried by rail 1,200 miles, it is still found the best and the cheapest for this purpose. In Chicago also, the most important lumber market in the world, the largest warehouse yet built there is under construction of Southern pine, it being the strongest and best timber for heavy edifices. These facts bear evidence of the value of this southern timber. If it can compete with the product of Michigan and Minnesota to-day, while their forests yet remain, what must be its superiority, what its value, when the northern pine is no more?

New Buildings and Improvements.

A good deal of building is going on in Kensington, nearly all of two and three story dwellings.

A neat brick building is being erected in Bordentown for the Citizens' Hook and Ladder Company. It will be ready for occupancy by September 1.

The National theatre at Tenth and Chestnut, is being improved under the direction of the George Plowman Company. Among the new features will be a 60 feet ballustrade along Tenth street. A new lobby 45 feet deep and 18 feet high. The cost of the alterations will be about $15,000. The lobby will be of black and white marble tiles. There will be abundant rich carved walnut cornice. The management expects to present a theatre to the public which will command first class patronage.

The North end of the South Eleventh street market house is to be transformed into stores, over which a hall will be built The improvement will take in three avenues of 18 feet each. The hall will occupy a front of 54 feet and a depth of 80 feet. The stairway leading to it will be at the north side, and the two stores, each of which will be 18 feet front by 40 feet deep, adjoining on the south. The hall will be provided with a stage at the west end, flanked by dressing rooms, and will be rented for general meeting and society purposes, while the stores will be rented for business purposes.

At the regular meeting of the Common Council last Tuesday, an ordinance was passed granting the privilege to erect and operate water-works to Mitchelon & Saxon, of Philadelphia, the work to be commenced within thirty days and to be completed in ninety days. The ordinance to grant privileges to the New York Gas Light Company was referred to the Ordinance Committee. The macadamizing of the streets was indefinitely postponed, as there is no ordinance which will permit them to carry out the work and the city charter does not allow for the contracting of more than $3,000 debt unless so voted by the people.

A large theatre will be built on the lot adjoining the Casino on Broad street above Columbia ave. A new well managed theatre in this section would be patronized. The lot on which it is to be erected is 103 feet on Broad street and 197 feet deep. The new theatre will have an elevation of 40 feet, with a roof garden for summer entertainments, which can be reached by two elevators or by stairways. The interior will be constructed in ampitheatre form and will seat 3,000 people. There will be no galleries. The building will be fire-proof and heated by steam. Stage will be 40 feet deep with an opening of 36 feet and will be 32 feet high. Frances Blackburn owns the ground.

Almost one-half of the 260 public schoolhouses are now in the hands of workmen undergoing repairs and improvements. Several new buildings are springing up at an outlay of over $135,000. Particular attention is being paid to sanitary plumbing and ventilation.

Among the improvements to be made in the Mercantile Library building, Tenth street above Chestnut, with the $2,000 authorized by the Board of Directors will be the fitting up of a comfortable reading-room for women; one for men and a third for those who are not members, but who are entitled to the use of the Library because the Board is exempt from the payment of a tax on that part of the building occupied as reading rooms The entrance hall and vestibule will also undergo decided improvements, and four additional book-cases will be placed in the gallery. A new feature of the Library is the issuing of a quarterly magazine, containg a list of newly added books and historical novels of several countries.

John D. Austin, architect of the board of Education has charge of the public school improvements. A good deal of under drainage is to be done and numerous minor alterations made. New floors are being put in some cases; some schools are being painted and kalsomined. The light has been increased in several buildings and fire proof stairways have been built. Sky lights have been put in and furniture in several. The more important repairs, alterations, etc., include the enlargement of windows at the Livingston School, in the Fifteenth Section, the putting down of pavements around the Franklin School, in the Nineteenth Section, new class rooms at the Lynd School, in the Twentieth Section, new desks and blackboards in the Washington School in the Twenty-first Section, and the building of a new six-room addition in the Elisha Kent Kane School, in the Twenty-ninth Section. In all the sections the desks have been thoroughly renovated and a number of new blackboards have been added.

Of Interest to Architects.

Some of the St. Louis architects have adopted printed contracts with their clients, the use of which would seem to obviate any misunderstanding as to conditions and terms of payment.

The Boston Society of Architects is taking steps toward securing the erection of a fitting memorial to the late H. H. Richardson. It is proposed that architects and architectural societies contribute.

The Kansas City Society of Architects hold no meeting during July and August. The first meetings will be held the first Monday in September. Mr. E. F. Fassett is now secretary of the association, which is in a thriving condition.

The resolution excluding from the office of the Cincinnati architects builders making a practice of furnishing drawings was very kindly received by all but those so excluded. About half of the names upon the blacklist have been withdrawn at the request of the parties, accompanied by a written statement of their abandonment of the practice.

It is pleasing to learn that young students in architecture are organizing themselves into sketching clubs in most of our larger cities. These clubs bring many minds in contact with each other, and each imparts its acquired knowledge, keeps afresh the love and enthusiasm for the profession, makes the dry abstract part of architecture pleasing and interesting, and, what is more, it advances the art and elevates the standard of architecture.

A St. Louis architect has got into a difficulty with his client regarding commissions on extra work which was ordered done by the owner after the plans had been adopted and the work commenced. The architect claims commission on these extras, which the client refuses to allow, on the ground that the architect had nothing to do with them and no responsibility was incurred.

The architects of Milwaukee have come to the unanimous conclusion that two per cent. commission is not an adequate consideration for furnishing plans. The same thing was found out in other cities some time since, but a few arbhitects are yet to be found who are willing to take work on the "quick sale and small profit" plan of doing business. The State Associations have remedied the matter to a great extent, and in time they will see that the truth of the adage "the laborer is worthy of his hire," applies with equal force to the profession of architecture.

A Chicago architect writes: "It is perfectly astonishing the number of residences now underway in the suburban towns; not only residences alone, either, but also handsome and commodious business blocks. We all were under the impression a month or so ago, that '86 would prove a very backward year as to the amount of building in Chicago and her suburbs. But lately this has been disproved and a wonderful revival is now taking place. I will guarantee that all architects with whom you talk to-day will bear me out in this statement."

A Milwaukee architect writes: "The Milwaukee Association of Architects was formed in the spring to fill one more of the 'long-felt wants.' There was no fraternity amongst them, and the major portion of them, while not even knowing their associates by sight, had a fine stock of knowledge of their shortcomings without anything to offset it. Aside from this the city has been getting its work done for the munificent sum of two per cent. It has also been desirable to secure some uniform schedule of prices among the better members at least; and also some uniform methods of office rules. We have drawn up a price list for city work, which *will* be accepted, as they have been unable to secure any plans lately, because they at first rejected our proposition." That would not be a bad idea in Philadelphia.

The Western architects are composed of different material from our Eastern architects. They believe in Associations. The Illinois State Association meets on the first Thursday of every month, in Chicago. The Illinois Architectural Sketch Club meets every other Monday. The Kansas City Society meets every Saturday afternoon. The Architectural Association of Minnesota meets every other Tuesday. The Ohio State Association of Architects holds an annual convention on July 15th of next year. The Iowa State Association met last Wednesday. The Texas Association of Architects, recently formed, will meet next January, at Austin. The Missouri State Association meets on the second Tuesday of January. The Nebraska State Association holds its annual sessions on the first Monday of May, and meets quarterly besides. The St. Louis Institute of Architects meets every Monday.

Some Western architects have recently been discussing some interesting questions, which open a very wide field for discussion. One is, "As to the common practice of extending footing courses or courses beyond the boundaries of the property being improved in order to keep the centre of gravity as nearly as possible in line with the centre of the footings." Among other questions are the following:

Would a verbal notice (from the owner or agent of adjoining property) not to extend footings upon his property, subject an architect, who should disregard the request, to an action for damages; or would it involve the owner or both; and would that depend upon whether any damages had been sustained? In other words, admitting the trespass, would an architect be subjecting himself or his client to the annoyance and cost of litigation with a possibility of constructive damages by doing what seems to be a well-nigh universal practice?

Admitting the necessity or at least the urgent desirability of so extending footings, and presuming that the common law would prohibit its practice, is it expedient to attempt to secure a law which shall permit that to be done legally, which is now done without sanction of the law, and thus disarm malicious prosecution in case of unfriendly neighbors?

Are there any constitutional considerations that would be likely to defeat the operations of such a law; or, on the other hand, would the recognized principle, that the greatest good should be paramount to individual rights, be held to justify such a law? This would seem to be a question for constitutional lawyers, and in our judgment it is an important one.

If the owner of adjoining property can, after the foundations have been built, (or partially built), extending upon his property compel the architect or owner of the offending wall to remove the trespassing portions of said wall *at once*, can he obtain damages (constructive or real) for said trespass, and what would be the measure of such constructive damages? It would seem to be desirable that the owner of the wall could legally insist that the wall should remain intact, until such time as its trespass involved the question of *real*, not constructive damages.

Of Interest to Builders.

The manufacture of Portland cement in Germany has steadily improved, and it is a well-known fact that German cement is not only equal to the best English brands, but will surpass the latter by the higher standard of its quality, and is therefore preferred in Germany as well as in foreign countries.

A Pittsburgh man, who builds moderate-priced houses for rent, is using matched flooring instead of lath and plaster for the sides and ceilings of rooms. On this cotton-cloth is glued, and upon that wall-paper is pasted. He says it is cheaper and better than plaster, and cold weather does not hinder work.

The very prettiest decorations for a bedroom are white. Whether the material used be the cheapest muslin or the costliest lace, the result willl be appropriate. A room so fitted will be found cool and airy to the eye, suggestive of sleep and refinement, not mere duty. Next to white the lighter tones may be employed, the warm or cool grays, the latter preferable, buffs and so on. Whatever color is used in the furniture should be carried out in the rest of the fittings of the room. Matting is better than carpet for a bed-room, with a goat-skin or other rug at the bedside.

In bath-tubs, perhaps the most important and luxurious of our sanitary appliances, too great precaution cannot be taken to guard against the dangers of using those having a lining or composed of any material that will in any way oxidize, exude or absorb contaminating or poisonous substances, whether of the vegetable, mineral or animal kingdoms Such materials should not be used. The extent of the bad effects and dangers of bathing in tubs of such nature can, in the absence of thorough scientific research and investigation, only be a matter of conjecture, but to the average intellect it must be apparent that there exist possibilities of a most startling nature.

A method of utilizing the luminous powder prepared mainly as a sulphide of calcium for admixture with cements, plaster of Paris and concrete has been recently invented by E. Ormerod and W. C. Horne, of London, the object being to prepare the articles with a self-contained phosphorescent property instead of coating them with luminous paint. As an example, the patentees take cement, such as is known as Keen's Parian or other suitable make, in varying proportions, as, for instance, 2 pounds to 5 pounds to one pound of the luminous powder; mix the same with water, and then mold it to required shape in the usual way, or lay it on ceilings or walls by means of a trowel.

Lime is cheap. A peck of lime will absorb seven pounds of water, and when thoroughly air-slaked it is just in the right condition to apply to the land. It is then a hydrate of lime. The condition of dryness can be had by occasionally placing lime in the cellar in a broad dish. This will absorb the moisture from the air, but if warm damp air is admitted this drying will have accomplished no good end, unless the lime is constantly renewed, and then the cellar, instead of being cool, will be warm. Hence to gain the maximum coolness naturally the ventilation of the cellar should take place at night or, better, just before daylight, when the air is usually in its coolest state, and generally the driest.

In the construction of fire-proof buildings, the greatest difficlty has always been to find a cheap but incombustible material for floor, iron and stone being necessarily very expensive. It has been recently suggested that this trouble would be overcome by introducing a layer of ashes two or three inches deep in each partition separating the stories. The ashes should be sifted and packed solidly between the wooden floors. These latter, so far as the planks are concerned, may be destroyed, but fire cannot be communicated from one story to another. The earthy mineral particles remaining after the combustion of wood form the best fire-proof of all substances, and, should the burning story be flooded with water, not one drop could pass through the layer of ashes to damage goods in the lower stories. Five to eight dollars per square of ten feet would cover the expense of rendering floors fire-proof in this manner.

A door of the right construction to resist fire should be made of good pine and should be made of two or more thicknesses of matched boards nailed across each other, either at right angles or at forty-five degrees. If the doorway be more than seven by four feet, it would be better to use three thicknesses of the same stuff; in other words, the door should be of a thickness proportioned to its area. Such a door should always be made to shut into a rabbet, or flush with the wall when practicable; or, if it is a sliding, then it should be made to shut into or behind a jamb, which would press it up against the wall. The door and its jambs, if of wood, should then be sheathed with tin, the plates should then be locked at joints and securely nailed under the lockings with nails at least one inch long. No air spaces should be left in a door, by paneling or otherwise, as the door will resist best that has the most solid material in it.

A process has been invented the object of which is to treat bricks or building blocks to solutions of coloring matter and glaze, whereby their value for building purposes will be enhanced, and a structure be ornamented by allowing a choice of colors and shades at the will of the builder. In carrying out the invention, the following formula is employed to form the solution, which, for convenience we will designate the "white body or slip:' Blue clay, ninety-nine pounds; China clay

three hundred and twenty-one pounds; spar, three hundred and fifteen pounds; flint, forty-two pounds; bone (calcined and ground) three hundred and fifty-four pounds. These ingredients are mixed in a sufficient quantity of water, which will give a consistence to the solution that will allow it to be passed through a bolting cloth of seventy meshes to the square inch, after which the solution is allowed to settle, and the water poured off until the residuum will weigh, approximately, twenty-four ounces to the pint. The bricks are dipped or immersed in this solution and allowed to dry, after which they are treated with a glaze or enameling solution, and again dried. The glaze solution is prepared as follows: Spar, ninety pounds; Paris white, eighty pounds; China clay, twenty pounds; borax, sixty pounds; soda-ash, sixty pounds; flint, forty pounds. These mix and calcine in a gloss-kiln. Of this mixture, take two hundred pounds; spar, seventy pounds; flint, forty pounds; white lead, fifty pounds. Grind together wet, and with water form a solution which will pass through a bolting-cloth of eighty meshes to the square inch. After treating with this solution, the bricks are placed in saggers and set in a kiln, and burned until the glaze flows.

Interesting to Plumbers.

Mr. James Tucker, one of the most intelligent plumbers in Boston, in reply to a personal inquiry, writes: "I am unable to give you the percentage of bad plumbing in the better class of houses in this city. I am free to say, however, that there are not twenty houses out of a thousand that I would care to live in."

The case of Bernard Byrnes, a plumber on Seventh avenue, in this city, whose prosecution by the Board of Health was briefly noticed last week, seems to be a gross attempt to violate the plumbing law by deception. The job was new work in a house on Sixth avenue. Two-thirds of the cellar drain was covered in before Mr. Hooper, the Health Board Inspector, began the examination required by law. On uncovering it some recklessly bad work was revealed. No attempt had been made to close the joints of the drain, either with lead, putty, or even cement; the joints of the rain-leader were similarly defective, and the air-inlet was so loosely connected that the inspector drew it out with his hand. Byrnes admitted that the work was in violation of the law, but asked the inspector to pass it anyway. Of course he was not gratified, but was brought before Justice Smith and held for trial in $300 bail. The case is now in the hands of the District Attorney.

When before the justice, Byrnes pleaded that he had remedied the defects in the drain, but a reinspection proved his statement to be untrue, as the joints were found to be still open.

We hope a speedy conviction will once more be a warning that it is dangerous to willfully violate the plumbing law.—*N. Y. Sanitary Engineer.*

C. F. Wingate, a high authority on plumbing matters in New York, makes a rather sweeping statement concerning the quality of plumbing, which the average plumber will not be inclined to accept without protest. He has been looking very carefully, as it is his custom, into good and bad plumbing in the larger cities, and gives this as his deliberate judgment:

"No words can do justice to the wretched plumbing in the average dwelling of the better class, not only in New York but in other cities, and throughout the country generally. The variety of blundering seems endless. I have never inspected a house without finding some new and ingeniously defective device, and hence my daily experience has been a series of surprises. In the homes of rich and poor alike one finds cheap pan water-closets, which, under no circumstances, can be kept sweet and clean, and which are usually foul, unflushed and unwholesome. Fixtures without traps, or traps of bad shape, alike abound. Traps with no protection against siphonage or evaporation are universal. Leader pipes, ending near windows, are open to the sewer. Cellar drains have no barriers against foul odors. Refrigerators and drinking water tanks are open to pollution from the same source and are constant sources of sickness. Underground tile drains, such as are in universal use, are rarely found tight, or with a proper fall; they constantly pitch away from the sewer instead of toward it; they are broken and leak at the joints, or are undermined by rats, and they usually require to be taken out and replaced by an iron drain, carried along the cellar wall. The sites of these houses are not dry; made land and rock are the usual foundations, and there is no such thing as cellar drainage. Furnace cold air boxes are usually warped, so as to open to cellar and ground air, and are full of street dust. They are frequently over servants' water-closets, so as to absorb the foul emanations from the latter into it. Lastly, the space behind wooden casings, around fixtures, becomes a receptacle for dirt, such as no housekeeper ever suspects, or would countenance for a moment if she did. When these generic faults are added to the effects of intentional bad workmanship and poor material there is no limit to the evil results."

New Inventions.

For staining bricks red, melt one ounce of glue in one gallon of water; add a piece of alum the size of an egg, then one-half pound of Venetian red and one pound of Spanish brown.

J. G. Vaughn, of Middleborough, Mass., has invented a chimney constructed of an outer and inner pipe made of clay or other similar material molded and baked. The space between them is filled with a plastic substance. Thimbles are arranged at proper intervals to connect the chimney passage with the outer lining.

A door has been patented by Messrs. Garrett G. Ackerson and Julius F. Shy, of St. Louis, Mo. The keyholes for opposite sides of the door are out of line with each other, and the locking bolt has two key bit receiving notches, and there are also special key hole guard plates, making a simple and strong lock, not easily picked, and preventing peeping through key holes.

A Boston inventor has invented a new form of brick. The brick has a projection on the bottom along one edge, and a rabbet is made on its opposite upper edge to receive the projection of the next brick above. The brick for corner work are made somewhat different. On account of the bricks lapping at the corners, one-half have the projection and rabbets at one end and the other half at the other; or, as commonly called, are made right and left hand. The projections are sufficiently thinner than the width of the rabbet to hold an amount of mortar sufficiently to permit each brick to be properly set level and plumb, and to hold it. But very little mortar is used between the plain parts of the bottom and top of each brick. Bricks made of this shape have a number of excellent features. The most important points of advantage are the strength of the work they produce, the rapidity with which they can be laid, and the minimum amount of mortar required. For building chimney flues and smoke stacks they are indispensable, and are practically fire proof for the various kinds of work in which they can be used.

THE *Saw Mill Gazette* relates that an oak tree was recently cut that measured seven feet in diameter, from which were cut 9,200 pieces for 30-inch staves. From the top of the tree were cut 500 pieces of heading and 15½ cords of stove wood. The counting of the grain indicated that the tree was 684 years old.

Building Permits.

One two-story house, 18 ft. by 42 ft., Sixteenth, above Tioga st., to Hiram A. Miller, 1210 Ridge ave.

Twenty-nine two.story houses, 14 ft. by 41 ft., Linwood, above Thirty-eighth st., to Jacob Rightley, 2519 Franklin st.

Fourth-story addition, 32 ft. by 50 ft., 1134 N. Front st., to Albert F. Rau, 1755 North Seventh st.

One-story back building, 10 ft. by 9 ft., 532 N. Twelfth st., to Joseph Bird, 1106 Hunter st.

A two-story frame building, 14 ft. by 46 ft., Sixty-third-and-a-half and Race sts., to M. Bartleson, Sixty-third and Vine sts.

Eight two-story houses, 17 ft. by 43 ft., Bellevue, above Twenty-first st., to Thomas J. Jeffins, 239 Chestnut st.

Two two-story houses, 17 ft. by 45 ft., Penn, above Arrott st., to Thos. S. Foulkrod, Leiper and Arrott sts.

A two-story stable, 29 ft. by 162 ft., Amber, above Huntingdon st., to Wm. Steele & Son, 2141 Howard st.

One two-story house, 17 ft. by 30 ft., Ontario st., above Kensington ave., to Joseph McNutt, 2320 Sepviva st.

A one-story back building, 4 ft. by 16 ft., 2042 Frankford rd., to same party.

A two-story carriage house, 15 ft. by 24 ft., Queen and Wayne sts., to David Hey, Queen and Wayne sts., Germantown.

Four three-story houses, 18 ft. by 60 ft., Carpenter, above Cresheim st., to C. R. Kohl & Bros., 45 West Johnson st.

Three two-story houses, 15 ft. by 28 ft., Girard ave., above Forty-sixth st., to W. Price Davis, 4008 Lancaster ave.

One two-story house, 17 ft. by 54 ft., Cedar and Ann sts., to James Walter, Cedar and Ann sts.

Two three-story houses, 20 ft. by 50 ft., Price, above Main st., to McManus Bros., 4 Evans st., Germantown.

Five three-story houses, 15 ft. by 51 ft., York, above Marshall st, to D. R. Meadle, 2452 Frankford ave.

Five three-story houses, 15 ft. by 51 ft., Cumberland, above Marshall st., to same party.

Four three-story houses, 17 ft. by 49 ft., Lehigh ave. and Mutter st., to Jacob Weber, 300 West Cambria st.

French roof, 20 ft. by 30 ft., 2019 Green st., to Arthur H. Williams, 402 Tenor Place.

A two.story building, Botanic ave. and Seventy-eighth st., to Samuel J. Rea, 1741 Fairmount ave.

A two-story house, 16 ft. by 42 ft., Mulberry ave. and Orthodox st., to Samuel R. Eckert, 781 Cherry st.

Two two-story houses, 18 ft. by 59 ft., Seventh and Norris sts., to Mary E. Broomall, 1934 North Sixth st.

A three-story addition, 16 ft. by 15 ft., 810 S. Third st, to Lee & Walker, 810 S. Third st.

A one-story office, 18 ft. by 30 ft., Lancaster avenue, above Preston st., to Frank H. Vogdes, 3959 Lancaster ave.

Three two-story houses, 11 ft. by 30 ft., Garden above Sepviva st., to Ellwanger & Lentz, 2210 East Dauphin st.

One two-story building, 8 ft. by 10 ft., 1014 Passyunk ave., to C. H. V. Newkirk, 1827 Passyunk ave.

One three-story building, 16 ft. by 76 ft., 1635 South st., to McFetridge O. McConnell, 1608 Spruce st.

One two-story house, 16 ft. by 42 ft., Carpenter, above Green st., to Wm. Garolin, 5008 Adams st.

One two-story stable, 18 ft. by 42 ft., Owen st., above Township Line, to Joseph Parker, 2639 Germantown ave.

Two two-story houses, 14 ft. by 28 ft., Almendo and Heinston sts., to John Janda, 2823 Edgemont st.

One three-story house, 65 ft. by 78 ft., Powelton ave. and Thirty-fourth st., to J. E. & A. L. Pennock, 1901 Wood st.

One two-story stable, 17 ft. by 30 ft., Victoria, above Dauber st., to Christian Dear, Frankford.

Four two-story houses, 14 ft. by 38 ft., Forty-fifth st. and Germantown ave., to John Bateson 1002 S. Nineteenth st.

Four two-story houses, 13 ft. by 28 ft., Philadelphia, above Dauphin st., to L. A. White, 2318 Carlisle st.

Nine two-story houses, 14 ft. by 25 ft., Orkney st., above Lehigh ave., to F. Lowbrecht, 2020 N. Fifth st.

Eight three-story houses, 16 ft. by 42 ft., Fifth st., above Lehigh ave., to same party.

One two-story building, 11 ft. by 14 ft., 234 N. Twentieth st., to J. H. Jarden, 2431 Jefferson st.

A two-story stable, 25 ft. by 20 ft., Washington st., above Trenton ave., to Wm. O'Brien, Frankford.

Four two story houses, 10 ft. by 56 ft., Germantown ave. and Somerset st., to Jacob Marsh, 2835 Germantown ave.

Seven two-story houses, 13 ft. by 28 ft., Hutchinson, above Cambria st., to same party.

Four two-story houses, 15 ft. by 45 ft., Twenty-first and Federal sts., to H. R. Coulomb, 731 S. Tenth st.

One two-story store, 16 ft. by 50 ft., Twentieth and Tasker sts., to Wm. H. Messick, 509 Snyder ave.

Nine two-story houses, 12 ft. by 26 ft., Palethorp st. and Lehigh ave., to A. M. Zane, 1529 N. Seventh st.

Five three-story houses, 13 ft. by 28 ft., Second st., above Lehigh ave., to same party.

Four three-story houses, 12 ft. by 28 ft., Second, above Lehigh ave., to same party.

A two-story house, 19 ft. by 40 ft., Nice ave. and Township Line, to Joseph Hutelmeyer, Jr., Nice ave.

One three-story dwelling, 16 ft. by 28 ft., Thirty-sixth and Rockland sts., to William J. Shedwick, 674 N. Thirty-fourth st.

A two-story building, 18 ft. by 43 ft., Bockius, above Aramingo st., to Thomas Greenwood, same place.

JUDGMENTS.

PHILADELPHIA.

Entered Aug. 5, 1886.

*Barritt Chas H—R Wilson 3 J 86 369 615

*Baum Gottlieb—Fairmount Bldg Asso 3 J 86 376 200

Crawford Jos—Cumberland B and L 4 J 86 344 720

Davis Saml L—Cumberland B and L 4 J 86 343 2,000

Fisher F S—C H Dittrich & Co 3 J 86 367 63

Kerns James—Jno H Sloan 4 J 81 593 ..... S F

*Link David H, Zoells John Jr—Jno Stifel 3 J 86 377 600

*Meck Wm J, Haworth J P—W E Flemings 3 J 86 380 90

*McCalmont Geo H—Jane M Peart (Execution issued) 3 J 86 365 530

Order of U A Mechanics—Saml C Andrews (Execution issued) 3 J 86 375 25

*Passmore John A—Jos S Goodbread (Bond and Warrant) 3 J 86 370 4,000

*Sammon Michl Jr—Geo Kelly (Exection issued) 3 J 86 364 120

Entered August 6, 1886.

*Childs John W—R C Rothe 3 J 86 410 500

*Freier Elizth—Michl Fritz (Bond and Warrant) 3 J 86 407 4,000

*Griffin Gilbert—G F Lauber & Co 3 J 86 412 521

Green John—Eight Nat. Bank 3 M 81 793 ..... S F

Hallowell Paul J—E M Erdman et al (Treasurers Bond) 3 J 86 400 500

Hewitt Chas—U C Smith s 3 J 86 401 ..... E Judgt

Kennedy Robert—Eighth Nat. Bank 2 J 79 866 ..... S F

*Knoll August—H Brodo (Execution issued) 3 J 86 388 157

*Lonnenstadter Wm—A Kaufman (Execution issued) 3 J 86 398 1,260

*Lonnenstadter Wm—A Kaufman trustee (Execution issued) 3 J 85 399 9,270

*Measey Benj—R C Rothe 3 J 86 409 700

*McCalmont Geo H—A Forster & Co 3 J 86 394 1,000

*Pollock Alexr—Jno Stewart 3 J 86 387 1,200

*Patton John H—B F Teller 3 J 86 408 500

*Rihl Annie E—Chas C Haines (Attachment, Execution issued) 3 J 86 396 200

*Schwab Wm and Elizth—Aurora Socy. 3 J 86 395 400

*Stuard Mary A—Jas Evans 3 J 86 397 175

Entered August 7, 1886.

Beyer Chas—German Phila B. and L. (Trustees Bond) 3 J 86 422 5,000

*Conwell James—Frank Cassidy 3 J 86 417 200

*Fassio John B—L Bergdoll Co 3 J 86 415 400

Gesner Geo D, Susan E, Harry W, Lydia D and Margaretta S, Bonsall Reuben and Annie E—Fred Hunter D C D 70 1036 1,296

*Hayes J F and W N—Third Nat. Bank 3 J 86 425 1,500

*Haas Solomon—Arnold Kohn 3 J 86 416 685

*Larsen Jacob M—Mitchell Baxter 3 J 86 429 168

*Meyer Herman—Bernard Meyer 3 J 86 431 300

*Mellor Wm T—Frankford B. and L. (Bond and Warrant) 3 J 86 424 2,000

*McNutt Alexr—Jas W Barr 3 J 86 421 300

*Skilton John—Isabella Skilton 3 J 86 426 300

Smithers Wm W admr, Gesner Wm H dec—Fred Hunter D C D 70 1036 1,296

*Sypher J R—Josiah Hearing 3 J 86 414 550

*Schlipp Christian, Mellert Sebastian, Leuze Chas—August Baldus et al 3 J 86 419 200

Entered August 9, 1886.

*Borzner P W and N—Goethe Lodge 3 J 86 432 1,000

Carlin Wm F—M L Fell & Co D C S 74 1577 ..... Shff Costs

Jarvis Wm H—F B Hazel 3 J 86 437 32

Kahn Augustus—Geo R Starkey 3 J 86 433 93

*Maetrick George—Asso of G. E. L. 3 J 86 442 560

*Moore David—Andrew Arthur et al 3 J 86 443 200

Nittinger Henry E and Anna E—B F White et al (Treasurers Bond) 3 J 86 447 300

*Power John and Mary A—Johanna Hanlon 3 J 86 439 400

*Sullivan Wm H—S Wolf & Sons 3 J 86 449 381

*Stewart Andrew—Wencel Hartman 3 J 86 438 100

*Winn Jas—Daniel O'Connell Club 3 J 86 448 200

Entered August 10, 1886

*Bartmann Wm—C Ruoff 3 J 86 481. 600

*Dorr Dalton—Robt N Clark (Bond and Warrant) 3 J 86 470 6,000

*Dougherty Francis—Merchants and Mechanics B and L (Bond and Warrant) 3 J 86 471 500

*Gordon Elizth, Riley Lilly—James F Gordon 3 J 86 464 500

*Holden Elizth—Wm H Burns 3 J 86 465 300

Hughes Jacob—E S Pennington 3 J 86 467 96

Hewes Jacob—E S Pennington 3 J 86 468 97

*Hill Saml—H Wolrath 3 J 86 476 100

Harper Danl R—M E Birchall 1 J 86 208 1,897

Harper Danl R—Chas Martin 1 J 86 209 888

Keenan James—Thos Greist 3 J 76 907 ..... S F

Milligan Saml P—Allegheny ave B and L 2 J 86 158 2,465

Milligan Saml P—Allegheny ave B and L 2 J 86 159 969

*McMonigle Thos—Andrew Clarke 3 J 86 452 210

Phillips John J—Danl Jenkins 3 J 81 699 ..... S F

*Ryan W H—C Gallagher 3 J 86 475 .. 1,240

*Reith Louis—Wm Campbell 3 J 81 455 200

Richards Frank—Henry Rhoads 1 M 86 859 ....

*Sutton Geo W H—P A Brauss & Co 3 J 86 456 440

*Singer Wendell, Brehm Geo—Chas Theiss 3 J 86 457 50

*Trout Henry F—Fire Asso (Bond & Warrant) 3 J 86 469 200

*Thomas Wm—Bergner & Engle Co (Execution issued) 3 J 86 478 440

*Wolf Geo P—Emil Cauffman (Execution issued) 3 J 86 451 1,160

Entered August 11, 1886.

*Boyle James J—J and P Baltz Co 3 J 86 499 2,850

Billmeyer Samuel T dec, Billmeyer Augustus R exr, Aitken Charles H exr—C C Roberts 2 J 86 205 1,538

*Davis Elizth H—J E Scattergood 3 J 86 490 100

*Goff John M—Susan McBride 3 J 86 497 88

*Heitz Joseph—Fred Stehle 3 J 86 498 95

Kuntz Gustav—Fairmount B and L (Treasurers Bond) 3 J 86 492 3,000

*Kettenring Jacob—Jno Schmittenger 3 J 86 495 400

*Lehr Andrew—F A Poth 3 J 86 496 200

*Morrison John C—Edwd Keenan 3 J 86 501 70

Memorial Lutheran Church—John M Anderson 4 J 86 122 (M L D) 3,371

*Rainey Jas—Sally McCaughey 3 J 86 486 300

*Robertson Wm—Lewis Shallcross 3 J 86 487 200

*School J C—Enterprise Brewing Co (Execution issued) 3 J 86 506 106

Vogelbach Edmund C—Alex Omensetter 2 J 86 273 ....

*Yerkes Aaron—Mary Coates 3 J 86 503 200

Mechanics' Liens.

The Norris Square Methodist Episcopal Church—Thos J Rose claimant, E s Mascher st and N s Bavis st..... 867

Watson Malone owner, Chas D Supplee cont—Thos Gamon claimant, S s Mt Vernon st, 183 ft W of 20th st..... 195

Amanda M Clemens owner, J C McCurdy cont—Saml J Rea claimant, S s Fairmount ave, 112 ft W of 20th st..... 383

David France owner, Jas Dunbar, Chas F Myers conts—Robert B Colbourn claimant, No 1698 S 6th st... 23

Henry Bass owner, Jas Dunbar, Chas F Myers conts—Robt B Colbourn claimant, S s Moore st, 80 ft, E of 2nd st..... 25

Bernard Gunn owner or reputed owner—Woelfel & Schmunk claimants, 2 blds S s Lehigh ave, 18 ft and 36 ft W of 12th st..... 250

Satisfied Judgments.

Fredk Kranz—Wm Horbach [ent Apr 14 86..... 500

Fredk Boentgen—ChasBoentgen[ent June 28 86..... 1,465

Schuylkill River E S R R—Jas Caven [ent Apr 30 86..... 14,500

Thos H Regan—Robt McClellan [ent May 12 86..... 445

Saml B Stinson—Jas McCracken[ent Nov 18 85 ver..... 1,395

John Downing—A J McLaughlin [ent Oct 13 85..... 50

Wm Guyer—John Grauch [ent Nov 12 85..... 100

Stewart McLeese—F A Dick [ent Mch 19 86..... 62

Fredk Bernhardt—Jas Hoctor [ent May 21 86..... 72

Casper Mayer, Jacob Killian—G C Seidel [ent Jany 9 86..... 325

Thomas R Bell—A James Jr [ent June 5 86..... 6,000

Thos L Kelly—Jos C Ferguson [ent Feby 11 86..... 1,200

Severin Singer—City [ent Jany 29 84 ..... ver 500

Henry G Rightler—W C Gordon [ent May 12 84..... 500

John and John C Watt—Jno G Morris et al [ent Oct 4 84..... .....

FredkSchueneman—Delaware B and L [ent Apr 19 84..... 3,000

Sylvester Gavitt—Jno M Maisch [ent Sept 5 85..... 116

Wilhelm Muller—John Schwinn[ent Feb 9 83..... 100

John Hewitt—G C Seidel [ent June 12 85..... 65

John B Jones, Wm E Townsend—C F Berwind et at [ent Oct 21 85..... 2,451

Geo W and Ezekiel J Hughes—Geo A Hays [ent Aug 29 85..... 260

Wm B Lynch—Thos W Smith [ent Dec 8 85..... 700

John B Joslin—Thos J Jones [ent Mch 31 85..... 3,000

Adam Eickert—Chas Mills [ent Jany 20 85..... 650

John J Clyde—R T Palairet [ent Jany 4 86..... 10,000

Andrew McClure—Jno E Allen [ent June 19 86..... 22

Andrew McClure—Jno E Allen [ent June 4 86 (2)..... 52

Thos F Kelly—Geo Lengert [ent Mch 20 86..... 73

Saml Haddock—Robt Curran [ent Aug 6 83..... 500

Jno S and F D Holme—L Shallcross [ent Jany 22 84..... 8,000

Thos and John J Campbell—Jno House [ent July 3 86..... 103

Nat. Bank N. Liberties (Garnishee) —John Detwiler [ent July 10 86..... 66

Morris Spackman—Chas Hahn [ent June 28 86..... 300

Henry J Toudy—Lehigh Val. Coal Co. [ent Mch 31 85..... 3,000

Morris Spackman—Jacob Rech [ent Mch 21 85..... 1,850

Timothy Carbon—Jno Cromwell [ent July 14 84..... 100

John Oswald—T J Carrol [ent May 2 84..... 113

Geo E Bartol—Isaac Hough et al [ent July 7 86..... 2,551

L Steiner—M Howard [ent Dec 19 85..... 570

Fredk Wunderlich—W Martin [ent Oct 8 84..... 300

Carl and Max Maertens—Mech's Benef Socy [ent Dec 2 84..... 200

Ellen Collins—Jno McQuaid [ent Aug 8 84..... 700

Engelbert Schmidt, John Krug—A Nittinger [ent Aug 19 85..... 3,225

Milton L Harvey—R A Owen Jany 10 85..... 350

Morris Spackman—W S P Shields [ent May 2 85..... 850

Elizth Travey—E A Leckler [ent July 11 85..... 200

Geo and Edw Mowbray—B F Cloud [ent Dec 22 82..... 1,600

M G and M A Abbott—D A Hunter [ent July 10 86..... 111

Sun Fire Ins—D A Hunter [ent July 10 86..... 111

Wm T Smith—J D Heft & Co [ent July 10 86..... .....

James McGurk—L Shallcross [ent Feb 15 83..... 100

James McGurk—L Shallcross [ent July 16 81..... 100

A Y Godshalk—C G Rosenberry [ent Apr 6 82..... 69

Wm J Harbison—Fredk Rossell [ent June 8 86..... 125

David Taggert—John Shingle [ent Jany 15 86..... 9,000

Edwd Stuart—Saml T Fox [ent Feb 21 85..... 353

Edwin Stuart—J G Ditman [ent July 11 85..... 368

Theresa Quinlan, A G White—A Lagomarsino [ent Dec 8 82..... 1,000

Harry A Dawson—Sarah F Green [ent July 8 86..... 3,500

U S Electrical Light Co—S J Taylor [ent Jany 20 86..... ver 406

Edgerton Mfg Co—W S Wright [ent Apr 6 86..... ver 171

John B Nelson—C S Nelson [ent Sept 19 83..... 70,000

Chas Stattmeister—L W Fox [ent June 26 86..... .....

Jno Dougherty—Gallagher & Burton [ent Apr 12 86..... 136

Wm H Davis—Henry Myers [ent July 14 86..... 1,500

Wm H Davis—Frank Matthews [ent July 15 86..... 480

Merchants Hotel Co—Rosenzweig et al [ent Feby 9 86..... 1,127

The Wright Travis Electric Co—A C Farley [ent Aug 28 85..... 1

Wm Kappes, Anthony Coyle, Wm Griffin—Flor Haynes [ent Nov 28 85..... .....

Ph Schmidt—C Ringe [ent June 14 81..... .....

John Fullerton—Wm Traub [ent May 8 86..... .....

Conrad C, Chas E and Wm H Bertolet—Geo W Myers [ent July 19 86.. .....

Caroline Lohren—B F Teller [ent July 13 86..... .....

Wm M Rowan—T W Hazzard [ent Jan 15 86..... ver 50

John B Tripple—Alex Johnston [ent March 17 86..... 50

J B Dibeler—Thos T Clegg [ent May 3 86..... 550

Robt E Jeffries, Jas Graham—Hancock B and L (Bond) [ent Feb 4 86..... 1,000

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, August 9, 1886.

Atmore st., 1331, Jas. Baird to Robt. Boston, July 31, 1886, 16 ft. by 45 ft. 5 in..... $1,500

Berks st., S. E. cor. Gratz, John L. Kates to Sarah J. Hayes, Aug. 4, 1886, 19 ft. 6 in. by 100 ft..... 7,500

Bucknell st., 829, Chas. E. Coulston to Edw. B. Lower, Aug. 5, 1886, 14 ft. by 48 ft..... 2,000

Cambria st., S. s., 164 ft. W. Twelfth, Hiram A. Miller to Thos. Coxey, July 31, 1886, 15 ft. by 80 ft..... 1,800

Carpenter st., N. s., 274 ft. E. Eighteenth, Thos. Wallace to Francis Dougherty, Aug. 2, 1886, 19 ft. 3½ in. by 129 ft. 8 in.; g. r. $23..... 3,129

Christian street, N. s., 50 ft. 7 in. E. Eighth, Edward Kelley to Sam'l Harkness, August 2, 1886, irregular shape..... 5,000

Corinthian ave., 737, A. M. Clemens to D. R. Patterson, July 29, 1886; also 1827, 1829, 1831, 1837 and 1839 Dickinson, 2012 Fairmount ave. and 1701 Mt. Mt Vernon st..... nom.

Eighth st., N. E. cor. Jefferson, Jno. McCoy to Emanuel Spitz, Aug. 5, 1886, 18 ft. by 100 ft..... 8,100

Erie ave., N. W. cor. Marshall, Wm. F. McCoy to Val. Liebig, July 2, 1886, irreg. shape..... 700

Fifty-first st., N. E. s., 150 ft. N. W. Florence ave., Henry Wilson to Geo. Beishlag, Aug. 19, 1886, 40 ft. by 116 ft..... 600

Lancaster ave., N. E. s., 51 ft. 3½ in. N. W. Preston, Wm. R. Nicholson et al. to Jos. Johnson, Aug. 5, 1886, irreg. shape..... 2,400

Leithgow st., 2315-2317, Chas. Haux to Robt. C. Fest, July 29, 1886, each 13 ft. 3 in. by 45 ft........ 2,500
Magee st., mid. Wissinoming Creek, the Tacony Real Estate Association to Mary Disston, July 13, 1886, 2,542 acres........ 2,542
Manheim st., S. E. s., and S. W. s. Morris, John Bolt to Edward W. Clark, Jr., July 26, 1886, irreg........ 10,000
Mildred st., E. s., 130 ft. S. McKean, John Carlin to Mary Louisa Morris, July 31, 1886, 56 ft. by 42 ft...... 4,000
Mutter st., W. s., 14 ft. 3 in. N. York Matthew Donnelly to Diana Clegg, Aug. 5, 1886, 12 ft. by 40 ft........ 1,100
Freeland ave., S. W. s., 101 ft. 2⅞ in. N. W. Roxborough av., C. T. Jones to Lewis E. Whitman, April 10, 1886, irreg. shape........ 500
Myrtle st., 1129, William Howell to Emily C. Maxwell, July 14, 1886, 16 ft. by 34 ft. 8 in........ 1,450
Ninth st., 711 S., Jane Gow to Nicholas T. Glenn, July 22, 1886, 18 ft. by 100 ft........ 3,850
Oxford st., N. E. cor. Camac, Carl D. S. Fruh to Ernest Fruh et al., Aug. 5, 1886, 16 ft. by 61 ft.; mtges. $5,000........ 1,000
Sixtieth st., W. s., 314 ft. N. Vine, Edwin W. Lehman to John Rolleston, August 3, 1886, 76 ft. by 112 ft........ 266
Seymour st., N. W. s., 163 ft. 4 in., Annie E. Richards to Annie M. Watson, Aug. 5, 1886, 23 ft. by 100 ft........ 3,500
N. W. s. Seymour st., 186 ft. 4 in. S. W. Green st., Edwin S. Richards to Annie M. Watson, Aug. 5, 1886, irreg. shape........ 2,200
Seminole st., S. W. s., 445 ft. 2⅝ in. S. W. Chew, Geo. T. Meacham to Jno. Scott, Aug. 4, 1886, 18 ft. 8 in. by 59 ft. 5½ in........ 1,300
Tioga st., N. E. cor. Mather, Wm. McIntyre to Sam'l R. Hill, Jan. 2, 1885, 24 ft. 8 in. by 100 ft........ 825
Twenty-fourth street, E. s., 98 ft. N. Hare, Christian Mehrer to George Mehrer, Aug. 6, 1886, 17 ft. by 90 ft.; g. r. $60; mtge. $1,000........ nom.
Twenty-fourth street, E. s., 98 ft. N. Hare, Geo. Mehrer to Rosina Barbara Mehrer, Aug. 6, 1886, 17 ft. by 90 ft.; mtge. $1,000, g. r. $60........ nom.
Walter st., N. s., 67 ft. W. Twenty-ninth, P. A. B. Widener et al. to Samuel H. Gilbert, Aug. 5, 1886, 14 ft. by 50 ft........ 2,400
Front st., 2551 N., Adam Koebert to Martin Koebert to Mary Koebert, Aug. 3, 1886, 16 ft. by 70 ft........ 2,600
Germantown ave., 2617, William D. Dunsford to Jno. K. McLean, Aug. 9, 1886, 18 ft. by 110 ft........ 5,350
Fletcher st., 3011, James D. Scott to Melinda Kerper, Aug. 3, 1886, 14 ft. by 64 ft.; mtge. $1,100........ 700

TUESDAY, August 10, 1886.

Allegheny ave., N. E. s. and S. E. s. Chatham, Geo. A. Twibill to Lorenz Amrheim, July 31, 1886, 16 ft. 6 in. by 56 ft., and lot on E. s. Chatham, 56 ft. N. E. Allegheny, 24 ft. by 16 ft. 6 in.; mtge. $1,400........ $2,100
Brooklyn street, E. s., 156 ft. 6 in. N. Fairmount ave., Eugenia G. Stinson to Emma W. Shepherd, Aug. 4, 1886, 15 ft. 6 in. by 72 ft.; g. r. $75........ 1,000
Bucknell st., 1820-1822, S. W. Snyder to Martha A. Smith, July 31, 1886, each 14 ft. 2 in. by 46 ft 6 in... 373
Chelten ave., N. W. s., 151 ft. 10⅞ in. N. E. Chew, Hiram T. Parker to Michael Sammon, July 30, 1886, 25 ft. by 154 ft. 7 in........ 550
Cotton st., N. W. s., 40 ft. 11 in. N. E. Cresson, Matthias Patent to Jacob Bosshart, Aug. 7, 1886, 15 ft. 6 in. by 35 ft. 9 in........ 1,000
Crothers avenue, S. E. s., 50 ft. N. E. Eighty-seventh, Elmwood Mutual Loan and Improvement Company to Hy. T. Atkinson, Mar. 24, 1886, 50 ft. by 100 ft........ nom.
Dickinson street, S. W. cor. Tiernan, Aaron H. Garretson to Matilda Farrell, July 15, 1886, 16 ft. 6 in. by 70 ft........ 6,000
Eighteenth st., 513-515, Fred'k Jackel to Thos. J. Costello, Aug. 7, 1886, 28 ft. by 51 ft........ 5,500
Fairmount ave., 1223, Geo. B. Roberts to Honora O'Brien, July 29, 1886, 18 ft. by 81 ft. 1½ in........ 4,600
Fairmount ave., 2016, Sam'l Whinery to Mich'l G. Brown, July 27, 1886, 18 ft. by 76 ft. 5⅛ in........ 3,650
Germantown ave., S. E. cor. Silver, Twenty-fifth Ward, Thos. Hatley to Peter McFarland, Aug. 2, 1886, 15 ft. by 67 ft. 8 in........ 6,000
Harold st., S. s., 56 ft. W. Twenty-sixth, Joseph M. P. Price to Mary Phelan, May 1, 1886, 35 ft. 9 in. by 80 ft.; g. r. $24........ 1,000
Hillary st., E. s., 63 ft. S. Wharton, John P. Leonard to And'w Quinn, Aug. 2, 1886, 13 lots........ nom.
Humboldt st., N. s., 136 ft. 6 in. W. Tenth, Jos. Huegel to John W. Schuehler, July 29, 1886, 41 ft. by 71 ft. 3 in........ 640
Island road, Twenty-seventh Ward, Augustine J. Dalrymple et al. to Wm. H. Whitely et al., July 7, 1886, irreg. shape........ 6,100
Latona st., 1633, Ph. Rudolph to John George Baumann, May 18, 1886, 15 ft. by 56 ft.; g. r. $36........ 900
Lehigh ave., S. s., 61 ft. E. Eighth, M. H. Heist to Owen Reilley, Aug. 3, 1886, 15 ft. by 74 ft........ 4,000
Lehman st., E. cor. Godfrey, John Breidling to Thomas Wilson, Aug. 9, 1886, 21 ft. by 99 ft. 6 in........ 1,900
McClellan st., 23, James Gordon to Jane A. Bigger, June 28, 1886, 14 ft. by 50 ft........ 1,480
Cambria st., S. E. cor. Lawrence, John Mitchell to Louis Ladner, Aug. 9, 1886, 18 ft. by 70 ft........ 6,000
Ninth st., W. s., 35 ft. S. Ogden, Frs. D. Kramer, admr., to Wm. Weightman, June 30, 1886, 18 ft. by 94 ft. 2½ in........ 3,100
Nineteenth st., E.s., 32 ft. N. Federal, John White to James Dallas to Eliza Brown MacIver, Aug. 9, 1886, 16 ft. by 62 ft........ 1,800
Ontario st., N.W. cor. Sixteenth, Albert Moore to James Raymond Claghorn, July 24, 1886, irreg. shape 9,090
Plum st., S. W. s., 142 ft. S. E. Mulberry, Peter Fessmire to Letitia Mellor, July 26, 1886, 15 ft. by 100 ft........ 900
Ridge ave., N. E. s., 42 ft. 1¾ in. from a point 120 ft. 2⅝ in. S. E. Fairthorne ave., Sarah Carson to Thos. B. Wilde, July 30, 1886, irreg. shape........ 3,000
Seventh st., E. s., 64 ft. 10¾ in. N. Norris, Albert Fitler, executor, to Mary E. Broomall, Aug. 6, 1886, 20 ft. by 174 ft. 10 in........ nom.
Seventh st., same, to Mary E. Broomall, Aug. 6, 1886, E. s., 84 ft. 10¾ in. N. Norris, same size; g. r. $203.33.. nom.
Seventh st., W. s., 68 ft. N. Huntingdon, Charles H. Wisler to John Schmitt, Aug. 9, 1886, 15 ft. by 72 ft........ 3,000
Seventeenth and Morris sts., Twenty-sixth ward, executors of John J. Ridgway to Thomas P. Twibill, July 16, 1886. irreg........ 11,000
South st., 631, Geo. Pepper Norris to Hy. Mulholland, June 22, 1886, irreg. shape........ nom.
Spafford st., E. s., 59 ft. 9¼ in. N. Fitzwater, John Callen to John B. Nardela and wife, Aug. 4, 1886, 22 ft. by 59 ft. 2 in.; g. r. $16........ 890
Twentieth st., W. s., 34 ft. S. Norris, S. G. Rosengarten to Alex. Wilson, Aug. 5, 1886, 5 lots........ nom.
Twentieth and Ruscomb sts., E. G. Fisher et al. to Edwin T. Coxe to T. Ellwood Potts, Aug. 7, 1886, 58 ft. by 170 ft........ 600
Thirty-six-and-one-half st., E. s., 140 ft. S. Brown, Daniel Healy to Jas. Butler, July 12, 1886, 20 ft. by 82 ft........ 500
Walnut st., 520, Samuel L. M. Barlow et al., trustees, to Edward Wright, Aug. 2, 1886, 26 ft. 3 in. by 220 ft........ 60.000
Warnock st., 155 ft. S. Diamond, 3 lots, Carrie B. Williams to Ellen C. Riehle, Aug. 2, 1886, 15 ft. 6 in. by 48 ft.; mtge. $4,500........ 1,950
Wentz st., W. s., 130 ft. S. Clarkson, John P. Bagley to Geo. Wallace, Aug. 7, 1886, 40 ft. by 111 ft. 6 in..... 2,500

WEDNESDAY, August 11, 1886.

Atlantic st., E. of "F.," C. C. Cooper, trustee, et al., to the N. E. Phila. Land, B. and L. Ass'n, Aug. 5, 1886; also 9 others on Tioga, Ontario, H., G. Garibaldi, Schiller, Humboldt, Kingston and Venango sts........ nom.
Bayard st., 736, Esther E. Migrath et al. to John T. Dunlap, Aug. 9, 1886, 15 ft. by 57 ft........ $1,300
Bethlehem st., N. W. s., 319 ft. N. Venango, German Ev. Reformed Bethleham Congregation to Wm. Schlater, July 16, 1886, 30 ft. by 67 ft.; g. r. $21........ 50
Brooklyn st., E. s., 73 ft. N. Ogden, Edwin Montgomery to Jas. Roach, July 31, 1886, 16 ft. by 100 ft........ 2,300
Camac st., 1739, Wm. Allen to Thos. E. Watt, Aug. 6, 1886, 14 ft. by 47 ft 2,025
Carpenter st., S. s., 155 ft. W. Front, Clement L Hughes to Thomas K. Innis, Ang. 7, 1886, 26 ft. 2 in. by 57 ft........ 1,300
Clarion st., W. s., 244 ft. S. Dickinson, Wm. R. Matchett to Henry E. Everett, July 30, 1886, 13 ft. by 48 ft.; W. s., 283 ft. S. Dickinson, 13 ft. by 48 ft........ 1,825
Earp st., N. s., 73 ft. 8¾ in. W. Long Lane, 9 lots, George M. McGarvey to Henry C. Webster, July 26, 1886; also, N. E. corner Long Lane and Earp st., irreg. shape........ nom.
Ellsworth st., S. s., 64 ft. W. Twenty-second, W. Linton Landreth to Kada M. Rollins, Aug. 3, 1886, 16 ft. by 86 ft.; g. r. $84........ 2,250
Fifteenth st., from J. E. Ridgway et al. to William A. Woodcock, Dec. 8, 1885, W. s., 80 ft. S. Huntingdon, 18 ft. by 177 ft........ 800
From William Simon, Nov. 2, 1885, W. s. Fifteenth, 152 ft. S. Huntingdon, 18 ft. by 167 ft. 6 in........ 700
Erom William B. Irvine, Jan. 29, 1886, W. s. Fifteenth, 170 ft. S. Huntingdon, 18 ft. by 100 ft........ 900
From Wm. Struthers, Jr., W. s. Fifteenth, 188 ft. S. Huntingdon, 72 ft. by 177 ft. 10 in........ 2,600
From Henry S. Schell et al., March 16, 1886, W. s. Fifteenth, 204 ft. N. Cumberland, 18 ft. by 177 ft. 10 in........ 1,000

From Jos. E. Schell, March 16, 1886, W. s. Fifteenth, 222 ft. N. Cumberland, 18 ft. by 177 ft. 10 in............. 1,000

From Eleanor D. Cassaday et al., Dec. 9, 1885, W. s. Fifteenth, 188 ft. N. Cumberland, 16 ft. by 177 ft. 10 in... 700

From Eliza G. Fisher et al., Nov. 25, 1886, W. s. Fifteenth, 152 ft. N. Cumberland, irreg. shape............. 1,500

Huntingdon st., S. s., 72 ft. E. Sixteenth, Chas. E. Coulston to Wm. A. Woodcock, Nov. 9, 1885, 18 ft. by 80 ft... 600

From F. B. English, May 10, 1886, S. s. Huntingdon and W. s. Philada., 17 ft. by 80 ft................................. 650

From C. B. Birmingham, Oct. 1, 1885, S. E. cor. Huntingdon and Phila., 16 ft. 10 in. by 80 ft....................... 500

From Howard Hinchman, Nov. 11, 1885, S. s. Huntingdon, 108 ft. W. Fifteenth, 18 ft. by 80 ft................ 650

From Thomas M. Longcope, Nov. 2, 1885, S. s. Huntingdon, 54 ft. W. Fifteenth, 54 ft. by 80 ft................ 1,500

From R. W. Randolph et al., ex'rs, Dec. 8, 1886, S. W. cor. Fifteenth and Huntingdon, 54 ft. by 64 ft...... 1,500

From L. V. Hillman, Feb. 4, 1886, S. s. Huntingdon, 90 ft. E. Sixteenth. 36 ft. by 80 ft.............................. 1,000

Jefferson st., N. W. s., 44 ft. $1\frac{3}{4}$ in. S. W. Linden, Sarah H. Loesch to John Bowen, Aug. 10, 1886, 44 ft. $1\frac{3}{4}$ in. by 120 ft............................ 3,250

Lawrence st., 2010, Hy. Bachert to Val. Betz, Aug. 9, 1886, 13 ft. 6 in. by 89 ft. $7\frac{1}{2}$ in.; mtge. $1,500.......... 950

Marvine st., E. s., 68 ft. N. Norris, Joel E. James, Sr., to Lydia Crissy, July 31, 1886, 16 ft. by 70 ft...... 3,500

Moss st., 737, R. E., T. I. an T. Co. to Ellen R. McCabe, Aug. 6, 1886, 15 ft. by 60 ft................................ 350

Nash street, S. W. s., bet. Upsal and Cliveden, Anne S. P. Chew, ex., to Thos. W. Evans, Aug. 4, 1886, irreg. shape.. 7,000

Orkney st., W. s., 60 ft. 3 in. S. Lehigh ave., Hy. Prenzel to Fred'k Burmeister, Aug. 6, 1886, 12 ft. 4 in. by 38 ft. 4 in................................ 1,300

Philadelphia st., E. s., 170 ft. S. Huntingdon, Wm. E. Doubleday to Wm. A. Woodcock, Jan. 21, 1885, 18 ft. by 77 ft. 10 in........................ 3,000

From Margaret Pruner to William A. Woodcock, April 20, 1886, W. s. Philadelphia, 80 ft. S. Huntingdon, 36 ft. by 80 ft................................. 700

Philadelphia st., 2434, Wm. Milne to Jos. Dougan, Jr., Aug. 6, 1886, 18 ft. by 69 ft. 10 in........................... 1,160

Pine st., 34, Twenty-third Ward, Alexander H. Taylor et al. to Hannah A. Martin, July 30, 1886, 16 ft. by 87 ft.. 1,850

Somerset street, N. s., 30 ft. E. Eleventh, Hiram Miller to Benjamin F. Mifflin, July 29, 1886, 15 ft. by 76 ft... 2,100

South st., 623, Thomas Leaden to Chas. Gillis, July 21, 1886, 20 ft. by 90 ft... 7,600

Swain st., 1624 to 1630, R. H. Russell R. E. Ass. to Sarah Haas, July 23, 1886, irreg..................................... 18,600

Torresdale ave., N. W. s., 100 ft. S. W. Funk, Wissinoming M. L. and I. Co. to Emeline Walter, May 7, 1886, 140 ft. by 200 ft..... 500

Twentieth st., N. W. cor. Morris, S. G. Rosengarten to William Forbes, June 18, 1886, 66 ft. 3 in. by 67 ft. 6 in................................... 2,200

Venango st., 512, Jos. Danby to Emily Thackara, July 20, 1886, 62 ft. $\frac{3}{8}$ in. by 100 ft........................... 2,560

Walker st., N. W. s. 265, S. W. Vankirk, Wissinoming M. L. & I. Co. to Jno. Hoffman, May 22, 1886, 33 ft. by 200 ft.................................. ......

West Chester ave., S. E. s., 100 ft. S. W. Thirty-second, Samuel Johnson to D. M. Hess, May 27, 1886, 40 ft. by 91 ft.. 100

Blair st, 2036, Duffin Magee to John M. Smith, Aug. 2, 1886, 12 ft. by 45 ft... 1,400

Twentieth st., N. W. cor. Morris, S. G. Rosengarten to William Forbes, June 18, 1886, 66 ft. 3 in. by 67 ft. 6 in.. 2,200

Twentieth st., N. E. cor. Watkins, John J. McCurdy to Robert Wilson, Aug. 11, 1886, 50 ft. by 66 ft..... nom.

THURSDAY, July 12, 1886.

Columbia ave., 2007, L. H. Clark to C. Harry Showaker, July 16, 1886, 21 ft. by 90 ft...... .... $1,000

Columbia ave., 2017, Ida Silberman to Law. H. Clark to Wm. S. Blakley, July 30, 1886, 21 ft. by 90 ft...... 6,800

Dauphin st., S. s., 106 ft. 11 in. W. Fifteenth, Geo. F. Spicer et ux. to Frank G. Taite, July 29, 1886, 16 ft. 11 in. by 86 ft.................................. 700

Emerald st., S. E. s., 63 ft. 6 in. S. W. York, Frederick Fischer to Tobias Mann, August 2, 1886, 40 ft. by 62 ft........................ 3,000

Francis st., 1732, Antonio C. Pessario to Geo. H. Smyth, July 30, 1886, 16 ft. by 75 ft..................................... 4,250

Front st., 750 S., Annie Otter to Jno. Jolley, Jr., to Hy. B. Foulke et al., Aug. 9, 1886, 16 ft. by 200 ft.; mtge. $2,400; g. r. $16............................ 1,000

Fifth st., 711–713 S., Jacob Rausenberger to Chas. Buhre, July 6, 1886, 15 ft. by 80 ft...................................... 10,000

Forty-first st., 721 N., Ann E. Hesser et al. to Peter Stang, July 12, 1886, 24 ft. by 100 ft........... 3,900

Forty-sixth st., E. s., 54 ft. N. Wallace, Jas. C. Magee to Hugh O'Donnell, August 11, 1886, 16 ft. by 100 ft.................... 1,525

Mulberry st., S. E. s., and N. E. s. Plum, Jacob S. Hoffman to Letitia Mellor, August 11, 1886, 20 ft. by 100 ft......................... 500

Ninth st., 2634 N., Mahlon L. Heist to Pauline R. Smeltz, July 29, 1886, 15 ft. by 97 ft.................................. 3,300

Pepper st., 2307, Ella Winner to Jno. Laipe, Aug. 15, 1886, 14 ft. by 59 ft. $5\frac{3}{4}$ in.. 1,550

Reed st., N. s., 122 ft. $6\frac{1}{8}$ in. W. Long lane, Hy. C. Webster to Jackson Montgomery, Aug. 10, 1886, 15 ft. by 61 ft. 6 in.; g. r. $60................. 1,200

Ridge ave., 3254, Sarah M. Dickson to Hy. Simon, June 30, 1886, 20 ft. by 100 ft.. 4,040

St. John st., E. s., 89 ft. N. Green, Emma Barker to Jane Liddy, July 31, 1886, 16 ft. 4 in. by 99 ft. $1\frac{1}{8}$ in.. 4,100

Sharpnack st., S. E. s., 20 ft. N. E. Musgrove, Martin Hetzel to Daniel Wexler, Aug. 11, 1886, 20 ft. by 118 ft. $3\frac{1}{8}$ in.................................. 2,500

South st., 631, Thos. Leaden to Geo. Pepper Norris, June 21, 1886, irreg. shape................. 4,400

Thirteenth street, W, s., 266 ft. S. Fitzwater, Rebecca Manypenny, admx., to Robert Spear, July 30, 1886, irreg. shape; two g. rs. $5.60 each................. 2,110

Twenty-second st., S. W. cor. Mount Vernon, Wm. K. Reiff to Hannah H. Scott, August 10, 1886, 18 ft. by 87 ft... 7,500

Washington st., Twenty-first Ward, F. Weaber et al. to Mary A. Mackie, August 8, 1886, irregular shape.................... 750

West street, 744, James McMonigle to Patrick Cumniskey, August 6, 1886, 14 ft. 1 in. by 72 ft.; g. r. $72.. 1,250

Woodstock st., E. s., 387 ft. $6\frac{1}{4}$ in. N. Norris, Isaac P. Cornog to John Kaelin, July 28, 1886, 15 ft. by 56 ft......................... 2,500

Boudinot st., 4 lots, E. s., 110 ft. S. Cambria, David McKibbin to Wm. Dickson, Aug. 6, 1886, each 15 ft. by 70 ft.. nom.

FRIDAY, July 13, 1886.

Aspen st, S. s., 82 ft. W. Brooklyn, Mantua Building Association to Robt. Smith, Aug. 12, 1886, 17 ft. 3 in. by 100 ft.................................... $2,000

Brown street, S. E. cor. Forty-third, John Schofield to Frank R. Evans, August 3, 1886, 60 ft. $8\frac{1}{4}$ in. by 85 ft...... 4,250

Cherry st., 1008, Erwin Agnew to Henry C. Cobb, Aug 5, 1886, irreg. shape............ 9,000

Clarion st., E. s., 186 ft. S. Wharton, Margaret Walker to James Walker, August 12, 1886, 15 ft. by 51 ft................ .... nom.

Cumberland st., N. s., 149 ft. $10\frac{1}{2}$ in. W. Marshall, Conrad Brill et ux. to Henry Wolbold, Jr., July 28, 1886, 14 ft. 6 in. by 61 ft.; mtge. $1,440.. 1,348

Delaware ave. (Hbg.), S. W. s., and S. E. s. Lynfield ave., Alex. Daisley to Alf. Hogeland et al., Aug. 9, 1886, 17 ft. by 114 ft....................... nom.

Eleventh st., 1803, N., Fred'k Hess to Annie R. Havard, July 13, 1886, 16 ft. 8 in. by 78 ft........................ 4,000

Franklin st., S. E. s., 162 ft. 9 in. N. E. Sellers, Charlotte Evarts to Eliza Harding, Aug. 10, 1886, irreg. shape.................... 550

Vernon st., 1844, Wm. Galbraith to Daniel Drummond, July 31, 1886, irreg. shape..................................... nom.

Vernon st., 1846, Wm. Galbraith to Daniel Drummond, July 31, 1886, irreg. shape..................................... nom.

Girard ave., S. W. cor. Bambrey, Mary Rosenbaum to Frank Schmidt, Aug. 9, 1886, 17 ft. by 77 ft. $8\frac{7}{8}$ in.; g. r. $125; mtge. $1,600..... 900

Horstmann st., W. s., 186 ft. S. Indiana, Richard Magee to Leon Long, Aug. 12, 1886, 36 ft. by 92 ft. 6 in.... 1,200

Ingersoll st., 2449, Emma Suessenguth to Christian C. Suessenguth, Aug. 4, 1886, 13 ft. 10 in. by 43 ft. $2\frac{7}{8}$ in.. 1,525

Leiper st., N.W. s., and E. s. Adams, Wm. Limb to Wm. H. Yelland, Aug. 9, 1886, irreg. shape.............. 250

Marker st., S. s., 358 ft. 6 in. W. Second, Peter Smith to Wm. A. Andress, Aug. 3, 1886, 2 lots each, 14 ft. by 81 ft. 6 in............................ 900

Meehan ave., E. s, 116 ft. N. Morris, Hugh McNeile to Hy. Apeler, Aug. 11, 1886, 28 ft. by 48 ft.: 2 g. r. of $54 each.................................... 600

Ninth st., W. s., 36 ft. 6 in. S. Arizona, Jas. Brown to John Weible, Aug. 2, 1886, 32 ft. by 60 ft...... ....

Oakland ave., S. E. s., 360 ft. N. E. Delaware avenue, F. D. Holme, ex'r, to Frank M. Reichert, July 19, 1886, irreg. shape; N. W. s. Union, 162 ft. S. W. Mill, 90 ft. by 200 ft.. 956

Oakland ave., N. W. s., 329 ft. $6\frac{7}{8}$ in. N. E. Delaware ave., F. D. Holme, ex'r, to Harry E. Holme, Aug. 11, 1886, 60 ft. by 171 ft...................... 366

Oakland ave., S. E. s., 300 ft. N. E. Delaware ave., F. D. Holme to Wm. Rowland, July 19, 1886, irreg. shape 330
Park ave., W. s., 63 ft S. Columbia, S D. Wentz to Joseph Wilson, Aug. 3, 1886, 16 ft. by 74 ft........ 3,500
Park ave., E. s., 80 ft. S. Diamond, William L. Rhinehart to Michael Price, July 15, 1886, 5 lots, each 21 ft. 3 in. by 101 ft........ nom.
School st., N. W. s., 164 ft. 10 in. fr. W. cor. Morris, Edw. Richie to Mary A. Campbell, Aug. 6, 1886, 140 ft. by 472 ft........ 7,500
Seventeenth st., E. s., 78 ft. and 93 ft. S. Venango, Mary McIlvaine to Wm. McMurray, Aug. 5, 1886, 15 ft. by 82 ft. 2 in........ 1,700
Seventeenth st., 9 lots, E. s., 240 ft. 6 in. S. Tasker, Andrew Miller to Geo. Lodge, July 1, 1886........ nom.
Sumac st., S. E. s., 520 ft. N. E. Freeland, Ben Kenworthy to William Johnston, August 6, 1886, 40 ft. by 280 ft 1,350
Sylvan st., S. E. s., 120 ft. N. E. Delaware ave., F. D. Holme, exr., to Edwd. Stevenson, July 9, 1886, 30 ft. by 140 ft........ 250
Tacony st., S. s., 125 ft. E. Howell, Frederick Zimmerman to Ambrose B. Taylor, Aug. 10, 1886, 30 ft. by 99 ft........ 1.050
Thirteenth street, 719 N., Christian Kreutzberger to Elizabeth Kreutzberger, Aug. 7, 1886, 16 ft. by 53 ft. 3 in........ 700
Thompson st, N. W. s., 14 2-7 ft. N. E. Bochius, Amelia Moser to Geo. J. Dungan, July 16, 1886, 14 ft. by 67 ft........ nom.
Tioga st., N. s, 24 ft 8¼ in. E. Mather, Twenty-eighth Ward, John R. Laughlin to Daniel McNeil, Aug. 5, 1886, 98 ft. 9 in. by 100 ft........ 4,700
Trenton ave., N. s., mid. Frankford st., Twenty-third Ward, Wm. Hy. Lex, master, to Edwin H. Fitler, May 22. 1885, 38.656 acres........ 30,000
Twelfth st., 2635-2637 N., James Harper to Sarah Gicker, July 31, 1886, 28 ft. by 56 ft........ 3,800
Twelfth st., 2639 N., James H. Harper to Eleanor N. Barnes, July 31, 1886, 14 ft. by 56 ft........ 900
Twentieth st., E. s, 66 ft. S. Morris, Robert Wilson to John K. McCurdy, Aug. 2, 1886, 50 ft. by 66 ft.. 1,500
Union st., N. W. s., 245 ft. 4⅝ in. N. E. Delaware ave., F. D. Holme, ex., to William Castor, July 19, 1886, 30 ft. by 200 ft........ 300
Union st., N. W. s., 305 ft. 4⅝ in. N. E. Delaware ave., F. D. Holme to Frank P. Snyder, July 9, 1886, 60 ft by 200 ft........ 450
Venango st., N. E. s., 146 ft. 6⅝ in. N. W. Jasper, William Griffiths to Louisa Bennett, July 15, 1886, 20 ft. by 150 ft........ 500
Walter st., N. s., 53 ft., W. Twenty-ninth, P. A. B. Widener et al. to Benjamin Arment, Aug. 5, 1886, 14 ft. by 50 ft 2,400
Church st., S. W. s., 105 ft. S. E. Washington, Isaac Wilson to Benj. F. Lindsay, Aug. 8, irreg. shape.... 1,250
Whitehall St., S. s., 210 ft. W. Twelfth, James H. Francis to Mary C. Koons, Aug. 10, 1886, 16 ft. by 31 ft........ 1,500
Brown st., 2324, Patrick Scollan to John P. Moore, Aug. 7, 1886, 14 ft. by 60 ft.; g. r. $60........ 1,600
Croskey st., 1958, Henry R. Shock to Isabella M. Stephens, Aug. 11, 1886, 14 ft. 5 in. by 70 ft........ 3,000

SATURDAY, Aug. 14, 1886.

Berks st., 2339-2349, H. L. Roat to Theoph. W. Smaltz, Aug. 12, 1886, 56 ft. by 66 ft........ $3,200
Broad st., E. s., 154 ft. 6½ in. N. Cumberland, Wm. Francis Hort et al. to Jacob Lutz, Aug. 6, 1886, irreg. shape........ 3,300
Chadwick st., S. E. cor. Tasker, Hill Maconaghy to John McConaghy, July 28, 1886, 382 ft. by 50 ft.; 27 lots, one subject to g. r. $72, and 26 subject to g. r. $48 each 30,000
Coral st., S. E. s., and N. E. s. Taylor, Mary E. Hubbert et al to Robert Brooks, July 7, 1886, 15 ft. by 60 ft........ 2,000
Deshong street, N. s., 87 ft. 3 in. W. Twenty-seventh, Wm. Stewart to Hy. Dowry, Aug. 12, 1886, 14 ft. 3 in. by 37 ft.; g. r. $39........ 650
Eleventh st., 1959 N., Wm. Bache to Robt. L. Bache, Aug. 11, 1886, 16 ft. by 70 ft.; mtge. $2,500........ nom.
Emerald st., 2552-2566, H. L. Root to Theophilus W. Smaltz, August 12, 1886; also, 1939-1941 Ann, Thirty-first Ward........ 12,600
Fairmount ave., N. E. cor. Thirty-eighth, Twenty-fourth Ward, Wm. R. Nicholson et al. to Thomas C. Martin, August 11, 1886, irregular shape........ 3,500
Fifteenth street, E. s., 36 ft. 6 in. S. Brandywine, Mary A. Glenn to Joshua G. Allen, Aug. 5, 1886, 17 ft. 3 in. by 77 ft. 0¼ in........ 6,925
Fitzwater st., N. s., 16 ft. W. Twenty-third, Thos. McCouch to John Jamison, July 27, 1886, 16 ft. by 70 ft. 6 in.; g. r. $69........ 1,850
Forty-second st., E. s., 128 ft. 6⅞ in. S. Pine, R. H. Townsend to S. Eugene Kuen, Aug. 12, 1886, to Mary Louise Rafsnyder, Aug. 12, 1886, irreg. shape; g. r. $250........ nom.
Forty-third st., S. E. cor. Brown, Frank R. Evans to John G. Ruff, Aug. 4, 1886, 17 ft. by 66 ft 3¼ in.; mtge. $9,000........ nom.
Funk st., S. W. s., 100 ft. N. W. Torresdale ave., Wissinoming M. L. and Imp. Co. to Valentine Butterfield, Aug. 9, 1886, 50 ft. by 100 ft... 125
Gowen ave., S. E. s., between Boyer and Devon sts., 3 lots, F. B. Gowen, trustee, to John H. Burrell, Jr., Aug. 12, 1886, irreg. shape........ 7,375
Haverford street, N. E. cor. Thirty-fifth, Aug. Sommer to John A. DeLong, Aug. 10, 1886, 90 ft. by 120 ft. 8,500
Lawrence st., E.s., 146 ft. S. Indiana, W. B. Thomas to John A. Snyder, Aug. 10, 1886, 48 ft. by 48 ft. 6 in.; W. s. Leithgow, 146 ft. S. Indiana, 48 ft. by 44 ft........ nom.
Market st., S. s., 50 ft. W. Forty-first, Mary Jane Jones et al. to Caroline V. Eddy and J. Thompson Hatch, July 29, 1886, 25 ft. by 214 ft. 6 in.; g. r. $225........ 500
Meadow st., 112 ft. S. McKean, Geo. F. Lewis to Chas. G. Blatchley, July 29, 1886; g. r. $510........ 1,790
Midvale st., N. E. s., 114 ft. N. W. Hunting Park ave., P. T. Justice to Louisa Lewis, Aug. 7, 1886, irreg. shape........ 1,100
Newbold ave., W. s., 60 ft. S. Roscomb, Chas. W. Henry to Fred'k W. Schuh, Aug. 7, 1886, 40 ft. by 87 ft. 10 in........ 666
Morris st., 2336-2346, H. L. Roat to Theoph. W. Smaltz, Aug. 12, 1886, 87 ft. 6 jn. by 63 ft........ 6,000
Ontario st., N. s., 140 ft. E. Twenty-second, Andrew R. Chambers to Thos. A. Kershaw, Aug. 10, 1886, irreg........ 500

Orkney st., 2344, Mary H. Bierch to Joseph S. Atkinson, July 17, 1886, 14 ft. by 30 ft........ 1,100
Parrish st., N. s., 48 ft. W. West, J. Alf. Smith, trustee, to James McAllister, July 29, 1886, 16 ft. by 70 ft........ 3,700
Ringgold st., N. W. cor. Berks, Henry R. Shoch to Harold J. Ellett, Aug. 9, 1886, 16 ft. by 50 ft........ 4,500
Rodman st., N. s., 123 ft. E. Twelfth, Edward Simmons to Catharine E. McCaffrey, Aug. 11, 1886, 15 ft. by 60 ft........ nom.
Sansom st., N. s., 77 ft. 4 in. W. Twenty-third, Ellen J. Hogan, et al., to William Kirk, July 14, 1886, 14 ft. 4 in. by 55 ft.; N. s. Sansom, 91 ft 8 in., W. Twenty-third, 14 ft. by 58 ft .... nom.
Second st., E. s., 20 ft. N. Lehigh ave., Isaac and Henry Norris, trustees, to Joseph W. Baker, Aug. 12, 1886, 113 ft. by 109 ft.; g. r. $508 50.. nom.
Sepviva st., W. s., 278 ft. Venango, Chas. G. Saul to Mary M. Geisler, July 13, 1886, 18 ft. by 100 ft.; W. s. Tulip, 80 ft. S. Venango, 20 ft. by 155 ft.; N. s. Venango, 60 ft. W. Janney, 20 ft. by 80 ft........ 500
Sixth street, 1936 N., H. L. Roat to Theoph. W. Smaltz, Aug. 12, 1886, 16 ft. 9 in. by 100 ft.; also 1942 N. Sixth, 16 ft. 9 in. by 100 ft........ 2,500
Starr st., 2007, Chas. W. Zimmerman to Wm. H. Bane, Aug. 1, 1886, irreg. shape; g. r. $36........ 400
Thompson st., 2402, Saml. K. Clark to Josephine M. Corbin, Aug. 9, 1886, 18 ft. by 67 ft........ 3,500
Twelfth st., E. s., 295 ft. N. Huntingdon, Jas. H. Harper to Henry A. Magg, Aug. 4, 1886, 14 ft. by 56 ft... 1,900
Ninth st., 2614 N., M. L. Heist to Alb. K. Rishel, July 1, 1886, 15 ft. by 97 ft 5,300
Woodstock st., 1549 S. Patrick Smart to Robt. Hermy, Aug. 10, 1886, 13 ft. by 50 ft........ 1,500

—Mr. Pradanovic, of Pesth, has been using dynamite for driving piles. He places an plate, 15 inches in diameter and 3¾ inches thick, in a perfectly horizontal position on the pile to be driven. A dynamite cartridge in the form of a disc, containing 17½ ounces of dynamite, is placed on the iron plate and exploded by electricity. It is stated that the pile is driven by each explosion to a depth equal to five blows of a pile engine weighing 14¾ Vienna hundredweight falling 9 feet, 10 inches. The iron plate on the average, resists 25 explosions.

—The will of James Creighton, who died at St. Joseph's Hospital on July 30th, possessed of personal property amounting to $4,000, was admitted to probate on Thursday. It contains the following bequests: Rev. Patrick Smith, of Tuabnet, County Monaghan, Ireland, to assist in finishing his church, $100; to the Seminary of St. Charles Borromeo, at Overbrook, $500; to the St. Vincent de Paul Society, attached to St. Paul's Roman Catholic Church, $100; to the St. Vincent de Paul's Society of St. Joseph's Church, $100; to the St. John's Orphan Asylum, $300; to St. Joseph's Orphan Asylum, $300; to the German Orphan Asylum at Tacony, $100; to the Purgatorical Society of St. Paul's Roman Catholic Church, $100; to Archbishop Ryan, for the use of the Catholic Home for Fallen Women, $500; to the Little Sisters of the Poor. $100; to their branch house in Germantown, $100; to the House of the Good Shepherd, $200; to the Sisters of Notre Dame, Rittenhouse Square, $100; to the Sisters of St. Francis, to aid in building St. Agnes Hospital, $100; to St. Joseph's Hospital, $300; to the Sisters of the Immaculate Heart of St. Paul's Roman Catholic Church, $100.

Preservation of Forests.

Those interested in the preservation of the forests will find a frightful subject for their study in the disastrous forest fires, which are occuring with increasing frequency throughout the country. The necessary denudation of forests is bad enough, but the destruction of forests by fire is a catastrophe, with which the public are becoming familiar. There seems to be no way of stopping these conflagrations. Railroads are penetrating new timber fields constantly. The papers have been filled with accounts of recent fires, which recall the urgency for some sort of protection, if it be at all possible. A recent Milwaukee dispatch states that D. H. Graves, a land hunter, of Eau Claire, has just returned from an exploring trip through the forests on the Upper Chippewa and toward the Superior region. He reports the destruction of standing pine and hard wood beyond calculation. He says the fire is making great havoc along the river twelve miles this side of Superior, and what few cultivated farms there are in that direction are completely swept over and the crops and considerable other property destroyed, in many instances leaving the owners dependent. The fire extends from that point all along the Superior and Omaha Road nearly to Chippewa Falls, ten miles north of here. The grain fields are a pitiable sight, all of them having as sombre an apearance as coal.

—It is surprising that the finances of a town or city could be so badly mismanaged as those of our neighboring city Gloucester. The bond for $25,000 is not to be found and the City Treasurer has gone where processes cannot reach him. The amount of funds held by the ex-treasurer are estimated at from $7,000 to $10,000.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

T. S. JOHNSON,

Tin Roofing, Pipes and Gutters

No. 16 North Seventh Street,
PHILADELPHIA.

Old Roofs Repaired and Painted.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

AMERICAN FIRE

INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - -	*$400,000.00*
Reserve for Reinsurance and all other claims, - - - -	*1,070,610.92*
Surplus over all Liabilities, - -	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432.05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:

Thomas H. Montgomery,	William W. Paul,
John Welsh,	Pemberton S. Hutchinson,
John T. Lewis,	Alexander Biddle,
Israel Morris,	Charles P. Perot,

Joseph E. Gillingham.

BUELL'S

FIRE EXTINGUISHER.

Consists of 7 or 45 gallon founts, the latter on wheels, and Force Pumps that throw the chemical 100 feet. The BEST and CHEAPEST protection for VILLAGES and all kinds of individual property, ever offered. Write for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

A. LEDIG & SON,
MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,
Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG.
RICHARD A. LEDIG.
C. W. LEDIG.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in **SEERSUCKERS, ALPACAS and SILKS.** Foreign and Domestic manufacture. But our large stock of **MEN'S BUSINESS SUITS** is what we want you to see before you buy. Novelties constantly being received for **BOYS' and CHILDREN'S WEAR.** The Norfolk Takes the Lead this Season. We never before carried such a select stock in **MEN'S FURNISHING.**

Browning, King AND Co.

910 & 912 CHESTNUT STREET.

The Answer to that Question!

Very frequently we are asked, "Why do you advertise other people? When you have a store of your own in Philadelphia, why do you call attention to the stores of others and recommend their goods as well as your own?" Our reply is this: Our object is to introduce and sell the DAY SEWED SHOES anywhere and everywhere that shoes are bought and worn. It does not matter in the least who sells them, for every pair sold is just so much gained for the company. Consequently we can afford to advertise other people. The store, No. 23 North EIGHTH Street, was opened for the express purpose of putting the DAY SEWED SHOES before the people, with every facility for displaying the various kinds, grades, sizes and prices of the boots and shoes manufactured by the DAY SEWED SHOE MANUFACTURING COMPANY.

Everybody is invited to call and examine the stock any day and every day, but if any one wishes to purchase the DAY SEWED SHOES from any other shoe dealer they are cordially recommended to do so, and we mean what we say, since it will still be our gain. The DAY SEWED SHOE STORE is truly a FAMILY SHOE STORE, provided with all the different requirements of such an establishment.

$100 REWARD.

In order to protect ourselves from the infringement of our rights, we will pay One Hundred Dollars to any one proving to us that they have bought from any manufacturer or dealer a pair of shoes as "Day Sewed" without the Trade Mark or Royalty Stamps of the patentee, GEO. W. DAY.

THE DAY SEWED SHOE MFG. CO.,

No. 23 N. EIGHTH STREET.

Mr. H. S. BEEBE, No. 231 North NINTH Street, dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the ***Works are under contract with us*** to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under ***this Brand or a Private Brand.***

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR PIANOS AND ORGANS

Represent the

Best Makers in the World.

M. DE LONG & CO.,

1117 Chestnut Street.

A Most Delicious and Elegant POUND Box of CANDY

CROFT & ALLEN,

1226 Market Street.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

MAPS

SUITABLE FOR

REAL ESTATE BROKERS

OR OWNERS,

BUILDERS,

ARCHITECTS,

CONVEYANCERS,

SURVEYORS,

FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—

J. L. SMITH

MAP PUBLISHER.

27 S. SIXTH STREET.

PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

SAVE Your Carpets! **SAVE Your Carpets!**

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia.**

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 33. PHILADELPHIA, MONDAY, AUGUST 23, 1886. PRICE 15 CENTS

Items of News

—The Welsh Mountain christians are to have a church at a cost of $1,100.

—The brickmakers of the United States will hold a convention in Chicago about next October.

—An ordinary brick will absorb one pint of water, which occupies the space that in the dry brick was filled with air.

—Corrugated iron is said to be the strongest known form of sheet iron, and imparts material strength to the structure to which it is attached.

—A varnish for roofs is composed of 35 parts of clay, 30 parts of mica slate and 35 parts resin, all finely powdered and heated with 50 parts of tar.

—Carpenters Union 154, Marloboro, Mass., have asked for eight and one-half hours to constitute a day's work on Saturday The bosses have all complied except one, and he wants to compromise.

—A mortgage for $25,000 against the Pennsylvania Tack Works, held by Francis H. Keith, was foreclosed at Norristown last Thursday in default of payment of interest. The mortgage covers the building and machinery.

—The will of the late John C. Miller, the well-known brewer of Germantown, who died on the 8th instant, was admitted to probate on Thursday. His entire estate, valued at about $250,000, is bequeathed to his widow and two children.

—Commissioner of City Property Dixey placed the name of James M. Powell, 516 South Delaware avenue, on the contractors' blacklist. Powell was given a contract for repairing Christian street wharf, but he failed to do the work as required.

—The contract for the paving of Ninth street from Race to Sargent streets, about which there has been so much controversy with the Union and Ridge-avenue Passenger Railway Companies, was awarded to D. & P. McNichol at $2.30 per square yard.

—A palace to cost $250,600, exclusive of the ground occupied, will be built in Washington City for the Chinese Legation. It will be after the fashion of a mandarian palace, surrounded by a wall, and occupy the entire block in the most elegant part of the city. Carpenters and masons from China will do the work.

—The Inspectors of the County Prison, with Councils' Committee on Prisons, opened bids for the preliminary work on the new county prison, near Holmesburg Junction. R. J. Malone & Sons were the successful bidders. They were awarded contracts for excavating the foundation, at 40 cents per cubic yard; for furnishing the stone and building the foundation wall, $4.90 per cubic yard below the surface, and $5.90 per cubic yard above.

—It is not because good paving sand is not easily procurable close at hand that the wretched stuff too often used in our city paving is taken for that purpose. There are lots of first quality sand within easy reach on a short haul by water. There must be some other reason or pretext for using poor stuff instead of the good.

—The Chicago *News* suggests as a remedy for anarchy the procurement of homes for the working people through the agency of co-operative building associations like those of Philadelphia, whose holdings exceed $50,000,000, and where, during the labor riots of 1877 the 20,000,000 members acted as an efficient counterpoise to the lawless classes.

—Several cases, says the *Electrical World*, have recently been reported in which lightning, having struck the water mains of towns, caused their destruction in parts. The latest of these occurrences took place in Halifax, N. S., where lightning struck a fire hydrant, and, notwithstanding the easy path to ground which the mains apparently afforded, tore up the length of two blocks, throwing large rocks to the surface.

—At the adjourned meeting of the Gloucester City Council on Wednesday evening, the Finance Committee reported having appointed Samuel Hufty, of Camden, to audit the accounts of the late Treasurer, Albert J. Greene, deceased. Mr. Hufty reported the total amount received by Mr. Greene was $19,143.06; expended, $9,981.06, leaving a balance due the city of $9,162. The Recorder said he had not found the missing bond of Mr. Greene.

—The Board of Health at its meeting on Thursday received a communication complaining of the existence of a nuisance on Worth street, above Margaretta street, Frankford, which is alleged to be prejudicial to the public health. It stated that the bed of the street is several inches lower than the gutter, and the waste water flows into the depression, where it becomes stagnant. The matter was referred to the Chief Inspector for examination.

—In Lincoln county, Neveda, on the Rio Virgin, there is a deposit of pure rock salt which is exposed for a length of two miles, and a width of half a mile, and is of unknown depth. In places, canons are cut through it to a depth of 60 feet. It is of ancient formation, being covered in some places by basaltic rock and volcanic tufa. The deposit has been traced on the surface for a distance of nine miles. It is so solid that it must be blasted like a rock, and so pure and transparent that print can be read through blocks of it a foot thick. At Sand Springs, Churchill county, there is a deposit of rock salt 14 feet in depth, free from any particle of foreign substance, which can be quarried at the rate of five tons a day to the man. The great Humboldt salt field is about fifteen miles long by six wide.

—The largest bell in the world is the great bell of Moscow, at the foot of the Kremlin. Its circumference at the bottom is nearly 68 feet, and its height more than 21 feet. In its stoutest part it is 23 inches thick, and its weight has been computed to be 443,722 pounds. It has never been hung and was probably cast on the spot where it now stands. A piece of the bell is broken off. The fracture is supposed to have been occasioned by water having been thrown upon it when heated by the building erected over it being on fire.

—The largest blast of rock ever made in West Virginia was fired on the extension of the Ohio River Railroad, opposite the town of Little Hocking, O., recently. The line of the blast was 190 feet long, eighty-four kegs of giant powder being used, and over 20,000 cubic feet of sandstone rock was moved. Eye-witnesses say it seemed as though the entire face of the hill was thrown into the air. Rocks weighing hundreds of pounds were thrown across the Ohio into Little Hocking. Almost every window in the town was broken, and residents were thrown to the ground by the shock.

—The English Commission on Trade Depression has made its third report, and find that the supply of gold has decreased, while the demand has increased. While the returns from the external trade showed little diminution, the volume of money value, owing to the fall in prices, appeared to be greatly reduced. It is the opinion of the Commission that the fluctuations in the relative value of gold and silver have caused serious losses, tending in certain cases to divert the course of trade and aggravate depression. The Commission strongly advises that a searching inquiry be made into the currency question. Bimetalists look upon this as a strong argument in their favor, which it undoubtedly is.

—A novel system of fire extinguishing has been introduced in London by Mr. William Glenister, chief of the Volunteer Fire Brigade, Hastings, and Mr. J. C. Merryweather, of London. The apparatus forms the subject of a patent. The new fire and life saving machine consists of a tricycle with which are embodied the following: 1. A hose real carrying a large quantity of specially constructed hose for winding in a small compass, with all the attachments for working on to a fire from the street hydrants. 2. A light double-pump fire engine in collapsible cistern, capable of throwing 25 gallons per minute, to be worked by two pumpers. 3. A simple fire escape, with descending ropes and bag. 4. Jumping seats formed from the riders' seats. The machine is run at full bicycle speed by two men, and if desired the treadles can be so disposed as to work the fire pump, but for this a special gearing is required. For country districts and suburban towns, this improved machine will doubtless be appreciated.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE AND LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.

Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
—Rents, Sales, Mortgages, etc.—

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT.
Estates settled and Accounts adjusted and intelligently stated.
925 Walnut Street, Philadelphia.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
32 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS EXAMINED and PAINTED.

A. J. WEIDENER CHURCH LAMPS
ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

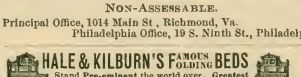
TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List.
GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION
SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.


HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA., and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 33. PHILADELPHIA, MONDAY, AUGUST 23, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, AUGUST 23, 1886.

NORTH Broad Street is becoming quite a fashionable thoroughfare.

SOME old tumble-down Second Street properties are about changing hands, it is said, with a view of extensive improvements.

QUITE a number of dwellings are to be torn out this fall on some of the principal streets to make stores out of them.

THERE will be very little increase in the revenue of the Commonwealth this year over last from personal property. This is accounted for by the reason that the rate of taxation is reduced 25 per cent., and by the exemption of manufacturing corporations from tax. The skrinkage from these two causes will nearly overcome the increased valuation.

Philadelphia county valuation is put at $146,336,985. Total for the State, $386,149,417.

THE immense quantity of timber employed in building can be rendered practically fireproof by being covered throughout with patent asbestos paint, says a scientific paper. To show the extraordinary capacity of this composition in resisting fire, and as a non-conductor of heat, two huge wooden packing cases, open on one side, were placed side by side. One of these cases was coated with asbestos paint; the other was *au naturel*, and the interiors of both were filled with shavings liberally soaked in petroleum. The shavings were then set on fire. The unpainted case was speedily in a blaze, and ultimately caved in, leaving only a heap of charred timbers. The fire in the asbestos-painted case slowly burned itself out, doing no damage beyond slightly blistering the paint on the surrounding sides.

THE stationary engine of the rolling mill at the Reading Iron Works, in Reading, Pa., has just been taken out, after working steadily for close upon fifty years. This engine was built in Pittsburg, and was hauled by wagon the greater part of the distance thence to Reading. It is still in good order, and is now removed to make way for a larger engine.

BUILDING permits and conveyances have fallen off this week; architects and builders are taking their vacation. Real estate agents say business is slack—nothing doing in fact. There are numerous inquiries booked however. Business is dead this week, but those who predict dullness next week or next month will prove to be unsafe prophets. Large operations will shortly be consummated which the principals desire to be kept under cover until the time comes to talk.

MORE than the usual number of people have been absent from business this year for a week or two. Vacations are becoming popular. Society works under an enormous pressure. The tired man at business is liable to be beat on a trade. The tired professional man is in danger of being circumvented. The tired mechanic is in danger of losing his place. Intellectual as well as physical relaxation is a necessity which cannot be unheeded. The mind needs rest rather than or more than the body. In the hurly-burly strife which characterizes modern social and business intercourse everything is done at a high pressure speed. The energies are worn out; vital strength is exhausted rapidly, and rest and leisure become absolute necessities every season.

ONE of the important industries of this city, about which the public know but little, is the manufacture of architectural mouldings, cornices, church and other fine plaster decorations. The modeling of the figures and arts pertaining to the branch, executed in plaster of Paris, as performed at the establishment of Mr. Thomas Heath, 42 North Eleventh street, are without doubt very fine; they combine the rare proportions and matchless symmetry of classical forms with French esprit and grace. The taste of the American people for such articles, for furnishing, is becoming greater every year. Many of the more palatial residences of our citizens, banks, halls, churches and schools bear the productions of this form of workmanship. Amongst them is the Masonic Temple. The demand for the architectural manufacture of these goods within the last few years has grown very rapidly.

THIS is a bad time to make money in or out of speculation. The best way is to hammer money out in the old-fashioned way by honest, legitimate, plodding work. Where one finds himself a lucky dog, nineteen find themselves losers, and, even though they succeed in hiding their losses, they never survive the bitter remembrances and disappointments.

ONE of the most original and valuable contributions to engineering science that has been made of late years, is the method devised by Mr. Poetsch for sinking shafts and making excavations for the foundations of buildings, bridges and other structures, and for constructing subaqueous tunnels, sewers, conduits and the like, and, generally speaking, for the execution of all kinds of excavation in quicksand, and similar soft and water-bearing strata. It is a radical departure from all previous methods, and has the merit of extreme simplicity, so that its announcement was received by the engineering fraternity with expressions of very general approbation, which the subsequent brilliant success of the system in actual practice demonstrated to have been entirely justified.

The Poetsch system consists simply in freezing the material all around the space to be excavated, by which it is for the time being converted into a solid mass, or wall, which permits the excavation to be made and the permanent work to be executed with the same ease and certainty as similar work in rock or solid earth, and with entire safety against disastrous collapse. It differs essentially, therefore, from all other methods hitherto proposed for accomplishing this extremely difficult and dangerous class of engineering work, in dispensing with the necessity of erecting and operating a costly pumping plant to remove the water from the water-bearing stratum while the work of excavation is being executed; or with equally expensive methods of holding the water back by the use of air pressure, which involves the employment of caissons and a system of air locks and air-compressing machinery. Besides dispensing with these complicated and costly appliances, the Poetsch system eliminates completely the ever-present element of danger in this class of work, permits the work of excavation to be done precisely as though it were in solid rock, and dispenses, therefore, with all necessity of providing against bottom and lateral pressure, or, in a word, vastly simplifying the execution of a class of work which ranks among the most difficult and dangerous which the engineer is called upon to perform.

THE Southwestern section of the city has been transformed within a few years. Land at certain points has been doubled in value, at least in asking prices.

A COMPANY is about to be organized with a capital stock of $100,000 for the manufacture of petroleum gas for fuel. The company will be composed of a number of the leading capitalist of Erie. It is believed this gas can be sold at 5 cents per 1,000 feet, yielding a fair profit to the manufacturers, and that it will prove a strong competitor to the natural gas. Having much less pressure in the pipes than natural gas it is possible to use cast iron pipes instead of the wrought iron pipes, as usual.

THE iron manufacturers, coal miners, machinery and locomotive makers and mechanics, in a thousand avenues of activity, are all looking forward to booming business demands Business men and manufacturers have learned much of late years, and so far have been wise enough to avoid overproduction. The railmakers will run night and day to the end of the year and not overproduce. The skelf and wrought-iron pipemakers will do the same. The pigiron makers are producing 122,000 tons of iron per month, the largest output in our history, and yet all of this finds market and fair prices. We are moving along steadily in the right direction, but it is necessary to keep it always in mind that with our enormous producing capacity it is no difficult matter to spoil our prosperity by gorging the channels of trade.

THE artificial stone pavement has within the last few months become very prominent for which Mr. Samuel A. Miller is the Philadelphia representative. His office is at 14 North Seventh street. He has also a patent sewer and conduit invert block. This material is suited to constructing building walls of any design of ornament desired; columns, bridges, abutments and piers; flooring for damp cellars can be made perfectly dry; it is also a very useful article for storage, stable and brewery flooring. Its resistance to moisture renders it valuable in all cases when sanitary provision is requested. For side walks, garden or park walks it is unequaled. Philadelphia, as compared with other American and European cities, is far behind the times in the use of the valuable artificial stone for building purposes. Its value as a building material was demonstrated at the great fire in Chicago and in many other cities. At Paris, quite recently, a test was made of it as to the use for columns against those of cast and wrought iron against heat, and it was proven that it was far superior. Many cities are using it for sanitary purposes —sewer bottoms—and is found to be cheaper, cleaner and in all cases much more satisfactory. There is no uses to which stone or bricks are used that artificial stone cannot take its place. The bricks which are made of it are doubtless without fault and architects would do well to carefully examine into the desirability of using them.

DEFALCATIONS have their runs like all other epidemics. Now comes defalter Gray, treasurer of two large New England mills Who will be next? Certainly there are more to report. The slipshod financial management of so many of our large corporations invites rascality. Managers and directors are—to put it plainly—too lazy to look after money matters. They may feel like investigating sometimes but then it might offend the delicate sensibilities of our Wilsons, Grays and Pearsons to have their accounts looked over.

IT is bad business policy to not remodel. Hood, Bonbright and Strawbridge & Clothier have taken the lead. Who will follow? Why cannot Market street be transformed from an old fashioned provincial street into a cosmopolitan thoroughfare, with its commodious business establishments typical of our spirit of progress and enterprise. There is entirely too much conservatism in this respect. The newspaper publishers have done their duty. Look at the *Ledger*, the *Record*, the *Times*. We build fine residences in the suburbs, but we let our business places go. This is not right; our business men have piled up fortunes in their old stores. Why not then remodel them? It is parsimony not to do it.

THE most important features of the commercial situation during the past week have been the rapid and wide fluctuations of the money market, the sudden decline in the rates of foreign exchange to at or about the gold importing point, and the speculative flurry in wheat on account of unfavorable reports respecting the condition of foreign crops. Outside of these influences the movement of trade has not as yet developed any special or marked improvement. The demand for merchandise has been fairly active for this season of the year, but the general quickening of trade with the approach of the autumn months has not yet commenced. With scarcely an exception, however, a confident and hopeful feeling prevails and there is every reason to expect an early revival of business activity as the natural result of the commercial and industrial prosperity of the country that is slowly developing. The stringency of the money market has been foreshadowed for several weeks. The bank statement has indicated a gradual absorption of the surplus reserves at this city until now there is held by the associated banks less than $7,000,000. This absorption of money has been in no sense unhealthy, for it has not resulted from rank speculation or over-trading, but from the investment of funds in sound and substantial enterprises and the employment of money in the legitimate channels of trade. It can hardly be claimed that commercial affairs are prosperous so long as the banks are carrying a heavy accumulation of unproductive money, and the close working of the money market in all important financial centres, during the past week, s the best demonstration of the satisfactory condition of the commercial situation and the improving tendency of trade.

THOSE who entertain the opinion that the possibilities of labor-saving machinery are nearly exhausted, and that the whole field of art industry in which it may be advantageously employed has been already covered by inventive genius, are greatly mistaken. That the achievements of human ingenuity have been wonderful, goes without saying, and there are reasons to believe that future triumphs in this direction will be even greater and more fruitful. We are forced to this conclusion by reason and analogy. Who would have believed, only a very few years ago, that the difficult and complicated processes which are now every day being wrought out by machinery in various branches of manufacture would have been possible? Thus it is that the problems unsolved by one generation become accomplished facts by another. Who shall say that what now seems impossand improbable may not be successfully attained by those who will come after us? In the hands of the modern scientific inventor matter becomes almost miraculously endowed with life and intelligence, and with great accuracy performs those functions which the most skilled manual labor executes but slowly and imperfectly.

PHILADELPHIA has begun a liberal policy of expenditure in street improvements, water and electric light and park improvements. It will pay. Our business men ought to be as liberal. There are thousands of them doing business in an old style, three or four-story brick building, erected thirty or forty or perhaps sixty years ago. Why do they not tear out the old front and put in a new one, with iron front and plate glass and fine finish generally? Are our merchants and business men not making money enough to get out of the old, last-century coops and show the world that they are in sympathy with it? There are thousands of old stores that ought to be remodeled and that could and would be if the owners and occupiers only looked at the matter right. Look at Market street, either from Front street or from the Public Buildings. It looks very like it did twenty or thirty years ago. There stand block after block of the old style buildings; everyone of them ought to be remodelled. It would pay to do so. No body has yet dared to try the apartment house system in Philadelphia. Yet a few good apartment houses in the thickly-settled sections would undoubtedly pay. Look for instance at the overcrowded boarding houses along Spruce, Pine, Walnut and many other streets. Would not the occupants of some of these overcrowded houses gladly accept a change into a fine, large, airy, clean and commodious apartment house, with its day and night elevators and electric lights and everybody-attend-to-his-own-business conveniences? Assuredly. Why will not a company of enterprising men get together and talk it over. Green's at Eight and Chestnut streets and Dooner's on Tenth street shows what can be done. Our local bloods would patronize a finely-built apartment house in preference to the old-fashioned, dingy, last-century house of funeral aspect.

THE character of our architectural papers are improving. They seem as schools to sharpen the wits of architects and builders alike. A reader must be extremely stupid who can read the splendidly gotten up journals in architecture and building interest without being instructed and pleased. The best thoughts of our best minds are presented in excellent but plain language to the readers, and they have opportunities for both learning and unlearning all instruction, which all need.

THE present activity in our iron and steel industries would have been very much less than it is if our manufacturers had taken advantage of the improved business situation in the latter part of 1885 by attempting to push up their prices to the figures realized a few years ago. If this attempt had been made it is certain that the result would have been disappointing in every way. Our immense production of iron and steel would certainly have been checked by restricted buying, while high prices would have furnished to our foreign competitors an opportunity to undersell us in our own market. This time our people have been wise.

ALTHOUGH the indications in manufacturing circles all, or with the very rarest exceptions, point toward a period of activity and prosperity, yet there are those who regard the present rosy tints on the business sky as fictitious coloring. A leading and very successful manufacturer in Central New York predicts that the worst point in industrial disturbances has yet to come, and will not be safely passed until two great changes occur. The price of labor must be reduced until it bears a just relation to the profits of production. Wages remain practically now the same as they were when bar iron was worth 2½ cents and wheat $1.12. Both iron and wheat and manufacturers' profits, and, for that matter, interest rates, have materially decreased, while labor, at all times highly paid, stands menacingly ready to demand advances the moment—as in January and February last—business made a slight improvement. The fact that the purchasing power of a dollar, of the commodities of daily consumption, is greater in this country than in England does not tally well with that other great fact that American labor commands fifty per cent. to one hundred per cent. higher prices than are paid by John Bull. While the great body of manufacturers throughout the East believe that we are entering on a period of prosperity, and the history of the trade for the past half century fully warrants this belief, yet the cold fact remains that during all the depression wages did not sink one point to where the manufacturers' and agriculturists' profits dropped five or ten points. In all these facts this astute manufacturer sees causes for distrusting the present flattering outlook, while at the same time freely hoping he is mistaken in his impressions. This manufacturer does not stand alone in these views. The same thoughts found much stronger expression, if not so well defined, in the case of an old and well-known manufacturer in Connecticut. The relative number, however, of those in the trade who hold these views is very small; yet they afford some food for thought, and laborers, especially, would do well to study them carefully before taking any more disastrous steps toward coercing capital to adopt their wild views.

IN addition to the improvements now being made to St. John's Roman Catholic Church, Thirteenth street, above Chestnut, the old three-story brick house occupied by the officiating priests is being torn down, and will be replaced with a fine, new brick building, four stories high, with marble fronts on Thirteenth and on Clover streets. It will cost $20,000.

BUILDERS' and traders' exchanges are being organized in all large cities, those notable ones in Chicago, Cincinnati, New York and Boston serving as a model and incentive. The latest to form are those located at Indianapolis, Indiana, and Dayton, Ohio. The exchange at the former city starts with about 150 members, comprising all the leading manufacturers and contractors.

A NEW concrete now being used quite extensively in France is composed of eight parts sand, gravel and pebbles, one part powdered cinders and one and a half parts unslaked hydraulic lime. These materials are thoroughly beaten together, the mixture forming a concrete which dries almost immediately, and becomes in a few days extremely hard and solid. It may be improved by the addition of one part cement.

"Do you know," said an extensive city real estate owner "that about as acceptable a sidewalk as can be laid is one built of pines. A good plank walk is far more acceptable to the pedestrian than either asphalt, brick or stone. A plank walk, built of rough pine laid down into the ground, won't last long, and is a mean sidewalk at best. I build all my walks of 2x6, surfaced one side, laid crosswise one-half inch apart, on stringers placed on top of the ground. I give the walk just tip enough to allow the water to run off. A walk thus built will last for years in first-class condition, and cost but little for repairs."

IT will require very little observation to convince one that the uses of sheet metal in building construction has of late very considerably extended, while its adaptations in this important field have likewise gained in variety and importance. It may safely be affirmed that at the present time tenfold more sheet metal is used for building purposes than was used less than ten years ago; and its advocates claim, and not without good cause, that its utilities are only beginning to be appreciated at their proper value. New uses are being found for the material every year. Among the more interesting of such recent applications may be named, for example, fire-proof corrugated iron arches for ceilings; finely corrugated sheet metal, tastefully decorated, for the interiors of public halls, theatres, offices and stores, to say nothing of other special uses in building to which the material readily adapts itself, and not omitting mention of the well-known and successful use of sheet iron for roofing and siding, for which purpose immense qualities are annually consumed.

Of these products, it is not invidious to say that the corrugated forms of sheet metal are for most purposes decidedly the most useful, and the enormous increase in the demand for these products is the best evidence that could be presented to demonstrate the fact.

THE four hundred masons and bricklayers of Milwaukee, who struck about two weeks ago, causing an entire suspension of building operations, returned to work ten days ago. The eight-hour day continues without any agreement as to when it shall case.

DR. Kimball, Director of the Mint, has completed his report on the production of gold and silver in the United States during 1885. The production of gold is estimated at $31,800,000, an increase of $1,000,000 on 1884. The production of silver for the calendar year 1885, calculated at the coining rate in silver dollars, is estimated at $51,600,000, against $48,800,000 in 1884. The director estimates the amount of gold coin in the United States on January 1, 1886, to have been $533,485,453; of silver dollars, 218,259,-761; subsidiary silver, $75,034,111; or a total stock of coin of $826,779,325.

CHERRY.—The time is not far distant when good cherry timber will be as difficult to obtain as good walnut is at the present time. The cherry forests of Pennsylvania, undoubtedly the finest in the country, are nearly exhausted, and about all that is left in that State is held by a few large operators, who have advanced the price of the manufactured lumber to such a figure that in certain sections it has become a difficult matter to secure trade. In 1878 the demand for cherry lumber in the East began to increase, and it was the means for increasing the number of mills in the State mentioned. At that time stumpage cost nearly, if not quite, as much as at present, and the lumber sold at an average of $37 per 1000 feet at the mills for good, and the culls were considered worthless. As the demand increased, the manufacturers gradually advanced prices, and at the present time good first and second cherry is held at the Pennsylvania mills at $60 a thousand, while the general grade of the lumber is inferior to that sold seven years ago at $37. Cherry culls are sold today at from $10 to $15 a thousand.

THE liability of iron to rust is a great drawback to its use for many purposes, and the practical value of a process which will protect it, at a slight expense, is self-evident. That the process is successful in accomplishing this object seems no longer a matter of doubt, and at less cost than galvanizing or tinning. The color on cast and wrought iron is a bluish-gray, which to some may be objectionable, but as the coating takes paint far better than untreated iron, this objection is easily overcome, and with the assurance that the paint will remain, and not soon be thrown off as it is generally. For polished work the color is a lustrous blue-black, adding greatly to the beauty of the article treated. This process seems peculiarly well adapted for gas and water pipes. Any one who has had occasion to use water which has passed through a new iron pipe, or one that has not been used for some time, knows how full of rust it is, and that only after months of constant use does it become clear again. With pipe coated with the magnetic oxide by the Bower-Barff process, no trouble of the kind can occur. The water runs pure from the first day; and if for any reason the pipes are emptied, and left so, there is no danger of their becoming coated with rust. Another important fact is, that the water coming through one of these rustless pipes is just as pure as when it entered, for the water can dissolve none of the coating of oxide, as it always does with lead or galvanized pipes. It is a well-known fact that water running through lead pipes is very apt to contain lead in solution, and the continued use of such water causes lead poisoning, for, although the amount (of lead) dissolved may be very small, still it accumulates in the system, and finally causes sickness and disease.

THE New Jersey State Bureau of Labor Statistics, in dealing with the great question, how best to improve the condition of the working man, has obtained letters from representative workmen in various parts of the State. The following extracts from their replies are printed in its seventh annual report, and as giving the views of the more intelligent workmen themselves, they are entitled to the most thoughtful consideration.

One writer reports: "Whiskey and beer are the main obstacles here." Another says: "Too large a portion of our wages go to the sellers of rum and beer." Another: "Ignorance and intemperance are the chief causes which prevent us from improving. Various others remark: "Laws prohibiting the manufacture and sale of liquor would improve the working man's condition." "Local option has improved our condition." "We must have a prohibition law before our condition is much bettered." "What is wanted is that men should drink less and keep better hours." These are the views of the workmen themselves. In the same mood Mr Powderly says: "Boycott the saloons." Will the workmen do it?

HERE is the latest political utterance on the labor question: That we sympathize with labor in its efforts to make industrial and moral worth, not money, the true standard of individual and national greatness, and to secure to the workers the full enjoyment of the wealth they create and sufficient leisure in which to develop their intellectual and social faculties, and to this end we desire the enlargement of the Bureau of Statistics, the abrogation of all laws that do not bear equally upon capital and labor, and the prevention of the hiring out of convict labor, the adoption of measures providing for the health and safety and indemnification of injuries of those employed in mining, manufacturing and building industries; the enactment of laws by which labor organizations may be incorporated and arbitration extended and enforced, and a suitable apprenticeship act for the purpose of creating a better class of artisans and mechanics; the prohibition of the employment of children under fourteen years of age in workshops, mines and factories; the strict and exact enforcement of the laws relating to pluck-me-stores and store orders and those relating to the accounting of industrial works; the appointment of inspectors to carry out these provisions, and a rigid enforcement of existing emigration laws to exclude pauper, contract and assisted emigration.

IN an address lately delivered before the Massachusetts Institute of Technology, Jos. D. Weeks said: It will be found that the success of arbitration has been secured where there have been strong unions to compel the acceptance of the awards. It is not my purpose to discuss the advisability of unionism. From what has been said in previous chapters it will be inferred that to the principle I give my hearty assent. I believe with the Duke of Argyle, "that combinations of working men for the protection of their labor are recommended alike by reason and experience." What I desire to ask those who object to arbitration on this account is if their objection will do away with unionism, or if it will remove the necessity of recognizing and treating with unions in the near future. Unionism is here and it will not depart. It is growing yearly in power, in wisdom and in organization. It cannot be crushed out; it will not permit itself always to be ignored or dispised. Is it wisest to treat it as an enemy or friend? Is it not best to make it, in the language of the Court of Paris, "a new element of productive power and an earnest pledge of peace?"

The most effective pledge of industrial peace, in view of the present constitution of industrial society and the conditions which obtain, is arbitration and conciliation, with strong unions to enforce its decisions. I speak of strong unions, for it is only a strong union that dare be just. A weak union, which represents but a part of a section of trade, is timid and cowardly, and yet tyrannical, and seeks to make up in bluster and flagrant injustice what it lacks in power. But a strong union can be just and generous without fear of being charged with cowardice, and when there is beside it a strong employers' association, strikes and lockouts will be of rare occurance, peace will be assured and production go forward under the most promising conditions.

SIR F. ABLE, F. R. S., invented a silicate of soda which, when applied to wood in the form of a thick syrup, gives considerable resistance to fire. The silicate forms a hard coating, and can be used as follows: The treatment is by painting the wood, first, with a dilute solution of silicate of soda, secondly, with a lime-wash of slaked fat lime colored with mineral ochres or blacks, and, lastly, with a stronger solution of the silicate. The surface of wood should be moderately smooth, and any covering of paper, paint, etc., be removed. A solution of the silicate in the proportion of 1 part by measure of the syrup to 4 parts of water is prepared in a tub or earthen vessel by stirring the measured proportioned of the silicate first with a small quantity of the necessary water until a complete mixture is produced, and then adding the remainder of the water in successive quantities until a perfect mixture in the requisite proportions is obtained. The wood is then washed over with this liquid by means of an ordinary whitewash brush, the latter being passed three or four times over the surface, so that the wood may absorb as much of the solution as possible. When this coating is nearly dry the wood is painted with the lime-wash. A solution of the silicate, in the proportion of 1 part by measure of the syrup to 2 parts of water, is then made as above described, and a sufficient time having been allowed to elapse for the wood to become moderately dry, this liquid is applied upon the lime in the manner directed for the first coating.—*Building News.*

OF all the industrial arts known to the ancients, those which have made the least progress are building and road making. Those massive structures erected in Egypt and India still remain without a modern rival, and the roads to the modern city are equal to those by which the Roman drove to his capital. Only recently has it been shown that asphalt is the best material for much traveled roads, and there is no reason to believe that its application to that purpose as well as to building was not well known to the people of antiquity. We have the best of authorities showing that the Roman as well as the Assyrians were familiar with the uses of bituminous cement.

M. Leon Malo, long since determined that a mixture of asphalt and gravel, molded in small pieces, did not soften when subjected for weeks to the hottest summer sun, and he successfully erected a block of similar material which served as the foundation for a horizontal engine of fifty-horse power. This massive block has been analyzed and found to consist of stone broken to unequal size, the interstices being filled up with material the same as asphalt. This block became so hardened with age as to be broken up with the greatest difficulty, and the fracture was as clean as that of the finest sandstone rock. The slightest degree of electricity was sufficient to make the vibration of this large engine imperceptible to the censes. For more than twenty years this engine has been running regularly without the least indication of yielding a particle, even under the cylinder.

PROFITS OF THE ATLANTIC MILLS.—The Atlantic Cotton Mills, of Lawrence, Mass., whose treasurer, William Gray, Jr., has just committed suicide, after stealing from $250,000 to $500,000 from his trust, have not been very prosperous for several years. In 1874–77 they had another period of adversity. Nevertheless, the history of the company since its incorporation in 1846 has not been wholly dark. The sum of the semi-annual dividends has been 207 per cent., or an average of 5,17 per cent. per annum for the forty years from the start, and 5.92 per cent. since dividends began to be paid, in 1852. In 1866 14 per cent. on the capital was divided, and in each of the years 1881–83 10 per cent., and the dividend has been "passed" in only four years out of the thirty-five. The capital was originally $1,800,000. It was reduced to $1,500,000 in 1859 by the purchase and cancellation of shares aggregating $300,000. Losses subsequently wiped out $1,200,000, and in 1876 the capital was marked down to $300,000, and $700,000 of new money was then paid in, making the nominal aggregate $1,000,000. In 1852–59 the sum of the dividends was $936,000, together with a surplus apparently amounting to $250,000. In 1860–76 the dividends aggregated $1,440,000, and in 1877–86, $590,000. The net profits have thus amounted in the thirty-five years to $3,216,000, or to $2,016,000 after deducting the loss of $1,200,000 in 1876. On the former basis the shareholders have received an average dividend since 1852 of 6.45 per cent. per annum on the average capital invested, and they have cleared 4.05 per cent. after allowing for the capital charged off ten years ago. It is, moreover, of interest to observe that the company was much more prosperous during the period of free trade in which it was started than it has been in the later era of high protection. The average dividend was 6½ per cent. in 1852–59, 5.65 per cent. in 1860–76 and 5.90per cent. in 1877–86.

CONCERNING the mooted question of the danger of fire from the contact of steam-pipes with woodwork, the engineer of the City of Quebec writes the *Scientific American* as follows: "I am of opinion, from practical experience, that hot-water pipes in contact with woodwork are dangerous, and I only wonder that insurance companies do not refuse to insure where the necessary precautions are not taken to isolate pipes sufficiently to prevent danger, which, as I shall presently show, it is easy to do. During soft weather steam and hot-water pipes become very hot from the surrounding air being too warm to relieve them of or abstract their heat as colder air does. On one occasion this winter, a very soft day, my steam boiler had raised the temperature throughout all the pipes about the house to such a scorching heat that everywhere the woodwork was very hot, and I could not bear my hand on any portion of it without burning it as if I held it on a hot stove. It is only two or three weeks ago that a towel laid across the coil in a room on the third floor of a house was actually scorched as if by a red-hot iron, and this has happened more than once. True, water heated under atmospheric pressure only attains to a heat of 212° Fahrenheit or 100° Centigrade; but in a five-story house, even with an open well or cistern in the garret, above a height, say, of fifty feet—equal to a pressure per square inch of nearly twenty-two pounds—the water, of course, reaches a much higher temperature as it does in any closed vessel; and if to this be added the additional pressure or resistance in the rising mains due to the retarding by friction through long stretches of pipe with numerous right-angled bends, it is easy to understand how the temperature required to force the column of water along may be increased so as to become exceedingly dangerous."

BUILDERS' ITEMS.

Building and Real Estate Notes.

DORRNS & Co., 35 Kaighn's avenue, Camden, has just completed the sale of a property on Clinton street for $1,600; another, on Royden street, for $1,400; and one on lot on Jackson street for $250. They report inquiries to purchase small houses have increased, but the prices offered for them will hardly pay for the actual cost.

J. H. JACKSON, real estate and insurance broker, 33 Kaighn's avenue, Camden, speaks of the real estate business in a very encouraging way, and is of the opinion that this fall will be a good one with them. Renting, at present, with him is slow, but inquiries are increasing for small properties. He has just completed the sale of a store and dwelling, 115 Kaighn's avenue, above Front street, for $1,600.

C. LETHERBURY, 1123 Broadway, Camden, N. J., in speaking of real estate, says that with him the prospect for the fall is good, and that it will be general. Although in Camden, he is himself looking for Philadelphia real estate (small properties) investments for about $10,000. Mr. Letherbury has within the last eight days purchased 13 lots in the Eighth Ward, on the Stockton Land Association tract, situated between Ferry road and Bulsen street, and between Ninth and Mulford streets. He has now 60 lots in all, which he is offering at $50 each lot.

WM. A. TURNER, 904 Broadway, Camden, reports the demand for country properties increasihg, especially small farms. In speaking of Camden he says a large number of properties have changed hands, and a large number of strangers are arriving, inquiring for houses. Mr. Turner sold 15 acres at Clementen, N. J., for $700; also 2 acres, same situation, farm land, for $170; also 2 acres for building purposes, at Clementen, N. J., for $1,000; also a house and lot on Master and Van Hook for $1,000. Mr. Turner reports collections good, and the demand for five- and six-room houses increasing.

DAVIS & SMITH, real estate and insurance agents, report business as very satisfactory, and within the last six days report the sales of 22 acres in Montgomery county for $2,500; also three houses on Penn street, Camden, N. J. (two stories, five rooms), for $1,200; also a small country seat at Trevose Station, with three acres of land, for $3,800. These gentlemen make a specialty of farm and country properties, and within the last few years have made considerable progress. For some considerable time they carried on their business at 144 N. Seventh street, but for the want of more room found it desirable to remove to more commodious premises at 14 N. Seventh street, which they did on the 1st of July last. They report real estate as looking very good for the coming fall.

—Five years since, it is asserted, the imports of mahogany to this country amounted to only 500,000 feet annually. At present the volume of trade in this material is not less than 10,000,000 feet annually. A comparison of the figures will indicate the rapid growth of this wood in popularity. A short time since it was considered an expensive wood, but with the increased consumption its cost has been reduced, so that at present it is not much dearer than native walnut or cherry. Mahogany is not only fashionable wood, but it is the most reliable wood known to commerce. It is unequaled for doors, house trimming, furniture, or for any purpose where a hard wood is desired. It does not warp or check; neither does the sun fade it, but, on the contrary, it brings out its rich color. Time, which destroys other woods, only serves to increase the value of mahogany.

A New Move.

Elm Avenue, West Philadelphia, has been looked at a good deal during the past few years for building purposes. The latest rumor is that a syndicate, with one million dollars capital, has taken this avenue in hand. What will make residences here more desirable is the fact that some $80,000 is to be expended on Park improvements. A statue will be erected to the memory of the late John Welch. There will be a fine stone arch way. The Park, opposite this Avenue, will be made especially attractive. The rumor is that nearly all the property between Forty-first and Fifty-second streets is to be secured. Old houses and shanties are to be removed to make room for the superb mansions that are to be erected in their places. The old leases are not being renewed and tenants have been notified to vacate at their expiration. Several purchases, it is understood, have already been made by the syndicate. Stubborn owners, in some cases, were bought out at high prices. One owner who, six months ago, would have been glad to have sold his property at $4,500 was paid $12,000. A good deal of this property has already been secured by the syndicate.

This scheme has the elements of success in it. The Pennsylvania Railroad is within easy reach. An unobstructed view of the Park is assured. The Avenue is wide and well paved; it would become a grand drive. The Park attraction would make it a much sought for outlet. Just what the purposes of the syndicate are in detail cannot be ascertained as operations are quietly and in fact secretly conducted.

A New Flying Ship.

A new flying ship has been constructed in San Francisco, which is thus described: The balloon vessel, which is completed, all except the machinery, is 180 feet long, 43 feet broad; depth of car, 12 feet; capacity of balloon (hydrogen), 182,000 feet; engines, 3; horse-power, 36; lifting capacity, 16,000 lbs.; and total weight, 5 tons. Prof. Patterson calculates that when driven by its propelling power he can attain a speed of one mile a minute. The car is boat-shaped, and is made of the lightest kind of ash. It is divided into three compartments—a passenger compartment, each, forward and aft, and an engine boiler-room amidships. The balloon part is attached to the car so that an independent movement is prevented. The balloon is also divided into compartments, which prevents an accumulation of gas either at one end or the other, and thereby prevents a depression or elevation of either end. An automatic valve attached to each of the compartments permits the escape of the gas in case of expansion, announcing its exit by means of a whistle. A parachute attached to the upper deck snd under the balloon is so arranged that in case of necessity it can be thrown out in a moment by the simple movement of the lever. Running the full length of the hull of the machine are two keelsons, for stiffening purposes. Four pairs of wheels for landing purposes are affixed underneath the hull in such a manner as to prevent jolting when landing, spiral springs and rubber buffers being arranged for that purpose. Two lifting screws, made of strong steel frames of green hogskin stretched thereon and then dried, revolve beneath the hull, while a propelling screw, constructed in the same manner, is rigged astern to send the vessel ahead. In order to steer the machine this screw rod works through a swivel, the engine being moved one way or the other by means of a crane, in which it hangs. Water in sufficient quantities for steam-making purposes for two days can also be carried.

The Way to Construct Staircases.

1st. All staircases should be constructed with two or more runs with square landings.

2d. No staircase should be less than four feet six inches wide in the clear, and no winders or circular stairs should be used.

3d. No riser should be over seven and one-half inches, and all treads should be at least twelve inches.

4th. No wells, rails, newels or balusters should be used—stairs in all cases to be walled or boxed up.

5th. All stairs should be built on the outside walls of the building or in special wings prepared for them, and so placed that pupils occupying the upper floors of the building may enter and leave the structure without disturbing or interfering with the pupils of the lower doors.

They Never Strike.

There is a class of people in this country who get up at five o'clock in the morning and who never get back into bed until ten or eleven o'clock at night; who work without ceasing the whole of that time, and receive no other emolument than food and the plainest clothing; they understand something of every branch of economy and labor, from finance to cooking; though harassed by a hundred responsibilities, though driven and worried, though reproached and looked down upon, they never revolt, and they cannot organize for their own protection. Not even sickness releases them from their posts. No sacrifice is deemed too great for them to make, and no incompetency in any branch of their work is excused. No essays or books or poems are written in tribute to their steadfastness. They die in the harness and are supplanted as quickly as they may be. These are the housekeeping wives of the laboring men.

The Conservators' League of America.

The Conservators' League of America is the name of a new society which is probably destined to play an important part in the future of our industrial organizations. Formed but a few months ago, its ramifications already extend through several states where branch societies are being organized and disseminating the principles of the organization. As all great movements are started by some need to supply, or usually some wrong to correct, this has grown out of the labor troubles, men of wisdom with a desire for the future good of their fellows having resolved to place in active operation an organization which has for its object the practical realization of the scheme of co-operation between capital and labor. Though the society in question has taken in a manner the form of a secret body, it is only such as far as is necessary for perfect and uninterrupted work. Its membership is drawn from all conditions of men, the only requisite being that the applicant for admission be intelligent and a lover of law and order. The foundation of the society can perhaps be best told by Article 1 of its constitution, which reads:

"The purposes of the Conservators' League of America are: To protect the legitimate busines of the country against all unlawful and injurious interference, and to promote a better understanding of the true relations existing between employer and employes, maintaining the rights of each, and adjusting their differences."

The recent so-called labor troubles have largely arisen from a vital misapprehension of the true relation existing between all classes of business, and to counteract these injurious results and to protect all busines interests and thus promote the highest good of all, is the mission of this society.

The Material Market.

From one standpoint the prospect that higher prices may soon be obtained for lumber was never brighter. Throughout the country the stocks in retail yards are very light. Such are the signs of the times, and suggest what may be coming. Really there has been an increase of movement, but as yet no improvement worth mentioning in prices. Dealers are slow to believe that more favorable conditions are ahead. There is a degree of financial stringency in the district. Heavy buying at the mills has been going on, and bills are coming due. Trade has not been satisfactory, and profits on sales have been next to nothing. Collections between wholesale yards are slow. Under such circumstances it may be inferred that in their anxiety to realize, jobbers will offer favorable prices to the buyer.

The local lumber trade has been less active than in July. Dealers think that a few days will bring out buyers in large force. All kinds of lumber are in abundant supply and prices are steady.

The supply of concrete, plaster, etc. is up to requirements. The leading dealers report firm prices.

Roofing material has been the subject of considerable negotiation. Large supplies will be wanted during the next few weeks. Competition is as usual very close.

Prices of builders' hardware remain steady. Nails are $2 at $2.10. Supply fair.

The Johnson Steam Paving Rammer.

A trial of the Johnson steam paving rammer, a machine invented by Samuel Johnson, of this city, and designed to be used in the paving of streets, was made Wednesday afternoon at Forty-second street and Elm avenue. Chief Commissioner of Highways McDonald was present at the trial, and expressed himself as highly pleased. The machine weighs a little over four tons, and is run on four heavy wheels.

The engine which works the rammer or hammer is situated on the front of the truck, and moves it backward or forward. The engine has two cylinders, eight inches in diameter, and carries from sixty to eighty pounds of steam. It is said that the engine, working ten hours, will consume but a quarter of a ton of coal.

The rammer is nine inches in diameter and weighs 125 pounds. It is four feet six inches from the end of the truck, and is swung on a crane. The crane, which projects forward, carries a steam cylinder, containing a reciprocating piston, the rod of which is attached to the rammer. The piston reciprocates in much the same way as a steam hammer, and its movements are controlled by the attendant, who also moves the crane from one side to the other.

Only two persons are required to work the machine, and it has a power to strike from one to three thousand pounds, while a man cannot exert a force much more than two hundred pounds. It also makes one hundred and sixty strokes per minute, while a man's strokes do not exceed twenty. By working a lever attached to the rammer, it can be regulated to strike to suit the condition of the stones on streets, upon which it may be at work.

The trial yesterday was made on Forty-second street, where the street is paved with Belgian blocks. The dirt was very dry, but the rammer forced the stones about an inch in the ground, making a level piece of work. It was said that had the street been watered, the stones could have been rammed much more easily.

BRICKS are in plentiful supply. Prices are: salmon brick, $6.00; hand-made, $8.50; stretcher, $11.00; pressed, $22.00.

Embezzlement

NATIONAL BANK FUNDS—FEDERAL OFFENSE.

The embezzlement of the funds of a national bank being an offense over which the federal courts have jurisdiction, any prosecution thereof by the state courts is in violation of section 711 of the Revised Statues of the United States, according to the decision of the Supreme Court of Michigan in the case of People vs. Fonda, reported in the Chicago *Legal News*. Sherwood J. said: Section 711 of chapter 12 of the Revised Statues of the United States provides that "the jurisdiction vested in the courts of the United States in the cases and proceedings hereinafter mentioned shall be exclusive of the courts of the several states—first, of all crimes and offenses cognizable under the authority of the United States." The other clauses of the section need not be given, as none of them relate to criminal jurisdiction. Congress by law created the national banking system and provided for its internal working, and prescribed a punishment for the offenses charged against the respondent.

Commissioner Wright's Industrial Report.

The first report of the National Bureau of Labor Statistics is an extended document of quite five hundred pages. Its aim, as formally stated, is to throw light on the "character and alleged causes" of industrial depressions. To this end the statistics of the past, so far as any exist, have been gone over largely and summaries thereof made. The depressions occurring in the United States from 1837 until now are dealt with at length. These summaries are not without value, but they are apart from what the public had reason to expect. The need was a painstaking investigation as to the fact of the depression held to exist in the United States from 1881 to 1885. So much more is known now in the way of surface facts regarding general industry, owing to rapidly enlarging publicity, that to avoid overdrawn conclusions the closest attention needs to be given to the work of determining the actual state of the great primary industries with respect to distribution and consumption. This state of trade question is so prolific of loose writing with respect to proximate causes as to compel regret that Chief Wright did not address himself more immediately to the task of measuring the extent of the depression following upon 1881. Of the fact that certain industries and certain lines of enterprise were sensibly checked following upon 1881 there is no doubt. But there is considerable basis for the belief that the depression has been measurably confined to railway construction and steel rail making, together with the making and selling of stocks and bonds of all sorts and descriptions; that during the five years' production and consumption in the great close-to-life industries were quite, if not fully up to the normal volume. It was in this direction that investigation should have been pushed. Apart from routine statistics, the only point brought out in this report as a measure of the depression is the statement in round numbers that 1,000,000 industrial workers were out of employment at the height of the depression. As we as yet have no means of determining the number of unemployed in admittedly prosperous times, the above-given loose estimate of the bureau cannot be regarded as of any particular value or significance. As indicated, the thing needed was to explore to the utmost possible extent the production, distribution and consumption of the great necessaries of life—the several classes of food, the metals, the textiles, and other important groupings. The growing want is for some standard of measurement as to the existence and extent of commercial depressions. Such a treatment of the subject is attainable, and it is unfortunate that the Bureau of Labor Statistics did not address itself more directly and comprehensively to these primary points.

From one point of view the aim should have been to help to understand how far this whole question is a matter of names. Thus, may not the periods of so-called trade depression be the times of real prosperity as against the periods of feverish speculation and artificial prices? There is much to be said for this view. The high-price periods have been commended wide and far, but the opinion-making has very largely proceeded from those who gain money through price fluctuations rather than by actual production. Further, there is good ground for the belief that alternating periods of moderate depression and elation are gradually taking the place of former periods of extreme speculation, and after periods of extreme depression. Specific investigation along this line would have been wise. Again, a most desirable direction for inquiry exists in relation to the real character and effect of trade combinations gotten up to regulate prices. The power of the State is fairly necessary to insure success in that inquiry. Combinations of the sort may be confined to the regulation of production through a better knowledge of the facts. So long as trade combinations are restricted to throwing light on production and refrain from attempts at artificial price-making they must be counted as beneficent. There is great need for full knowledge regarding the banding together of various trades during recent years. We hear much of the wall-paper and other "pools." The need is practical knowledge regarding their operations, the methods employed and the effects. This question of combinations for price-making is of far-reaching importance. Production regulation through an enlarged publicity is to be encouraged, and this whether the facts are gathered within or from without a given trade. Artificial price-making is most pernicious. The nature of this question is well conveyed by the following from an English trade journal:

A question of some interest has arisen in Belgium. An attempt has been made by sundry Belgian industrials not only to regulate production, but also to control prices; and the parties to the latter combination are now a little uneasy as to the wisdom of their proceedings. It is not at all surprising that they should feel this uneasiness, because, although they may attempt to maintain a certain scale of prices for a certain period, it does not at all follow that they can compel eternal clients to accept their quotations. The uneasiness which has arisen among the members of the Belgian syndicate has been intensified by the fact that two or three foreign orders have already escaped them, having been taken at lower prices by French and German firms. It certainly does appear to us to be quite impossible for any syndicate, limited to any particular country, or still more to any district of any particular country, to attempt to fix prices at a certain standard for a certain time. If prices are to be regulated, the parties to the arrangement must not be one district or one country, but many districts and many countries. When a quotation syndicate has been formed upon an international scale, it is then, as recent events have shown, subject to the risk of internal disorganization from local jealousies and antagonisms. But, at any rate, it has a great deal more force and effect, while it lasts, than any purely national or local syndicate can possibly pretend to possess. It is one thing to attempt to restrict production, and another thing to attempt to regulate prices. A national or even a local syndicate may succeed in restricting production, although it may not, after all, answer the purpose of its members to do so; but it is quite hopeless for any local body to attempt to regulate the prices of an article produced in various quarters of the world. It is, indeed, a question whether syndicates should not confine themselves strictly to the production aspect of the industrial question, and should not leave prices to regulate themselves according to the old law of supply and demand. If it is not found remunerative to produce a certain amount of iron, it certainly is quite legitimate for industrials to attempt to ease the pressure on markets by reducing the current supply, and not only is it quite legitimate, but it does appear to us that a restriction policy must sooner or later have the effect which it is desired to exert. But it appears to us to be just as futile for any limited body of industrials to attempt to establish prices at a particular level as it is for a local body of workmen to attempt to enforce a certain scale of wages. Prices, like wages, are subject to

the external law of supply and demand, and sooner or later any combination arrangements attempting to reverse or impede the economic course of events must result in utter failure.

This first report of Commission Wright bears evidence of careless editing. Some loose opinions injected by the compilers should have been striken out. Thus, in one place, we are informed: "Recent events make it probable that gold will continue to become dearer, and as a consequence silver must become cheaper . . . . Silver has depreciated in value from two causes, one of which was the action of the Latin Monetary Union, and another the large recent production of the metal. Its value has been upheld mainly by the action of the United States, and there is so much that is artificial in its position that it is not possible to ascertain its probable future." This is worthy of a silver-mining man at his worst. Again, speaking of the enactment of laws "to stop (sic) speculation" the Commissioner is made to say: "The effect that such laws would have, if they could be applied specifically, would be for the public good . . . Under this head . . would come the question of corners and trading in futures. The attempt to make any law which shall be efficicacious in preventing men from engaging in the unholy (!) work of speculation in food products especially, and in bringing pecuniary responsibility to operations in future, will be found to tax the ingenuity of the law-maker." About all that is given out on the subject is equally loose in character. The question of enforcing speculative contracts in law is confounded with the difficulty of attempting "to prevent corners by law." The simple truth is that the Commissioner has gone far afield in trying to make up an economic treatise on the combination plan. It is to be hoped that subsequent reports will be confined more closely to specific lines of statistical investigation.

Of Interest to Architects.

An amusing instance of the deception and trickery oftentimes practiced in architectural competitions comes from across the water, from whence come many other very peculiar things. It is a statement that in the accepted design for the Sunderland municipal buildings some of the chimneys, which must exist according to the plan, are ignored in the elevation. An examination of the plans which were published in an esteemed foreign contemporary shows that this is the case unless the flues are mysteriously led off to the rear of the building to empty into some unseen chimney. Is this evasion of inconvenient facts common in this country?

Architects and builders who deem it necessary to keep up with the march of events should give full consideration to the growing art of sheet-metal construction. There is certainly ten times more sheet-metal used in building now than ten years ago, and its uses are only fairly initiated, many new ones being devised yearly, prominent among which we mention fire-proof corrugated iron arches for ceilings; tastefully painted small-sized corrugations for interior decorations of public halls, theatres, offices and stores, and also for various other uses adapted for particular cases only; these, in addition to the well-known and practically tested use of iron for roofing and siding.

When an architect, by a special arrangement with his employer, agrees to a certain remuneration, the work is only partly carried out, and he is then dismissed—is he legally entitled to charge the usual percentage and to claim two and one-half per cent. on the cost of work which has not been executed under his supervision? Such is the question which has been recently brought before a legal tribunal, and was reported in our last issue as settled by the defendant offering to increase the sum paid into court and to pay all costs. In this case the main consideration seems to be the cause of the dismissal. If the architect is dismissed without a sufficient cause being assigned, as it appears was the case in the instance mentioned, there is no doubt whatever the architect is entitled to throw over the agreement and to claim his usual commission. Neglect, incompetence or misconduct would have to be proved in order to make such a dismissal a reasonable plea. Clients have strange whims sometimes; they imagine the architect is neglectful if he does not appear every other day on the works, or that he is endeavoring to add to the expense, or is in alliance with the builder. On the other hand, suppose there is a ground for dismissing the services of the architect. Is he, under the circumstances, entitled to make the usual charges? It is veay questionable if he can do so. Let us imagine that the client alters his mind and decides not to go on with the work, or to save the further expense of the architect. Such a contingency is not contemplated at the beginning, and there has been no written or implied understanding to pay extra for what is so suddenly broken off. Is the architect to be satisfied with a nominal remuneration under such circumstances, or can he charge his full commission? There are many in the profession who would certainly think they were fully justified in setting aside the agreement, and we think the law would support them, if it could be proved that such an understanding was made only under the belief that the building would be fully carried out.

Of Interest to Builders.

An agreement has been entered into between the walking delegates of the building trades of New York, Brooklyn and Newark, by which they will act together for the common good of their trades. There are fifty-two delegates in the combinations, representing as many unions. The operations of the delegates will cover a radius of forty miles from New York. Of course, the intention is to prevent men working for less than union wages.

The Master Builders' and Mechanics' Exchange, of Troy, N Y., was incorporated June 19. The objects are to foster and promote the interests of those whose business is the erection of buildings; to reform abuses in such business; to secure freedom from unjust and unlawful exactions; to diffuse accurate and reliable information among members as to the standing of merchants, etc.; to produce uniformity and certainty in the customs and usages of the building trades and business; to settle differences between members, etc. The capital is $10,000, divided into $50 shares. The trustees are: John Magill, George J. Brennan, C. A. Meeker, Peter H. Buckley, George Wheeler, John Don, Wm. Ferguson, Thomas Judge, Michael Mahoney, C. P. P. Hutchins, David White and James Hallen.

Fire-proof buildings may be divided, in regard to their construction, into three classes, viz.: 1. Those constructed throughout of incombustible materials; 2. Those constructed on the "mill" or "slow-burning" principle, and then protected by fire-proof materials, and 3d, those constructed in the usual way with wooden floor joist, 12 or 16 inches on centers, and wooden partitions, etc.

The first method is undoubtedly the *most desirable* when there is sufficient money to allow of it; the second is probably the *cheapest* method of obtaining a thoroughly fire-proof building, and the third may be considered the least desirable of all, although it is not impossible to fire-proof a building constructed is this way and at perhaps as small expense as would be required in the second method.

Commissioner Platt issued during the month of July permits for the erection of 288 buildings, of which 194 were to be brick and 94 frame, the cost of which is estimated at $1,666,647. Permits were also issued for the alteration of 99 buildings, and to cost $112,-042. In July of 1883 the number of permits issued for new buildings was 256. estimated to cost $1,243,520; in July of 1884, 278 were issued, to cost $1,480,495; in July of 1885, 274, to cost $1,633,288; and in July of 1886, 288, estimated to cost $1,666,647.

In the struggle to establish shorter hours, builders, contractors and interested parties have endeavored to frighten those anticipating building by saying the eight-hour system would increase the cost of building 20 per cent. cent.

To this assertion *The Craftsman* replies that it is a false cry, on its face. Labor is not the only element entering into the cost of building, and 20 per cent. added to the cost of labor does not necessarily add $1,000 to every $5000, invested. The same cry has ever been raised when any advance step has been taken. When the people of this country broke loose from the twelve-hour system and established ten hours as a day's work, on the plea of humanity, the same cry was raised, and yet subsequent experience has proved that the aggregate production under ten hours was larger than under twelve hours, while humanity was benefited in every way.

The statement that a 12x12 inch beam, built up of 2x12 planks spiked together, is stronger than a 12x12 inch solid timber, will strike the novice as exceedingly absurd. Every millwright and carpenter knows that it is so, at least he has been taught to believe that it is so, whether he ever tested it by actual experience or not. The inexperienced will fail to see why a timber will be stronger simply because the adjacent vertical longitudinal portions of the wood have been separated by a saw, and if this were the only thing about it it would not be stronger, but the old principle that a chain is no stronger than its weakest link comes into the consideration. Most timbers have knots in them, or are sawed at an angle to the grain, so that they will split diagonally under a comparatively light load. In a built-up timber no large knots can weaken the beam except so much of it as is composed of one plank, and planks whose grain runs diagonally to the outside cut will be braced and strengthened by the other pieces spiked to it and having the grain running in a different direction.

Difficulties and mistakes in ventilation most frequently occur in the absence or improper arrangement of flues. These, however, are not difficult to overcome, especially in the construction of new buildings. Heated air is lighter than cold, and consequently always rises. Air which soon becomes impure in any room which is occupied, being heavier than pure air, naturally sinks to that part of the room where its pernicious effects are more felt. If there are no open fireplaces (which we consider the best ventilators), the chimney flue should be made double in order to use one-half for a ventilating shaft. The heat from the smoke flue warming the adjacent flue, causes a draft upward. By openings from the rooms into this, the impure air is readily drawn out, or the smoke may be carried from the furnace through a metal or tile pipe inside the chimney, which would warm the space around it. Another method is to provide ducts made of smooth boards, which should be placed in the partitions, with side-wall ventilating registers, next to the floor, for the foul air to enter and pass out at the top of the building. Both health and the correct principles of heating require a perfect system of ventilation. Any furnace will do better when this is observed.

There are but comparatively few materials that fire and water cannot harm, and as the safety of the building depends upon the material used, it is of the first importance that they be wisely selected. Those building materials which have stood the most severe tests are fire-clay, porous terra-cotta and magnesocalcite. The first two are, in the opinion of the writer, and I think of every impartial person, the most desirable materials to use in the protection of buildings. Common brick and some standstones will withstand a great heat without material damage, and common lime plaster on wire lathing will stand the fiercest fire if properly put on and free from plaster of Paris, but it is liable to be damaged from the water thrown on the fire; and if plaster is used in the form of blocks for partitions, etc., it cannot be depended upon to withstand the fire and water. The writer has seen plaster blocks in a building on fire almost entirely destroyed by the water from the fireman's hose.

In places where wooden floorings or trimmings undergo severe or constant use, the valuable Southern pine has become almost indispensable. In ship work its durability has been long acknowledged, but it is only within a few years that its usefulness for house purposes has been appreciated. In former times it was tedious stuff to work by hand, but its toughness is now overcome by improved tools and steam dressing, and the increased call for hard pine wainscottings and ceilings, that has attended the active building operations of late, has been readily supplied. No wooden flooring that is used bare is superior to narrow strips of seasoned Georgia yellow pine. A well-laid surface of the wood improves with age and friction, its resinous quality hardens and forms for it a sort of natural varnish. Art, too, has recently touched this sturdy old timber. Thin door-panels are sawed out of planks containing thick deposits of rosin. When these panels are placed in doors that the sun can strike, the effect produced is a rich, red wine color, showing inside the room. There is a process of artificially seasoning pine. There is also one of steaming it, so that the rosin will show uniformly in the board, but the naturally veined surfaces are handsome enough when properly smoothed.

The Western Manufacturers' Mutual Insurance Company says, that in the report of many mills a point of great danger is indicated in the location of shafting beneath the floor in confined places, that do not permit proper examination and oiling, and that favor accumulation of dust and rubbish. The company have deemed it is advisable in such cases, where alteration was difficult, to require automatic sprinklers, set five feet apart, above such shafts, and in all cases, where practicable, to ask an enlargement of the space sufficient to admit of easy examination, oiling and cleaning. It is desirable to call attention to this practice as both unsafe and unnecessary, as the defect continues to appear in new mills, in many cases designed by builders who should understand the danger attending it. All shafting should be examined and cleaned daily, and lubricants supplied at proper intervals and in proper quantity to insure safety and economy of power. Any obstacle to this constitutes a serious hazard. Where shafting must be placed beneath the floor of a mill in a low basement or small confined space, it is best to run in a brick-arched or cemented passage, over a trench deep enough to give five or six feet vertically, and at least four feet wide, which is about as small a space as oilers and cleaners can safely work in; it is very rarely, if ever, that shafting is so located from necessity, it being rather an individual freak of the owner or builder, either ignorant or careless of possible consequences. Belting from above, where practicable, is safer and avoids needless openings through the floor.

The Arcade Railway.

The Arcade Railway, of New York, under the authorization of the law passed last May, seemed likely to be built at last, and the Company is said to have been successfully getting together its three million dollars of paid up capital and its two million dollars indemnity-bond, which the charter of the road compelled it to provide before actual work had been begun. Meanwhile, the property-holders on Broadway, representing, it is said, over sixteen and a half million dollars' worth of real estate, held in fee simple, have organized themselves in opposition, and have obtained from Judge Barrett an injunction against the Arcade Railway Company, which they propose to serve on the Company in case actual operations should ever be begun. The grounds on which the injunction is granted include, of course, please that the law passed in May last is unconstitutional, that the Company's charter has expired, is defective, or does not cover the work which is in contemplation, and various other legal objections which do not concern us. The plea that the tunnel would interfere with existing vaults and cellars built out under the street can probably be met by showing that these structures have no legal right to penetrate beyond the curb-line. The possibility of excavating without imperilling the safety of existing buildings is a serious question, but the experience of the London underground railways, and the testimony of competent engineers, gives assurance of the entire practicability of the operation, and the question turns simply on whether the Company will prove to have sufficient financial strength to carry on the building of the tunnel, and the underpinning of such structures as may need it; but this is a mere matter of finance, and we believe the Company would be able to surmount this difficulty. The charge that the work be a serious interference to traffic, sounds as if the objectors expected that the whole length of Broadway would be opened, from end to end at the same time, whereas the entire work would probably be conducted from two or three headings, and the excavated material taken down the side streets to barges, or up the other avenues out of the city. One of the most startling charges is that the entire amount of the indemnity-bond, two million dollars, would not be enough to indemnify the city itself for the damage done to its sewers along a single mile of Broadway. This change, and the consequent increase of building operations, would begin almost immediately, as the undermining would probably affect the older and less well built, even if lighter, buildings quite as much as the more modern ones, and the owners, finding that new substructures were being provided for them, would see the advantage of joining hands with the Company, and making the new substructure substantial enough to serve as the foundation of wholly new buildings to be built forthwith.

Mountain Mahogany.

In Nevada there is a peculiar wood known as "mountain mahogany." A tree with a trunk a foot in diameter is much above the average. When dry the wood is about as hard as boxwood, and being of a very fine grain, might no doubt be used for the same purpose. It is of a rich, red color, very heavy, and would be a fine material for the wood carver. Used as a fuel, it creates intense heat. It burns with a blaze as long as ordinary wood would last, and then is found (almost unchanged in form) converted to a charcoal that lasts about twice as long as ordinary wood. For fuel it stands much higher than any other kind of wood; indeed, a cord of it always brings the same price as a ton of coal. The only objection to it as a fuel is that it creates such an intense heat as to burn out stoves more rapidly than coal, however bad.

Charters Granted.

The Lucinda Furnace Company, of Philadelphia, with a capital stock of $50,000, was chartered at the State Department on Thursday, as were also the Baldwin Homestead Association of Wissinoming, of Philadelphia, capital, $205,000; the Quakertown Building and Loan Association, of Quakertown, Bucks county, capital, $300,000, and the Nazareth Improvement Company, of Nazareth, Northampton county, capital, $10,000.

Public Supply of Hydraulic Power.

At a recent meeting of the Engineers' Club of Philadelphia, Mr. Howard Constable gave an interesting account of the system used in London for the public supply of hydraulic power, which he has recently had occasion to examine.

The company in London was started in 1882, based upon the success achieved by a similar scheme in Hull, which has been in operation some eight years; it in turn was the outgrowth of a system which prevails very extensively in many English manufacturing and warehouse concerns—that of employing hydraulic cranes, hoist capstans, and the like, and operating them from one pumping station. This plan was advocated by Mr. Bramah as early as 1802, and during the past forty years Sir Wm. Armstrong has done much towards putting it into practice by the manufacture of hydraulic plant, so that the advantages of the principle are much more thoroughly understood abroad than with us. The general mind in this country looks with some fear upon high pressures, and thinks the system rather novel, not knowing that in our practice of the pumping of oil to the seaboard, pressing cotton, and extracting oil from seeds, we employ hydraulic pressures ranging all the way from 400 to 5,000 pounds, and over, per square inch, whereas the London Supply Company use only 700 to 800 pounds.

Their plant consists of about 12 miles of cast-iron mains distributed throughout the busiest parts of London, on both sides of the river, and as far west as Victoria Station. The mains and branches are laid so as to avoid any dead ends, and with stop valves so that any length of 1,000 feet can be isolated. The water used is taken from the Thames and filtered into tanks, from which it is received by the pumps and passed into two accumulators, thence on through the mains. The pumps are of the vertical, three-cylinder, fly-wheel type, compound condensing, single acting plungers, directly connected to the piston rod. The starting and stopping of the pumps is done automatically by the accumulators; and in connection with this, the arrangement for letting live steam into the low-pressure cylinder is very ingenious. The boilers are of the Lancashire type, fitted out with automatic fuel hoppers, stokers, etc., and fuel elevator. The charges for power water are made upon meter register and a sliding scale of prices. The financial success of the company was almost assured from the first.

Some members of the club discussed various points with Mr. Constable, among others an improvement in the cast-iron mains which had been made by Mr. Ellington, the engineer of the London company, and had increased the strength of the pipe about fifty per cent.

Building Permits.

Three three-story houses, 28 ft. by 32 ft., Frank, above Wayne st., to William Beanbridge, 1500 Walnut st.

Addition to mill, 32 ft. by 40 ft., Franklin and Fayette sts., to George Smith, Broad and Baker sts.

Five three-story houses, 15 ft. by 47 ft., Perkiomen and Wiley sts., to John G. Ruff, 825 Filbert st.

Five three-story houses, 16 ft. by 48 ft., Forty-third and Oregon sts., to same party.

Three two-story stables, 14 ft. by 19 ft., Wood, above Spring st., to S. S. Keely, 350 Green Lane.

Alter a building into six houses, 12 ft. by 10 ft., Main, above Robinson st, to same party.

A two-story cottage building, Poplar, above Corinthian ave., to John Benner, 320 Fairmount st.

A two-story house, 14 ft. by 10 ft., Twenty-fifth and Pine sts, to Edward Gillin, 401 S. Twenty-first st.

A two-story house, 14 ft. by 28 ft., Caernarvon, below Dickinson st., to Henry Custer, Long Lane.

Two two-story houses, 16 ft. by 44 ft., Knox, above Manheim st., to A. J. Bunnor, Wister and Wakefield st.

Two-story brick stable, east side of Maple, between Germantown ave. and Hancock st., 24 ft. front by 48 feet deep, to Thomas W. Weegh & Son, Harvey st., Germantown.

New three-story brick front and gable wall, 1403 Mervine st., 15 ft. by 28 ft., to Jacob R. Jordan, 1219 Mosely st.

Second, third and fourth-story brick addition, building rear 409 Arch st., 18 ft. front, 45 ft. depth, to Frank W. Tweed, 2630 Brown st.

Two-story back addition building, Southwest corner Sixteenth and Chestnut sts., 12 ft. depth, to T. Keeney, 118 North Sixteenth st.

Three-story brick addition back building Southeast corner Fifteenth and Kater sts., building 17 ft. 4 in. front by 44 ft. deep, to McFetridge & Connell, 1608 Spruce st.

Additional story back building, 1505 Frankford Road, 10 ft. front by 14 ft. deep, to Geo. Stegoz, 1520 Frankford Road.

Three-story brick store and dwelling, 1805 Frankford ave., 18 ft. front by 50 ft. deep, to H. M. Martin, 521 Diamond st.

A three-story store, 18 ft. by 90 ft., 2412 Frankford ave., to Wm. Haddock, 2427 Sepviva st.

Five two-story houses, 16 ft. by 50 ft., Forty-fifth, above Wallace st., to R. S. Black, Sixty-third and Race st.

A three-story house, 16 ft. by 74 ft., Girard, above Montgomery ave., to James Macauley, 628 East Thompson st.

A three-story house, 32 ft. by 42 ft., Green and Sherman sts., to George Hearst, West School Lane.

A three-story house, 31 ft. by 45 ft., Franklin, above Green, to same party.

Seven two-story houses, 14 ft. by 30 ft., Ogle, above Fountain st., to Oram W. Pesther, Roxborough.

Three two-story houses, 15 ft. by 38 ft., Forty-fifth and Merion ave., to John Bateson, 1002 South Nineteenth st.

Eight two-story houses, 13 ft. by 30 ft., Auburn and Rush sts., to George Kessler, 1332 Marshall st.

Twenty-two three-story houses, 18 ft. by 69 ft., Diamond, above Fifteenth, to Jno. M. Sharp, 1936 South College ave.

Sixteen two-story houses, 15 ft. by 52 ft., Edgely, above Fifteenth st., to John M. Sharp.

Four three-story houses, 16 ft. by 58 ft., Fifteenth, above Diamond st., to John M. Sharp.

Four three-story houses, 16 ft. by 58 ft., Sixteenth, above Diamond st., to same party.

A one-story shed, 10 ft. by 25 ft., 1320 North Fifth st., to John G. Thumm, 144 Pegg st.

A one-story office, 13 ft. by 18 ft., McFerran, above Broad st., to Edward Clegg, 1316 Butler st.

A one-story church, 40 ft. by 43 ft., Tenth and Snyder ave., to G. S. Carsin, 916 Pine st.

One three-story building, 105 ft. by 53 ft., Sixteenth, above Barker st., to J. E. & R. L. Pennoe, 1901 Wood st.

Alteration of two houses into a stable, Nassau st., above Twenty-first st., to S. S. McCord, 2137 Jefferson st.

Carriage house and stable, 20 ft. by 40 ft., Bell, above Barney st., to John W. Leavey, 523 South Forty-second st.

Four two-story houses, 15 ft. by 44 ft., Emerald, above Letterly st., to F. P. Buckley, 1936 East Cumberland st.

A two-story schoolhouse, 54 ft. by 77 ft., Lafayette st., above Germantown ave., to Wm. H. Brenner, Adams and Duval sts.

Three three-story houses, 14 ft. by 45 ft., Green st. and Germantown ave., to same party.

Two three-story houses, 16 ft. by 44 ft., Sixth st. and Rising Sun Lane, to same party.

A one-story school building, 36 ft. by 44 ft., Green, above Carpenter st., to same party.

A two-story house, 18 ft. by 48 ft., Race, above Sixty-third st., to Wm. Douglass, 330 North Sixty-third st.

One three-story building, 13 ft. by 39 ft., Fairmount ave., above Third st., to Wm. H. Cooper, 712 N. Third st.

Two two-story houses, 15 ft. by 42 ft., Front st., above Allegheny ave., to A. Schuefl, 2731 N. Second st.

A two-story factory, 40 ft. by 75 ft., Third, above Brown st., to G. G. Thompson, 1102 Willow st.

A five-story building, 17 ft. by 67 ft., Filbert, above Ninth st., to C. McCaul, 20 North Eleventh st.

A five-story building, 30 ft. by 40 ft., Fayette st., above Filbert, to same person.

Two three-story houses, 12 ft. by 37 ft., Deacon and Stiles sts., to John T. Sauden, 2143 North Eleventh st.

One two-story house, 18 ft. by 28 ft., 1356 Atmore st., to same party.

One two-story house, 16 ft. by 36 ft., 1548 Doran st., to DuRoss & Welsh, 758 South Broad st.

A two-story stable, 24 ft. by 26 ft., Peach and Media st., to L. E. Dothard, 5122 Master st.

One three-story house, 10 ft. by 34 ft., 2837 Belgrade st., to A. McClay, 2702 Ann st.

A one-story back building, 13 ft. by 13 ft., 647 N. Twenty-second st., to John Duncan, 905 Chant st.

JUDGMENTS.

PHILADELPHIA.

Entered Aug. 12, 1886.

*Breidling John—Frederiek Muller (Bond and Warrant) 2 J 86 515..... $2,000
Bonnaffon Albert L dec, Bonnaffon Sylvester Jr admr, Bonnaffon Mary A—Thos J Diehl 3 M 83 267..... .....
*Brown Israel—Hy C Brown 3 J 86 529..... 1,000
*Denny Geo W—Wm McColgan 3 J 86 525..... 20
Garcia Robt—Theresa Young 3 J 86 528..... Ejectment
*Gilles Chas—Thos Leaden 3 J 86 519..... 722
*Morris Robt—John F Betz & Son 3 J 86 527..... 50
*McDonald G W—Hy Gauler 3 J 86 520..... 100
*Nagele Fredk—Jacob Michel 3 J 86 518..... 600
*Reichardt Aug—John Schaup 3 J 86 523..... 150
*Scott John—Geo T Meacham 3 J 86 514..... 391

Entered August 13, 1886.

*Bennett Isaac W—Jacob Conrad 3 J 86 535..... 500
*Cocker Thos G—Chas E Deal (Bond and Warrant) 3 J 86 537..... 1,322
*Camp Hannah A—Michl Schall 3 J 86 544..... 103
Green Joseph—Thos N Allison 3 J 86 542..... 98
Gill Henry—E T Tyson B and L (Bond of Indemnity against Liens) 3 J 86 536..... 2,250
*Ingram Ira B—Bye & Carman 3 J 86 530..... 1,000
*Milligan Saml P—B Loebenthal (Bond and Warrant, Execution issued) 3 J 86 538..... 20,000
*Merchant Glass Mfg Co—John M Maris & Co 3 J 86 545..... 831
*Roach Jas—E Montgomery 3 J 86 543..... 400
Saxer Chas—Siedenbach & Co 3 J 86 533..... 60
*Scheuermann Peter—Michl Fritz 3 J 86 534..... 300
*Wells Herbert D—W A Sharp & Co (Attachment, Execution issued) 3 J 86 539..... 248

Entered August 14, 1886.

*Buck Isaiah D—F M Wirgman 3 J 86 559..... 1,000
Clemens Amanda M—Aaron Fries 1 J 86 238..... 808
*Douglass Wallace—E A Garrison 3 J 86 554..... 550
*Haug Jacob—John Grauch 3 J 86 552..... 150
Hanbest Annie—A A Hirst 3 J 86 557..... 175
*Link Geo—John Fritsch (Execution issued) 3 J 86 555..... 888
*Loughery Wm S P, Loughery Jas J—Esther Hoffman (Bond and Warrant) 3 J 86 553..... 1,000
*Miller Geo C—A W Reed (Execution issued) 3 J 86 551..... 45
Murphy Jeremiah, McConnell Chas J—Division No 7, A O H (Treasurers Bond) 3 J 86 556..... 500
Smith Thos A—Wm C Packard 3 J 86 466..... 295
Shimer Jacob S—Lewis Reimer 3 J 86 549..... 59
*Schmidt Robt—Eldridge & Stewart 3 J 86 550..... 200

Entered August 16, 1886.

Atkinson Isaac S—R L Knight & Son D C M 72 537..... 303
*Boyle James, Muldoon Henry C—Gallagher & Burton (Execution issued) 3 J 86 572..... 2,837
*Clune Mary—John W Steward 3 J 86 576..... 200
*Coates N C—F W Hartley 3 J 86 564..... 200
*Dougherty Edwd—B Dougherty 3 J 86 562..... 300
Dunglison J Robley—R L Knight & Son 1 M 75 326..... 110
Fischer E J—H Schmidt 1 S 80 191... 5,994
*Fox Philip H and Isaac, Root Esther—A A Hirst 3 J 86 570..... 200
*Morsbach F C—Enterprise Brew Co (Execution issued) 3 J 86 565..... 34
Roth Christian—Jas McNally et al (Treasurers Bond and Warrant) 3 J 86 563..... 1,200
*Rogers G Alfred—W H Hepburn 3 J 86 566..... 1,000
*Reizenstein Isaac and J—H F Bachmann (Execution issued) 3 J 86 587..... 3,291
Sweeney Jas—Mary S Amadown D C M 71 185..... 383
*Stedem F W E—Frank P Sins 3 J 86 592..... 2,000
Schollenberger Wm—H Schmidt 2 D 89 143..... 7,741
*Throckmarton Jos W—F R Matthews (Execution issued) 3 J 86 568..... 409

Entered August 17, 1886.

*Bennett Isaac W—Louis Paris (Execution issued) 3 J 86 599 231
*Bennett Isaac W — Jacob Conrad (Execution issued) 3 J 86 603 550
*Bradley Jas—Alexr Brothers 3 J 86 604 79
Bergan John J—L Bergdoll Co 2 J 86 704 143
Graham Lewis, Bardsley John—D B Fox et al 1 J 86 124 to 131 6,336
*Greger Thos P—Jesse A Cope (Execution issued) 3 J 86 612 75
Herring Wm H—A R Eidel et al 3 J 78 83 383
*Hunter G W K—Jas Hunter (Execution issued) 3 J 86 597 1,072
*Knox Andrew, Montgomery Edwin —Bergner & Engel Co 3 J 86 605 240
King Henry A—H Troemner 1 J 86 583 167
*Kerns Jas—Phila Real Estate Asso (Bond and Warrant) 3 J 86 616 9,600
*Lyons Dennis — G H Burg et al (Execution issued) 3 J 86 610 110
*Nevenger John B—Fisher & Ross 3 J 86 598 222
*Nickolaus Jos—Otto A Seidel 3 J 86 611 1,000
*Rogers G Alfred—Gideon Wall 3 J 86 596 2,500
Southern Maryland R R Co—J M Moyer 1 S 79 14 234
Strouse Morris J—H S Louchheim & Co 3 J 86 123 132
*Woods Saml—Peter Koenemann 3 J 86 607 400

Entered August 18, 1886.

*Brennan H Harry and Thos—B F Blood 3 J 86 635 40
Foust Jas B—Jas H Carman 2 J 86 514 217
Hey Michael—Guarantee B and L 3 J 80 1117 5,000
Hamm Wm H—E M Willard 3 M 82 290 1,132
Johnson Robert S—Excelsior Brick and Stone Co (Attachment, Execution issued) 2 J 86 618 2,472
*Kent Daniel H—John T Murphy (Bond and Warrant) 3 J 86 642 6,000
*Kilgore Damon Y—Carrie B Kilgore 3 J 86 633 1,500
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 624 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 625 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 626 200
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 627 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 628 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 629 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 630 150
*Kruse Eliza C and Chas A—Jos F Umpleby 3 J 86 631 150
McCaffrey Jas—J F Betz & Son 3 J 86 790 896
*McDonald Geo W—Alfred H Williams 3 J 86 640 200
Otterbach Geo—Conrad Blaess 1 J 86 429 3,310
Rubincam Milton—E Young (Execution issued) 3 J 86 639 126
Skeffington Arthur—J L Frailey 4 81 714 500
*Wilson Alexr—John K McCurdy 3 J 86 636 1,000

Mechanics' Liens.

Jno Christian Trost and wife owners, William Schoenleber cont—Susquehanna Lumber Co claimants, E s Mutter st, 240 ft N of York st... 121
Elizth Barnet owner, Geo M Anderson cont—G S Bennett & Co claimants, Nos 1420, 1422, 1424, 1426, 1428 and 1430 S 9th st 118
Wm G Bedford owner and cont—Kelly and Ottinger claimants, 4 bldgs on Charles st, 30 ft N of Centre st 62
Frederick Woerner owner, Henry L Lovett cont — Joseph Myrtetus claimant, W s Mascher st 96 ft N of Norris st 89
City of Phila owner, Joseph Maier cont—Lewis Thompson & Co claimants, Fairmount Park, for cedar posts 875
Thomas J Milnamow owner and cont—John Parker claimant, 2 bldgs N s Christian st, 56 ft W of 12th st 185
Thomas J Milnamow owner and cont—John Parker claimant, 2 bldgs N s Christian st, 56 ft W of 12th st 56
Alfred Gardner owner and cont—George M Miller claimant, S E cor Kensington avenue and Ontario street 65
Sarah L Haffelfinger owner, Wm J Flanagan cont—Jos Ladley claimant, S W s Boyer st, Mt Airy, 592 S E of Gowan ave 49
Thos Badman owner, Wm G Bedford cont—Chas Perkes claimant, 7 bldgs S E s Charles st, 50 ft N E of Centre st, 24th Ward 282
E H Trenchard owner—Chs M Sheldrake claimant, N s Parrish st, 30 ft W of 16th st 98

Satisfied Judgments.

Patk Maynes—S M Jones [ent Juiy 17 82 200
Francis Deitrich—Levi Neiman [ent Oct 12 85 5,000
James H Irvin—H Christian [ent Sept 4 85 150
James H Irvin—H Christian [ent Oct 13 83 300
John H Wetzel M Spackman [ent Sept 26 85 ....
David W and Edwin Stuart—A P Trotter [ent Feb 2 85 7,000
Peter Haubert — Jacob Blum [ent May 18 86 ..... ver
Patk Hanarhan—H W Bower [ent Jan 8 86 138
Saml Loughrey—John H Reiber [ent Jan 13 86 200
Frs H Thole—H C B Williams [ent May 22 85 1,000
Jacob Sekinger—P Greiss [ent July 24 84 1,600
W Horace Mann—Stockton Stokes [ent June 12 85 2,500
Matthias Sekinger—Jacob Sekinger [ent May 12 84 37
Edward Kellogg—W G Audenreid [ent Mch 20 86 2,500
Wm Mackenzie—Fidelity Ins etc [ent June 26 86 (3) each 330
Wm Mackenzie—Fidelity Ins etc [ent June 26 86 (3) each 61
James McVickar—Daly & Keefe [ent Jan 22 86 116
Morris Spackman—Saml Croft & Co [ent May 22 86 398
Harry C Burdge, Jacob J Seeds—Phila Sav Fund [ent July 8 86 155
John Devine—Kingsessing B and L [ent Nov 19 85 ..... R
Franz Krauss—Thos E Gaskill [ent June 22 85 ..... E J
Peter Haubert—Geo D Swope [ent Mch 2 85 68
S R Boucher—Columbian Bank [ent Oct 16 85 300
Neal Dougherty — Susan Conway [ent Feb 26 86 1,000
Chauncey F Sargent—H Baumgardner [ent Mch 20 84 1,000
C F Sargent—H Baumgardner [ent June 2 84 1,000
Margt C Thompson, Thos A Thompson C L Wagner [ent Feb 2 82 950
Alexr McRae Bryant dec—So Phila B and L [ent Jan 1782 ....
Cath Heinicke—Otto Heinicke [ent Apr 21 86 212
Wm W Dwier—W H Dwier [ent July 26 84 552
W C Leidy, Frank B Kile—A B Wingert [ent May 19 85 107
Dominick and John Donnelly—Mary McNally [ent June 10 86 500
Thos P Stevenson—M J Rodgers et al [ent June 26 86 508
Wm H Rocap—J W Brown & Co [ent June 24 86 384
Kate Gibson—J Band [ent Jan 23 86 200
Adam Voelker—John G Nagel [ent Aug 7 83 300
Wm Hay—Margt Hay [ent July 7 85 1,200
Wm Hay—Independent B and L [ent Jan 19 83 400
Geo H and Olive B Ingalls—Sarah B Brotherton [ent Feb 11 86 500
Daniel E Faunce—B F Teller [ent Feb 9 86 100
Albert Moore—Comth of Pa (Bond) [ent Feb 23 84 ....
Enoch L and Wm N Taylor—Geo J Wight [ent May 12 84 66
E L Taylor—Geo J Wight [ent July 8 84 27
Jas B and Emma V Booth—C C Slifer [ent June 9 83 2,500
John and Margt Campbell C W Trotter [ent Jan 21 85 5,512
Jas H Burns—B F Teller [ent Aug 14 85 250
Susanna Hoffmann—Eble & Herter [ent Dec 12 85 3,400
Patrick O'Neill—Jas F Conway [ent Jan 6 86 402
J and Sarah Davenport—Wm Davenport [ent May 5 86 800
Jos S Allen, John P Eyre—George S Mitchell [ent Feb 10 86 1,210
James McGrory—Jas McGarvey [ent April 22 86 110
John C Presser—A E M Lechler [ent Feb 20 86 1,219
Wm Davenport Jr—C K Sosber [ent Jan 16 83 150
Benj Kinnard—Home B and L [ent Sept 26 82 1,800
Chas H and Jas McGrory—Jas McGarvey [ent July 29 85 750
Wm Uber—T Boileau [ent Aug 3 85 100
Geo F Gibson—M Paxson et al [ent Dec 3 85 (3) ..... S F
Peter Bell—John Grauch [ent May 5 83 300
James Friel—P Devine [ent Aug 25 85 600
Martin Doriath—John Doriath [ent June 30 85 175
Martin Doriath—Teresa Bea [ent July 11 84 600
John Joseph—Benj Joseph [ent June 30 86 3,000
Edward W Crellin—Richd Weston [ent May 10 86 445
R W Brown — H Stevenson [ent June 3 84 68
John and Maria Narr—C Schmidt [ent Mch 30 84 297
Matilda A Cavanaugh—R R Neilson [ent Oct 8 85 440
Peter A Jacobs—F E Jacobs [ent May 27 84 350
Jas and Thos Tracy—S Schmidt [ent Feb 3 86 100
Francis L Haynes—B Wilson [ent June 5 83 1,200

Norcom L Seguin—Mary Richardson [ent July 24 86..... 1,732
Phil Sav Fund Soc—Matilda Reeves [ent May 8 86..... .....
Thos Tracy—H C Clausen & Son [ent Feb 4 86..... 1,500
Elizth J Magee—Wm E Hinch [ent Mch 3 85..... 1,000
R W Brown—M Brown [ent May 10 82..... 420
David Marony—Eve Star Lodge [ent Apr 20 86..... .....
John Wesley and Wesley Barlow—W H Peace [ent Apr 11 85..... 200
Edwd and Jas Callahan—May McFadden [ent Aug 9 84..... 100
Thos Baker—Cumberland B and L (Bond) [ent Oct 3 84..... .....
Manus Sweeney, Jas Bradley—Columbian Bank [ent Jan 12 84..... 106
Manus Sweeney—Jas Bradley [ent Jan 14 84..... 100
Hy W and M A Cavanaugh—Jane Dugan [ent Oct 9 85..... 4,516
W Dunlap—H Friedman [ent Mch 23 85..... 100
John Fisher—A Bleiger [ent July 24 86..... 85
Henry Clay—A M McFerran [ent Apr 2 86..... 500
Phila Traction Co, Union Pass Rwy Co—John Kerber [ent February 13 86..... ver 15,000
Wm Hibberd—Geo A Castor & Co [ent May 11 86..... 50
Harry R Jacoby—A James Jr [ent May 31 86..... 275
Emma Brandt—John Carson [ent Feb 24 86..... 100
Jacob Ziegler—L Bergdoll & Co [ent Dec 24 83..... 1,000
John McCarty—D B Ruffner [ent Nov 28 85..... 44
T H Porter, C R Huberts—A James Jr [ent Nov 21 85..... 300
Robt Graham—St Timothy B and L [ent May 19 84..... 400
Wm H Young—G A Jones [ent Aug 17 81..... 2,200
A and M Brigel—Phila Lodge [ent July 29 81.. 125
Fredk Shotroff—Patk Smith [ent Nov 24 82..... 350
Henry and Franz Kraus, Jacob Thomas—Edward Lucke (Bond) [ent Feb 3 85..... .....

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, August 16, 1886.

Buttonwood st., N. s., 38 ft. 8 in. E. York avenue, Henry Koshland to Bickel & Seidel, Aug. 9, 1886, 17 ft. 11½ in. by 57 ft..... $2,500
Broad st., W. s., 231 ft. N. Wharton, Philip P. Peace to Samuel P. Blackburn, Aug. 6, 1886, 14 ft. 9½ in by 178 ft..... 3,500
Croskey street, W. s., 172 ft. 5 in. N. Berks, Henry R. Schar to Annie Koch, Aug. 9, 1886, 14 ft. 5 in. by 70 ft..... 3,100
Chatham st., N. W. s., 218 ft. 5⅝ in. N. E. Ann, David M. Hess to Jas. Walton, 36 ft. by 165 ft..... nom.
Eleventh st., W. s., 187 ft. S. Master, Isabella M. Stephens to Jos. Sugden et ux., Aug. 12, 1886, 17 ft. by 110 ft..... 4,500
Fortieth st., E. s., 92 ft. N. Parrish, Alexander McGaw to Charlotte Crawford, Aug. 10, 1886, 20 ft. by 120 ft..... 1.800
Forty-second st., W. s., 326 ft. 6 in. S. Chester avenue, Mary E. Montgomery to Clarence H. Clark, July 15, 1886, irreg shape..... 600
Funk st., S. W. s., 150 ft. S. E Jackson, Wissinoming M. L. and I. Co. to Wm. A. Fetters, July 9, 1886, 50 ft. by 100 ft.; also S. W. s. Comly, 100 ft. S. E. Jackson, 50 by 100 ft... 2,250
Greenway ave., S. s., 155 ft W. Seventy-second, Charles Lloyd to A. Alexander Rider et al., trustees, Aug. 11, 1886, 50 ft. by 99 ft..... 200
Hancock st., W. s., 237 ft. N. Berks, Sarah Harrison et al., devisees, to Bartholomew Esmond, July 1, 1886, irreg. shape..... 7,400
Juniper st., S. E. cor. Fitzwater, John D. McBride to Gustavus C. Seidel, Aug. 10, 1886, irreg. shape.. 1,000
Kater st., N. s., 276 ft. E. Twentieth, Robert Henry to John Kernan, Aug. 9, 1886, 16 ft. by 50 ft..... 1,600
Lawrence st., E. s., 146 ft. S. Indiana, George G. Brown to Christian A. Snyder, July 1, 1886, 48 ft. by 92 ft. 6 in..... .....
Madison st., E. s., 275 ft., 3 in. S. Vine, Andrew Mercer to Maurice H. Matsinger, Aug. 2, 1886, 15 ft. 5 in. by 67 ft..... 3,080
Manton st., S. s. 277 ft. W. Seventeenth, William Thompson to John Hall, July 26, 1886, 16 ft. by 57 ft... 1,750
Ridge ave., N. E. s., 45 ft. 4½ in. S. E. Seybert, Thos. C. Hill, ex'r, to Anthony Minnick, Aug. 10, 1886, irreg. shape..... 5,600
Somerset st., S. W. cor. Hutchinson, John Mander et al. to Amos D. Kennedy, Aug. 4, 1886, 129 ft. 7⅞ in. by 100 ft..... 5,300
Sixteenth st., N. W. cor. Ontario, James Raymond Claghorn to Augusta B. Norcross, July 31, 1886, 16 ft. by 85 ft..... 1,100
Thomas st., 134 ft. 1 in. N. E. Tacony, estate of Sarah Rush to William Gilmour, Aug. 12, 1886, irreg. shape 3,200
Third st., 837 and 841 N., Constance Boersig to Annie Thomson, Aug. 4, 1886, irreg. shape..... 9,150
Twenty-eighth st., E. s., 17 ft. N. Susquehanna, John Rosney to Andrew Reichle, July 20, 1886, 21 ft. by 112 ft. 9 in..... 1,825
Warren st., No. 4112, Frederick L. Michaelson to J. Milton Mishler, Aug. 14, 1886, irreg. shape..... 600
Weikel st., E. s., 140 ft. S. Venango, James Houston to James Houston, Feb. 23, 1886, 20 ft by 77 ft. 6 in..... 40

TUESDAY, August 17, 1886.

Buttonwood st., S. s., 46 ft. 9 in. W. of Fourth, Jane Gow et al. to Michael McNerney, July 28, 1886, 14 ft. by 33 ft. ½ in..... $1,600
D st, W. s., 150 ft. N. Somerset st., Frederick T. Peet to James C. Moore, Aug. 14, 1886, 50 ft. by 225 ft..... 2,500
Davis st., S. s., 175 ft. 2 in. W. of Twelfth, Eliza Pepper to Robert Boston, Aug. 14, 1886, 15 ft. 3 in. by 48 ft..... 2,575
Frankford st., cor. of Bridge, Lewis F. Castor to Maxwell Moitz, Aug. 9, 1886, irreg. shape..... 5,000
Franklin st., E. s., 17 ft. N. of Cumberland, Josiah B. Royer to Joseph E. Braker, Aug. 3, 1886, irreg. shape..... 500
Fifteenth st., E. s., 357 ft. 1 in. N. of Norris, John Dickey to James L. McMillian, May 3, 1886, 16 ft. 6 in. by 90 ft. 8 in..... 3,000
Fifty-fourth st., W. s., 250 ft. S. of Westminister, John A. Auck to John J. Zell, irreg. shape..... 600
Fourth st., No. 2538 N., Valentine Franz to Dietrich Bruning, Aug. 6, 1886, 14 ft. 7½ in. by 51 ft. 7 in..... 2,600
Knox st, S. W. s., 310 ft. S. E. of Manheim st., Mary A. B. Smith to Andrew J. Bunner, Aug. 12, 1886.. 500
Knox st., S. W. s., 330 ft. S. E. of Manheim st., Mary A. B. Smith to Thos. B. Dale, Aug. 12, 1886, 20 ft. by 110 ft..... 800
Orianna W. s., 154 ft. S. of Cambria, Harry E. Chambers to John P. Keul, Aug. 10, 1886, 12 ft. 0¼ in. by 45 ft..... 1,350
Orianna st., W. s., 226 ft. 7 in. S. of Huntingdon, Albert E. Eldridge et al. to Nobert Schmidt, Aug. 2, 1886, 12 ft. by 40 ft. 6 in..... 1,500
Parrish st., cor. of Pennock st., D. Ramsay Patterson to Jno. G. Powell et al., July 31, 1886, 155 ft. 9 in. by 112 ft..... 11,800
Spruce st., S. s., 64 ft. E. of Twenty-fifth st., Edward H. Flood to T. Johnson McLanahan et al., Aug. 11, 1886, 203 ft. by 97 ft..... 25,000
Twenty-fourth st., E. s., 223 ft. 3 in. N. of Berks, Harry L. Roat to Chs. F. Haasz, Aug. 9, 1886, 14 ft. 3 in. by 86 ft. 6 in..... 3,900
W. Line, Twenty-third and N. W. s. Garside st., the Land and Trust Company to David Z. Seipe, Aug. 16, 1886, irreg..... 1,575
Thirty-ninth st., St. James' Beneficial and Loan Association to Albert Unfried, Aug. 16, 1886, 16 ft. by 74 ft. 8 in..... 5,750
Barker st., No. 1724, Thos. Baxter to Robt. Hughes, July 28, 1886, 16 ft. by 75 ft..... 2,200
Wishart street, No. 2020, Edward W. Richards to George H. Whitehead, August 16, 1886, 14 ft. 7 in. by 97 ft. 4½ in..... 900
Ninth st., No. 2610, N. Mahlon L. Hirst to Frank Harms, Jr., Aug. 16, 1886, 17 ft. by 97 ft..... 3,300

WEDNESDAY August 18, 1886.

Anita st., N. s., 210 ft. W. of Tenth, Rev. Thos. H. Butts to Benjamin Tweedle, Aug. 6, 1886, 16 ft. by 66 ft. 3 in..... $1,000
Cherry st., S. s., 1312, Cath. Firth to Elizabeth Firth, Aug. 6, 1886, 18 ft. by 57 ft..... 4,500
Eighteenth st., 1722, Mary H. Mann to Myra B. Gibbs, Aug. 12, 1886, 22 ft. by 117 ft. 10 in..... 4,000
Ellsworth st., 1506, Samuel N. Murphy to William C. Schreiber, July 19, 1886, 16 ft. by 50 ft. 7 in..... .....

Lehigh st., S. W. s., 100 ft. S. E. of Martha, Martha T. Mallory to Jno. M. Parry, Aug. 12, 1886, 32 ft. by 100 ft. 50

Manton st., 3031, W. of Twenty-first, John McConaghy to Samuel H. Morison, July 28, 1886, 14 ft. by 48 ft. ....

Sixteenth st., W. s., 16 ft. 8½ in. S. Montrose, William Gibbs to Jas. Cleary, Aug. 7, 1886, 16 ft. by 65 ft. 2,300

Twenty-ninth st., N. W. cor. Cambridge, Andres Farchon to Wm. Ruhland, Aug. 17, 1886, 14 ft. by 60 ft. 3,400

Jefferson st., 2220, Emily W. Davis to John P. Byrnes, Aug. 18, 1886, 16 ft. 7 in. by 52 ft. 260

Jefferson st., 2220, Jno. P. Byrnes to Reuben J. Davis, Aug. 18, 1886, 16 ft. 7 in. by 52 ft 260

THURSDAY, August 19, 1886.

Arch st., S. s., 60 ft. E. of Twenty-second, 20 ft. by 102 ft. $6,000

Dacota st., S. s., N. s. of Dauphin, Luke Doyle to John Stortz, Aug. 14, 1886, 16 ft. 7 in. by 150 ft. 3,000

Hutchinson st., W. s., 117 ft. 6 in. N. of Jefferson, Duncan F. McDonald to Clemantine C. McDonald, June 22, 1886, 24 ft. by 50 ft.; also, Tenth st., E. s., 117 ft. 6 in. N. Jefferson, 24 ft. by 84 ft. ..... nom.

N. W. cor. Huntingdon and Hutchinson, John Loughran to Frank Schute, Aug. 14, 1886, 16 ft. by 66 ft. 2½ in. 5,450

Juniper st., 1402 S., Wm. M. Buckman to Isaac Bruse, Aug. 9, 1886, 15 ft. by 61 ft. 1,800

Jefferson st., 1716, Geo. T. Gabell to Benj. F. Shedaker et al., Aug. 13, 1886, 18 ft. by 75 ft. 2½ in. 6,250

Laurens st., N. E. s., 130 ft. N. W. Queen, Thompson Bell to William Craigmile, June 7, 1886, 20 ft. by 130 ft. 350

Orkney st., E. s., 235 N. Lehigh ave., John Torpey to Catharine Runte, July 27, 1886, 15 ft. by 34 ft. 3 in. 4,320

Poplar street, S. s., 70 ft., W. Lawrence, John F. Warner to John B. Zeller, Aug. 16, 1886, 18 ft by 64 ft. 9 in. 3,200

Spruce street, 2129, Lemuel Coffin to Alonzo M. Vite, 16 ft. 6 in. by 90 ft. 5,000

Sixth st., N. E. cor. Noble, Wm. Moss to Lorraine Comegys, May 18, 1886, 20 ft. 2 in. by 65 ft. 4,700

Seventeenth st., S. E. cor. Venango, Mary McIlvaine to Pat'k Weathers, Aug. 5, 1886, 18 ft. by 74 ft. 3,000

Warnock st., W. s., 127 ft. N. Girard ave., Michael Daly to Edwd. Fitzgerald, Aug. 10, 1886, 17 ft. by 60 ft. 1,322

Fleeson st., N. W. s., 160 ft. 3 in. S. W. Ridge ave., irreg., Edwin S. Lutch to Wm. H. Eddleman, Aug. 18, 1886. 400

Norris st., N. s., 276 ft. E. Amber, Thos. B. Bell to Albert James, Jr., Aug. 19, 1886, 16 ft. by 100 ft. 7,000

FRIDAY, August 20, 1886.

Bodine st., W. s., 183 ft. 10 in. N. York, Jackson S. Schultz to Chas. McCaul, Aug. 15, 1886, 13 ft. 11 in. by 49 ff. 6 in. $755

Clapier st., S. E. s., 473 ft. 7¾ in. N. E. Schuyler, Hy. C. Haywood to Frances W. Trout, Aug. 16, 1886, irreg. 11,500

Chadwick st., E. s., 258 ft. S. Reed, J. Percy Keating to Flavian Moss, 14 ft. by 52 ft. 200

Chadwick st., E. s., 116 ft. S. Tasker, John McConaghy to Hy. I. Sterl, July 29, 1886, 14 ft. by 50 ft. 1,000

Eighth st., 175 ft. N. Huntingdon, Amos B. Kennedy to Henry Rayson, Aug. 5, 1886, 15 ft. by 59½ ft. 3,100

Franklin st., E. s., 150 ft. 1½ in. N. Columbia ave., Edwin O. Michner to Solomon L. Haas, Aug. 3, 1886, 33 ft. 9 in. by 84 ft. 4½ in 10,000

Getz st., W. s., 94 ft. N. McKean, Theo. M. Etting to Flavian Moss, 14 ft. by 46 ft. 6 in. 300

Mica st., E. s., 120 ft. S. Seneca, Sally McHugh to Geo. Stang, Aug. 18, 1886, 30 ft. by 70 ft 750

Marshall st., W. s., 177 ft. 7½ in. N. Montgomery, the K. B., No. 5, B. and L. Association to George Bittorf, August 5, 1886, 14 ft. by 38 ft. 10 in. 2,100

Sharswood st., 88 ft. W. Twenty-first, Wm. H. Dempster to Sarah Carlisle, August 7, 1886, 14 ft. by 90 ft. ..... nom.

Third street, E. s., 114 ft. 1½ in. S. Diamond, David B. Clem to James A. Campbell, Aug. 13, 1886, 16 ft. by 65 ft. 2,500

N. E. cor. Lyson and Huntingdon, John Longhouse to Adelaide D. Mullett, Aug 14, 1886, irreg. 5,000

Queen st., N. W. s., 80 ft. 4½ in. N. E. Laurence, Thompson Bell to Alfred Hodge, June 7, 1886, 20 ft. by 110 ft. 400

Jackson st., S. s., 55 ft. W. Sixth, Jos. R. Tasker to Chas. W. Gessler, July 8, 1886, irreg. 3,900

SATURDAY, Aug. 21, 1886.

Arch street, N. s., 95 ft. W. Tenth, D. H. Kent & Co. to John Wood and Wm. H. Cresson, Aug. 18, 1886, 25 ft. by 170 ft. $20,000

E. Chelten ave., N. W. s., 246 ft. 10⅞ in. N. E. Chew, Robt. Howard to Harry Bowman, July 20, 1886, 30 ft. by 154 ft. 1½ in. 675

Cherry st., N. s., 162 ff. E. Eleventh, Edwd. Potts to Wm. Potts, Aug. 19, 1886, 18 ft. by 98 ft. 6,000

Columbia ave., N. s., 60 ft. 4 in. W. Fifteenth, Robert M. Coleman to Vincent Saull, July 12, 1886, 18 ft. 6 in. by 90 ft. 4,500

Dickinson st., S. s., 230 ft. N. Eighth, Annie McCullough to James J. Hagen, June 29, 1886, 16 ft. by 60 ft. 1,525

Eighteenth street, W. s., 85 ft. W. Berks, J. Louis Kates to Mary J. McCune, August 4, 1886, 17 ft. by 100 ft. ..... nom.

Lemon st., S. s., 71 ft. 6 in. W. Twentieth, James McVickar to George W. Quinn, Aug. 2, 1886, 15 ft. by 47 ft. 900

Girard ave. and Thirtieth st., Matthew Newkirk to Wilhelmine Bamgo, Aug. 13, 1886, 17 ft. 6 in. by 91 ft 8,100

Norris st., N. s., 70 ft. W. Camac, Isaac C. Price to John C. Klotz, Aug. 18, 1886, 3 ft. by 50 ft. 250

Swain st., S. s., 91 ft. 8 in. W. Sixteenth, Mathias Benner to Samuel J. Benner, Aug. 19, 1886, 18 ft. by 80 ft. 4 in. 4,300

Sixty-fourth st., W. s., Geo. Hinchliff to Gerrard Taylor, Aug. 18, 1886, 125 N. Callowhill, 25 ft. by 125 ft. 1,250

Somerset st., N. s., 36 ft. 6 in. W. Third, Frederick Lambrecht to Mary J. Dearle, Aug. 18, 1886, 16 ft. by 67 ft. 6 in. 3,500

N. W. cor. Third and Somerset, Frederick Lambrecht to Casper Eberwein, Aug. 16, 1886, 18 ft. 5 in. by 64 ft. 6,500

Snyder ave., S. s., 80 ft. W. Ninth, Jane Livingston to Honora Leady, March 26, 1886, 18 ft. by 62 ft. 6 in. 450

Twenty-first st., E. s., 34 ft. S. Tasker, S. G. Rosengarten to William Seeburger, Aug. 21, 1886, 16 ft. by 67 ft. 6 in.; also S. E. cor. Twenty-first and Tasker, 18 ft. by 67 ft. 6 in.; also, 50 ft. S. Tasker, 16 ft. by 67 ft. 6 in. ; also 18 ft. S. Tasker, 16 ft. by 67 ft. 6 in. ..... nom.

Tacony st., N. W. s., 240 ft. S. W. Fraley, Wm. McMillan to Frank McMillan, Aug 17, 1886, 20 ft. by 100 ft. 325

Third st., E. s., 354 ft. N. Norris, Relief B. and L. to Wm. J. Irwin, Aug. 16, 1886, 16 ft. by 65 ft. 1,200

Thompson st., N. s., 22 ft. W. Sixteenth, Thomas Passmore Hanbest to Washington Ross, April 30, 1858, 50 ft. by 100 ft. ..... nom.

Wishart st., N. E. s., 129 ft. 8½ in. N. W. Frankford ave., Geo. W. Einwechter to Wm. H. Lehr, July 31, 1886, 15 ft. by 83 ft. ..... nom.

Columbia ave., 1629, Philip Boon to Bennet C. Wilson, July 10, 1886, 18 ft. by 97 ft. 7,000

Venango st., S. s., 20 ft. W. Weikel, Jas. Glackin to Bernard McStrevog, May 26, 1886, 20 ft. by 80 ft. 275

Ninth st., 2616, Mahlon L. Heist to Lewis Longbottom, Aug. 20, 1886, 15 ft. by 97 ft. 3,300

Greenwich st., N. s., 170 ft. W. Second, John Hamilton to George W. Scott, Aug. 17, 1886, 16 ft. by 100 ft. 7½ in. 2,500

Clarence st., 2611, John M. P. Price to Chas. Fleig, Aug. 16, 1886, 36 ft. by 90 ft. 1,800

Coral st., 2571, Jonathan Cone to Levi Rhodes, Aug. 18, 1886, 14 ft. by 69 ft. 6 in. 2,600

—The estate of John C. Miller, the Germantown brewer, is valued at $250,000.

—The Receivers of the Philadelphia and Reading R. R. having awarded the contract for erecting a new iron bridge across the Schuylkill river, to take the place of the Columbia wooden bridge, the contractors have began work, and the bridge is closed to pedestrians and vehicles.

—At a special meeting of Councils Committee on City Property, held on Wednesday afternoon, proposals were opened for repairing Christian street wharf and Bridge street landing, Bridesburg, on the Delaware. I. Nevelling, who offered to make the necessary repairs to the wharf and landing for $650 and $250 respectively, was the lowest bidder, and was accordingly awarded the contracts. Commissioner of City Property Dixey announced that John M. Powell had failed to repair Christian street wharf, Delaware river, after the contract for the work had been awarded to him by the department.

—Our British exchanges contain an account of a case of much interest to water consumers, which has just been finally determined in the House of Lords. It appears that a resident of Huddersfield sued the corporation for damages on account of ill-health, caused, as he alleges, by the water supplied by the corporation to his house, which he claims was contaminated by the lead pipe through which it passed. In the first instance, a jury awarded the plaintiff $10,000 damages, but on appeal, this verdict was set aside on the ground that there was no basis of action, and this latter decision has just been confirmed. The case is interesting to us because in many cities the water companies make the connection between the house and the street main, and often *insist* upon the use of lead piping for the connection.

—A brick—says a technical paper—being about as porous as a lump of sugar, and having six sides, needs a careful filling for water-tight work in cesspools, etc., and a thin grout, or porridge of cement, is commonly used. Heating the brick and soaking beforehand in thick coal tar has been recommended. A man may lay common wall all his life without learning how to make brick water-tight.

—The remarkable showing of the New York City savings banks for the past six months arrests attention, as well it may. The most noticeable feature is an increase of $8,024,304 67 in the deposits, as compared with those of the corresponding period last year. An industrial population that has been able to accomplish a result like this can not be in the desperate straits that some of the anarchic and socialistic orators are accustomed to represent. In fact, it shows that the laboring man is himself becoming a capitalist, and that on the whole his condition is far from uncomfortable.

—The slums of London and Paris are bad enough, but it appears that the slums of Berlin are, if possible, worse. *Das Echo* has just published some interesting details on the subject. There are about 40,000 houses in the Prussian capital. A small number are inhabited by one or two families, but the great majority are divided into several distinct lodgings. Two thousand five hundred contain from sixteen to twenty lodgings; 20,000 from twenty to thirty lodgings, and 10,000 over thirty lodging each. Seventy-five thousand of these lodgings are composed of one room only, and inhabited by no fewer than 270,000 persons, which is an average of nearly four persons per room; 75,000 other lodgings are composed of two rooms, and occupied by 360,000 inhabitants; while the remaining 30,000 lodgings are formed of three rooms, inhabited by 140,000 people. These figures show the promiscuous way in which the masses of Berlin population are lodged. The houses in the poor quarters, often five or six stories high, are built so close to one another that they are nearly totally devoid of light and air.

—Commenting upon the reported condemnation of the Knights of Labor by a prelate of the Roman Catholic Church in Canada, by authority of the Pope, the Bosten *Transcript*, after expressing doubt whether such a promulgation, even if general, would seriously deplete the membership of the Order, adds: "The destruction of the order can only be brought about by the folloy of its own members. If they are wise, cautious and respectful for the rights of others, while asserting those of the laboring class generally, they will serve a good purpose. If, on the other hand, they countenance violence and seek to exact by fear what they cannot obtain by fair representation and regard for the mutual responsibilities of labor and capital, their failure is as certain as that of all other men who array against themselves the moral sense of the community. The defeat of the Knights in their efforts to bulldoze the Cigar Makers' Union is a warning they should bear in mind of the boomerang possibilities of boycotting. What the country wants is a cessation of these labor troubles in an honorable peace, which shall have due acknowledgment of the rights of capital and labor and of the personal freedom of the employer and the employe. The public wishes to see the working man well paid and contented, justly used and valued at his proper worth. It will condone many faults in the agencies by which this consummation is attained; but it has as little patience with violence on one side as on the other, and it will tolerate no appeals which are directed, not to justice, but to class passion or class prejudice."

—Ten anvils are to be put up in the Manual Training School at Seventeenth and Wood streets. The school will open in September. All the higher branches of metal working will be taught. The boys who received a thorough course of metal and woodwork instruction and mechanical drawing will commence in September on soldering and brazing, brass and copper smithing and blacksmithing, using the anvil and lead until they learn the rudiments of smithing. Lieutenant Crawford expects by the time the third term commences to have a fifteen-horse-power engine to run the machinery.

—A company has been organized under the name of the American Brick and Tile Company, to manufacture slate, brick and tile from the refuse of slate quarries by converting it into dust and then burning it. The chief persons interested are John Truxel, Wm. Price and M. Canfield, of McKeesport, Pa. Tests have been made successfully both in Pittsburg and Philadelphia, and two experimental furnaces are in course of erection on Second avenue in Pittsburg. The chief works are to be erected at Easton, thirty miles from Philadelphia, and will contain ten great furnaces with a capacity of 15,000 bricks each. They are about completed and will employ 75 men. A branch office will be established in Pittsburg.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD U. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13

TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of MEN'S BUSINESS SUITS is what we want you to see before you buy. Novelties constantly being received for BOYS' and CHILDREN'S WEAR. The Norfolk Takes the Lead this Season. We never before carried such a select stock in MEN'S FURNISHING.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

The Answer to that Question!

Very frequently we are asked, "Why do you advertise other people? When you have a store of your own in Philadelphia, why do you call attention to the stores of others and recommend their goods as well as your own?" Our reply is this: Our object is to introduce and sell the DAY SEWED SHOES anywhere and everywhere that shoes are bought and worn. It does not matter in the least who sells them, for every pair sold is just so much gained for the company. Consequently we can afford to advertise other people. The store, No. 23 North EIGHTH Street, was opened for the express purpose of putting the DAY SEWED SHOES before the people, with every facility for displaying the various kinds, grades, sizes and prices of the boots and shoes manufactured by the DAY SEWED SHOE MANUFACTURING COMPANY.

Everybody is invited to call and examine the stock any day and every day, but if any one wishes to purchase the DAY SEWED SHOES from any other shoe dealer they are cordially recommended to do so, and we mean what we say, since it will still be our gain. The DAY SEWED SHOE STORE is truly a FAMILY SHOE STORE, provided with all the different requirements of such an establishment.

$100 REWARD.

In order to protect ourselves from the infringement of our rights, we will pay One Hundred Dollars to any one proving to us that they have bought from any manufacturer or dealer a pair of shoes as "Day Sewed" without the Trade Mark or Royalty Stamps of the patentee, GEO. W. DAY.

THE DAY SEWED SHOE MFG. CO.,

No. 23 N. EIGHTH STREET.

Mr. H. S. BEEBE, No. 231 North NINTH Street, dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

THE BLATCHLEY

Is carefully made by men who know how to construct a

PUMP

When desired they are lined with specially heavy Porcelain or Copper, or with Drive Well Cylinders, at small additional cost.

When ready to buy, *insist* on seeing and examining them. Use your own judgment, and don't be persuaded to act contrary to your own interests.

They are sold by some good house near you.

Special terms to builders buying in quantities.

CHARLES G. BLATCHLEY
MANUFACTURER,
308 MARKET ST., Philad'a.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

A Most Delicious and Elegant POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

KEYSTONE
Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—

J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

BUELL'S
FIRE EXTINGUISHER.

Consists of 7 or 45 gallon founts, the latter on wheels, and Force Pumps that throw the chemical 100 feet. The BEST and CHEAPEST protection for VILLAGES and all kinds of individual property, ever offered. Write for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

A. LEDIG & SON,

MANUFACTURERS OF
ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,

Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG.
RICHARD A. LEDIG.
C. W. LEDIG.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) 308 Chestnut St., Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 34. PHILADELPHIA, MONDAY, AUGUST 30, 1886. PRICE 15 CENTS

Items of News

—Special Treasury Agent, A. M. Barney, is dead.

—Roberts & Cohn, builders, Camden, New Jersey, have agreed to the nine hour rule for their workmen.

—It is probable that the Secretary of the Treasury will make another call for $15,000,000 bonds early in September.

—A new national bank, with a capital of $100,000 has been authorized to commence business at Royer's Ford, Pa.

—Bricklayers who are at work on the new aqueduct in New York successfully struck last week for an advance from $4 to $4.50 a day.

—The New York Board of Health now want to exterminate the Allanthus trees because its pollen is poisonous and its odor unhealthy.

—The Fire loss this year according to Chief Engineer Cantlin is about the same for the same months of 1885, this is owing to the large January fires.

—A large building is being erected on Somerset street, to be used as a machine shop by Reeves & West.

—More houses are building in Gloucester at this time than for a number of years.

—The Water Committee of Camden recommend the construction of a new reservoir, and the City Solicitor is asked to suggest how the funds can be provided.

—John Measey, a prominent architect and builder of Camden, died at his home on Cramer's Hill last week. He was a former resident of Holly Beach, where he erected several fine buildings.

—Chas. F. Collom, the architect, 909 Walnut street, has presented a prospectus drawing for the new Germantown Almshouse at the Poor Managers' meeting at Germantown. The architect's estimate of the cost of the building is $53,000.

—Contractor Ellwood Jones, who has the contract for the erection of the twelve-division school-house at the Falls of Schuylkill, and who has not yet had his sureties approved by Councils, has been advised to go ahead, and will commence work at once.

—Hammonton is to have a Roman Catholic church, upon which work will be commenced immediately. The walls and gables are to be of native stone, the trimmings of Kentucky bluestone and brick, and the roof a Gothic arch.

—Solicitor General Jenks has rendered a decision confirming the right of Government agents to seize lumber and timber wrongfully taken from the public domain, wherever found, and dispose of the same, under the direction of the Secretary of the Interior, at either public or private sale.

—A. L. Van Zant, the retired confectioner, formerly under the Continental Hotel, has broken ground at 906 Filbert street for a five-story iron-front building, to be used for manufacturing purposes. It will cost $10,000.

—Charles Lippincott & Co., soda water apparatus manufacturers, 925 Filbert street, are building a five-story addition to their factory. It will be used for electrotyping and Britannia work, and will cost $9,000.

—A number of residents of the Twentieth Ward have complained to the Committee on Abuses and Complaints of the Citizens' Municipal Association, that Warnock street between Oxford and Jefferson streets is in need of repaving, "being full of ruts and in a very unsatisfactory condition," as well as "dangerous to light carriages and causing great trouble and annoyance to heavy teams."

—M. Thomas & Son on Wednesday sold the following real estate at the Philadelphia Exchange: A 3-story brick dwelling, No. 1338 Franklin street, 17 feet 5 inches front and 100 feet 6 inches deep, $5,000; "Willow Lawn," on Damon lane and Cobb's Creek, containing six acres, with stone dwelling, barn, etc., $12,000.

—The School Directors of the Eighteenth Section have for some time past been endeavoring to secure a new school-house in place of the one now leased by the city, on Allen street above Shackamaxon. At a meeting on Wednesday evening the Board selected a lot of ground, 101 by 94 feet, on Girard avenue below Vienna street, owned by William R. Leeds, and held at $9,200.

—William P. White, a well-known insurance man of Baltimore, was arrested last week and locked up, on the charge of having embezzled $1,500 of money belonging to the Western Assurance Company of Toronto, Canada. After he was locked up a civil writ was served on him for the recovery of the money. The accused has stood well with the business community heretofore.

—At a meeting of the Committee on Buildings of the Board of Education last week bids were opened for repairs on various buildings. Only two of the bids were over $100, one of which was for new outbuildings for Lee School-house, awarded to Cunningham & McGarrity, at $379.33, and the other was for new fences at the Rowland School, awarded to Elias Chase, at $250.

—Important alterations are being made in the building of the Consolidation Bank, Third street above Vine. The changes include the lowering of the general business room from the second to the ground floor, and the placing of four large windows, with Roman arches, on the front of the building. Vaults will be placed in the rear of the structure, and the whole interior of the building will be fitted up in a handsome manner.

—The value of merchandise exported from the United States during the month of July past was $52,782,707, and of the imports to the United States $55,530,799. In July, 1885, the exports amounted to $45,752,038, and imports to $49,114,662.

—Harriet W. Brooks has been elected assistant physician in the insane department of the Almshouse. Hereafter contractors' bills for work on the new buildings for the insane must be submitted to the Committee on buildings and Grounds.

—The Pennsylvania State Agricultural Society is making active preparations for the annual exhibition, which will open September 6th, and continue until the 18th. Several changes have to be made in the grounds and buildings, and workmen are now engaged in making them.

—The strike at the brickyard of Michael Gaylor, Twenty-ninth and Dickinson streets, still continues. The men reported that very few men were working at the yard, as several had joined the Order, and that in a few days Mr. Gaynor would have no men at all. There are 65 men on strike, and they all belong to Local Assembly No. 6541.

—Cohn & Roberts, Camden's extensive builders, have made an agreement with a committee of the Executive Board of the Carpenters and Joiners' Local Union, No. 20, to grant all non-union men nine hours per day, the same as union man. It is said that only three "boss" carpenters in Camden are now working their men ten hours per day.

—The Executive Board of District Assembly No. 1 last week visited Edmund Webster & Nephew, brick manufacturers, Thirtieth and Tasker streets, whose 85 employés have been on strike on account of the firm hiring carts from Michael Gaynor, brick manufacturer at Twenty-ninth and Dickinson streets, whose men are also on strike, and wanting to load them. The Board ordered them to work pending an investigation, but, as much dissatisfaction exists among them, it is very uncertain as to whether they will obey the order. It is said that the Board was not asked to settle the matter at all.

—The paper manufacturers of New England are organizing a mutual insurance company on the plan of the factory mutuals. Paper mills have not been profitable for insurance companies, and rates are generally regarded as very high. If the paper mill men organize to insure themselves they will probably become careful in the management of their mills and demonstrate the fact that there has been no necessity for such a large line of losses as have prevailed in paper mills. The plan of class mutual insurance seems to be on the increase. Who knows but its more general adoption may prove the long-sought remedy for the cure of our great fire waste?

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.

Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

J. T. JACKSON & CO.,
REAL ESTATE BROKERS,
No. 711 WALNUT STREET,
PHILADELPHIA.
——Rents, Sales, Mortgages, etc.——

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their Interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled. Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS. FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

—A dwelling on the south side of Spruce street, east of Twenty-fifth street, 203x97, sold for $25,000.

—A lot of 38½ acres, on Trenton avenue, Twenty-third Ward, was bought by E. H. Fitler for $30,000.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION
SAMUEL J. CRESWELL,
IRON WORKS,
23d & Cherry Streets,
PHILADELPHIA.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 34. PHILADELPHIA, MONDAY, AUGUST 30, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, AUGUST 30, 1886.

WHILE in the prophetic mood we may as well remark that values of properties along and near the Delaware river front will improve during the next few years.

THEY are now making rum-casks out of the wood of the old Roman bridge which was built across the Rhine by the emperors Trajan and Maximilan and which was fished out of the river in 1880.

THE sum of $18,000 will be used for widening the channel at Port Breeze. About 25,000 tons of stone will be placed between the Delaware Breakwater and the ice breaker about 1400 feet.

THE Textile Manufacturers have been quite successful in settling strikes. Trouble is threatened among the hosiery interests, but despite their threatened difficulties, business was never in a more prosperous condition.

CONGRESS gave permission last winter for the construction of some fifteen bridges over western streams. The structural iron mills even now are pretty well loaded up with orders but with this influx of business their capacity will be over-taxed.

TENANTS' effects can be sold for landlords' taxes. Of course it is very seldom such a thing occurs as the tenant can pay the taxes and deduct the payment from rent. This is frequently done. Some other way should be provided. The excuse for making such legislation was and is that the city can collect its taxes easier and quicker. It is not a good reason. Tenants ought not to be submitted to such law. The city should look to owners alone. As it is, a great deal of annoyance and trouble is sometimes caused by a levy.

DIAMOND street is marching to the front.

COLUMBIA ave. will soon be the up-town Chestnut street.

QUITE a number of Columbia ave. properties have been bought to be turned into stores.

REAL ESTATE men look on the bright side of things and are very confident of a big fall business.

THE Cemetery business is booming. Two or three more are projected. In time they will all be tenanted.

HOUSES for $35 to $45 in the upper end of the city are letting well. Demand for smaller houses is not quite so active.

NEW PROPERTIES in the 29th Ward are selling in blocks. Houses are bought in blocks of from five to forty.

THERE is a good deal of business in real estate going on in the graveyards. People are buying up lots and retailing them out to single lot buyers.

OUR criticising friend on church architecture does not like to be told the truth about church architecture As to the National association of architects, he ought to read between the lines of the article he criticised.

BRO. Contractor Flood will build 1,000 houses in the upper end of the city on the new ground. Diamond street is as fine a street as Broad. It is worth the "oldest inhabitant's," while to take a ride up through Singerlyville.

THE new addition to the manual training school at Seventeenth and Wood streets, when completed, will afford many new and extended facilities for the practical teaching of bronzing, soldering, and light metal work besides which, the working of iron will be taught in detail. Similar schools should be established in every ward in this city, contributions could be easily obtained to support them.

The mere lending of money will become as years pass a less profitable occupation. Mutual associations are multiplying in building, in insurance, in manufacturing enterprises, and in all avenues of activity. Labor and machinery is becoming more and more productive, and a constantly increasing surplus of energy in the shape of unused capital is being gathered. What to do with large blocks of money is now a serious question. The rate of interest, taking one year with another, is declining, and this process will continue until money for loaning purposes will possess very little value. Misfortune is the cheap reliance of money lenders to-day. The era of speculation is passing. Money lenders and bankers will some day be the first to favor the modification of our banking system from what it is to one in which the Government will itself control the issue and determine the volume of money. If they can turn their money over to the Government, and get a better interest for it than they can earn in lending it, they will not be slow in advocating such a change of system.

IT perhaps does not occur to the ordinary business man that the time will come when it will be no easy matter to find employment for capital. We are entering on the check age, when business will be done by book-keeping, by exchanges of bits of paper showing balances. The great bulk of the business of the civilized world is done that way now. The community are becoming less and less dependent upon mere money.

THE Building Trades Council of Philadelphia, represents at least 16,000 members, all of whom are busy. There is an urgent demand for outside labor and country journeymen are being tempted to come to the city under the higher wages and shorter days. The Council is in harmony and is gratified at the progress made in settling and preventing trade disputes. There are indications the council says of considerable work through the winter.

SOME large real estate operations are hanging fire because the owners ask prices which they expect property to be worth about 1888; provided the ratio of improvement keeps up and the building activity continues. This may not be wise. Some operators would purchase heavily if prices suited. They are anxious to buy in order that they may realize the natural advance, but are not willing to buy and pay holders the advantage they desire to gain.

THE old croakers who are still expecting a recurrence of Noah's flood, are saying "just wait, too many houses going up." These old fellows, many of them young in years, are not of the kind or calibre that is making Philadelphia expand her limits every year by a few thousand houses. They see disaster everywhere. The Singerlys, Floods, Shocks, Drexels and a score of others are crowding

ahead, putting their money where they can see it and where it is bound to appreciate in value.

MAYOR SMITH'S attention is directed to the loitering of a gang of policemen, while on official duty, at a saloon on Haverford ave., in West Philadelphia, kept by a woman.

THE offer to sell the Fifth and Library street property to the Philadelphia Stock Exchange has been withdrawn. The property was offered at $125,000. It is not beyond probabilities that a new exchange will be started conposed of those who consider themselves more progressive. Two opinions have divided the exchange for many years, one in favor of a new building and more extended operations and the other in favor of sticking in the old place in the rear of Girard Bank. The Committee took no further action. A meeting will be called in September and the matter will come up again. Several sites have been considered.

ELECTRO-MOTORS are coming. They are in successful operation in a dozen places. Philadelphia is not behind. Scores of inventors are at work to produce the best result at the lowest cost. A West Philadelphia inventor has the rough form of a machine for street cars' propulsion and awaits capital. No doubt some excellent opportunities will be allowed to slip by. People who have means and want a good thing, ought to be willing to make a good many unsuccessful investigations, if necessary, in order to find something really good. It might be right at hand. Horses have no business pulling street cars.

IT is now stated that disintegration has seized upon the new capitol building at Albany, New York. The massive walls are too heavy for the foundation. The cracks and seams which caused alarm three years ago and which were filled with cement have greatly enlarged and now threaten the safety of the structure, in many places large stones have been shattered and broken from the settling of the foundation. The Senate stair-case became so shattered that its rebuilding was positively necessary. It now presents no defects. The transom windows in the law library have been forced out of line by the weight upon them and wide crevices can be seen on the arches of stone that span the corridor in the law library. It is estimated that $3,000,000 will be necessary to complete the building and render it safe and lasting.

THE Lehigh Avenue Reservoir, according to the report of Medical Inspector Taylor, has been improperly cleaned. Mud and filth several inches deep, which should have been removed, remains undisturbed while the reservoir is being filled with water. The Board of Health, at its meeting held on Wednesday last, practically winked at the shiftless manner in which the work was done; and because the Port Physician had found no very injurious matter in the sediment, the Board thought it best to allow the filth to remain. This is certainly caring for the health of the people of this city with a vengeance. We need an acqueduct.

IMPROVEMENTS in house construction, and in making them comfortable after construction, are crowding in upon us; outside appointments are receiving more attention. We now have our granolithic pavements, flower-beds, fountains and Siemen's lamps to add to exterior convenience and attractiveness. We have almost exhausted our ingenuity on the inside of our houses, and now are giving attention to their surroundings. Of course vast interior improvements are possible if money is no object; but where work is limited to a given sum, the house must correspond. A few lamps, a few flower-beds, a fountain here and there, a good street-way, a pleasing facade, rooms of fair dimensions, paper of tasty design, all go to make a locality attractive. We are getting from our long rows of red bricks. People are demanding something else than a mere place to stay, which is the idea in which our homes have been built for genorations. In olden times more attention was given to personal convenience and comfort. Houses were not piled up one against the other. Land did not possess the artificial value it now does. People did not value minutes as we do. Other and more liberal and expansive ideas prevailed. But of late years we have been running into the opposite extreme. Houses were built and land utilized simply with a view to make the most money. Our offices and stores were narrow and dingy and low in ceilings. No attempt was made to present the appearance of comfort. All this has changed. Our architects deserve credit for the improvements in progress. More houses are now homes. Human beings rather than human machines inhabit them. They look more sensible, more attractive, more humanizing. The improvement ought to go on. Systems of rapid transportation are coming, by which in ten minutes we can go as far as a few years ago we went in an hour or more. This makes more remote residences from business centres possible and desirable.

CONSIDERABLE activity in building prevails in the northwest and northern sections of the city. Wm. F. Shaw has partially completed a building operation consisting of nearly one hundred dwellings on what was known as the Price estate, bounded by Cayuga and Butler streets on the north and south, and Sixteenth and Seventeenth streets on the east and west. The houses are all two stories high, and contain six rooms. The style of architecture is the Queen Anne, and the houses and their surroundings possess many novel features not often seen in and about houses of this size. The row on Cayuga street have wide porches in front, outside of which is a grass plot. Balconies project from the second-story windows, and the dormer windows are deeply hooded, presenting altogether attractive features. The houses on Sixteenth street have, in addition, flower vases at the bases of the second-story windows. The other houses are built fronting on avenues similar to those on St. Alban's place. The houses have double fronts of 24 feet, the parlor and dining-room facing the street, with the kitchen in the rear. The interior finish is in hard wood in its natural color. In several of the houses the parlor is supplied with a radiator and the dining-room with a low-down grate. The gas fixtures are of crystal and gilt. The vestibules are wainscoted in fancy colored Georgia marble, and the parlor mantels are of similar material. The avenues separating these houses have granolithic pavements, and are decorated with flower-beds and fountains, and Siemen's regenerative lamps are provided at convenient distances. In addition, Mr. Shaw has a church building, 122 by 42 feet in dimensions, in process of erection on Sixteenth street, which he proposes to present to the Presbyterian denomination under the title of the Cayuga Mission of the Wakefield Presbyterian Church. The corner-stone was laid on Sunday afternoon with appropriate ceremonies. In order to afford the children of the residents school facilities, a portion of the church building will be used for a day school until the Sectional School Board put up a building. The vicinity of Wayne Junction, on the Germantown branch of the Reading Railroad, within a few minutes walk of which these houses are located, is growing rapidly in population, the numerous manufacturing industries clustering around the station bringing hundreds of work people to the neighborhood, rendering residences necessary.

An available building for a new stock exchange now suggested in financial circles is one to be put up by Mr. Bullitt and his associates on Fourth street, near Walnut. For this purpose were purchased the Poulson estate and the estate of Moses Thomas. The building will have a frontage of 100 feet on Fourth street, and run back 180 feet to Hudson street, with an offset of fifty feet to Harmony street. There will be seven stories. It is understood that the first floor will be occupied by W. W. Kurtz & Co., bankers, and the New England Mutual Life Company, and the rear of the building by the Fourth-street National Bank. Upper floors will be used for offices. Operations will be commenced on the building within thirty days. There is quite a movement in favor of securing quarters in this new building for the Stock Exchange. Brokers argue that it is directly in the centre of the financial portion of the city; the great railroad offices being within a block or two of it at the south, the insurance companies at the west, the banks and trust companies at the north, and the brokers and bankers at the east, all these interests clustering in an area of a few blocks.

DR. EDW. GERMER, of Erie, president of the Pennsylvania state board of health: says "At the next meeting of the state board of health, we will consider a bill to be presented at the next session of the legislature on this landlord idea. We propose to ask the assembly-

men of Pennsylvania to pass an act providing that landlords shall give to their tenants houses with good roofs, dry cellars and sufficiency of pure drinking water and vaults built according to hygienic ideas. Our country is fast becoming thickly populated, and the sooner we begin to study the needs of all, from a health standpoint, the better it will be. With many of the houses that we have visited to-day it would be much better for the community if several gallons of oil were sprinkled over them, and the match applied. I feel satisfied that it would save many lives. The local authorities should at once organize themselves into a sanitary board."

An odor which suggested sewer-gas was observed in a clothes closet in a dwelling in Asbury Park, N. J., and the aid of the local inspector was sought to assist in learning the cause of the trouble. The drainage construction of the house was believed to be excellent, and it was therefore thought that the offensive smell might be caused by a dead rat between the partitions. Base boards were removed but no odor proceeded from behind them. As a soil and vent pipe passed up through the closet, it was then supposed that a leak must exist in one of them. It was with misgivings, however, that these structures were suspected, for the inspector knew that there was a trap on the main drain; that a cold air inlet was provided; that the soil pipe extended full-size through the roof, and that every trap in the house was vented into the soil pipe above the highest fixture. He was doubtful how such an undiluted and abominably bad odor could be emitted from the soil or vent pipes, even if they leaked at every joint. The peppermint test was applied with negative results. Before proceeding further with his examination, the inspector investigated a collection of bottles and packages on a shelf in the closet which contained the household stock of medicines. His nose soon told him he was upon the right track. A small paper package was found which was labeled "Pulv. Glycyrrhiza Co." This little package seemed to contain the essence of sewer-gas. It had been purchased months ago to serve as a laxative for one of the children, and the portion remaining had been laid carefully away for future use. Time had effected a change in its composition, so that it was rendered more offensive to the sense of smell than decomposing fish. Stale compound licorice powder is therefore to be placed on the list of sources of sewer-gas scare.

The plans for the improvement of the Delaware have been approved at Washington, and the work will begin at once. The appropriation is for $300,000. Of this $30,000 will be expended in improving the channel in front of the city. A channel is to be made through Smith's Island bar. The engineer in charge says:

"It was proposed to form a channel at least 200 feet wide and 10 feet deep at mean low water, by means of a cut dredged to the required depth and protected on each side against the inflow of sand by a timber revetement. The revetement should be first constructed, at an estimated cost of about $20,000, and the balance of available funds afterwards applied towards dredging a channel between the lines of revetement. The construction of the revetement and the work of dredging to be under separate contracts, made after advertising thirty days for proposals.

"The project for the comprehensive improvement of the Delaware river between Trenton and the upper part of Philadelphia has not yet been considered, since the necessary data cannot be determined for such a project until the completion of surveys which are yet in progress. The project sanctioned by the appropriation of Congress and under which work has been in progress since 1885, is the formation of a ship channel from a point opposite Philadelphia, and about three-quarters of a mile above the Port Richmond elevator wharves, to deep water in Delaware Bay, having a least width of 600 feet and a depth of 26 feet at mean low water. The formation of such a channel to be obtained (except at Schooner ledge, where rock would be required to be removed) by regulating the tidal flow by means of dikes, with recourse to dredging where necessary as an aid to such contracting and regulating works.

"It is proposed to expend the appropriation of August 5th, 1886, as follows:

"1. Of the $7500 applicable above Bridesburg, $2500 to be applied to the completion of the survey in progress in 1885 between Bridesburg and Trenton. The application of available funds in 1885 carried this survey to a point within about five miles of Trenton. The balance, or $5000, to be held for the present for such subsequent application as may be approved.

"3. Of the balance, $172,500, of the appropriation for improving Delaware river between Trenton and its mouth, I would propose to apply $20,000 for the extension, by dredging, of the main ship channel to a point about 500 feet above its present upper limit in the vicinity of the Port Richmond elevator wharves. The application of this amount would deepen the present areas, which now carry from 16 to 20 feet, to a depth of 26 feet at mean low water, and for a width of about 300 feet. This extension of the previously formed channel is required to meet the increasing demands of commerce along this part of the Delaware river front, and is in accordance with the approved project. The work to be done by contract, made after advertising 20 days for proposals.

"4. I would further propose to expend about $80,000 in raising, to within 4 feet of low water, the dike in process of construction, under existing contracts, between Hog and Maiden Islands, for the improvement of Mifflin Bar. This expenditure would be applied to furnishing and placing about 40,000 cubic yards of stone in the dike. The work to be done by contract, made after advertising 20 days for proposals.

"5. I would further propose to expend about $30,000 upon the commencement of the dike below Reedy Island, proposed by the Board of Engineers of 1884, for the improvement of Dan Baker's Shoal."

The present condition of the great railway alliance, formed with so much talk one year ago, furnishes a striking example of the assertion of natural laws over artificial restraints. The duplication of trunk lines connecting the western country with the Atlantic seaboard reached its climax when the West Shore was built in opposition to the New York Central, and at the same time the construction of the South Pennsylvania Railroad by Mr. Vanderbilt threatened the peace of the Pennsylvania Railroad. The state of war which prevailed for nearly a year among the trunk lines was in great part due to the determination of the Pennsylvania Railroad—probably the most powerful and best managed railway corporation in this country—to have no more to do with pools, and at the same time the Vanderbilt interests were engaged in a life and death struggle with the West Shore, whose competition involved not only through business but the local traffic of every mile of its line between New York and Buffalo. About a year ago peace suddenly appeared out of this conflict. The West Shore was completely crushed and was absorbed by the New York Central, on its own terms, while Mr. Vanderbilt surrendered the South Pennsylvania project to the Pennsylvania Railroad. The new pool, whose formation immediately followed this, was heralded as an outgrowth of a perfect understanding between the Vanderbilt and Pennsylvania interests, and as furnishing guarantees for keeping the peace between the roads. It will be remembered that the first jarring note was struck when the Baltimore & Ohio made the announcement that it declined to be longer dependent on the Pennsylvania for access to the metropolis. It has rapidly pushed an independent line toward completion, and doubtless in a short time, through a pending arrangement with the Reading and New Jersey Central companies, will have secured an independent outlet to New York. Beginning with the refusal of the Pennsylvania Railroad to carry the Baltimore and Ohio's passenger business over its line from New York to Philadelphia, the ill-feeling between the two lines has increased instead of diminishing, and the situation at the present moment is a delicate one. The Pennsylvania authorities are said to be less favorable to pools than ever, and on the other hand they have in the Baltimore & Ohio an aggressive and vigorous competitor. While it is not probable that the conflict will result in the disruption of the pool, such an event is by no means an impossibility.

"Land is such an encumbrance down our way that it won't be taken as security in business transactions," said Hon. J. R. Lynch, the colored ex-Congressman from Mississippi, last night at Union depot. He is a Republican and was on his way to New York, and was extremely loquacious about land and politics. After making the above statement, he continued: "During the war, land-owners contracted such enormous debts that the money-lenders had to take the land in return. As a result, men now own thousands of acres more than they want, and large tracts can be had for a mere song. There is really a good investment in Mississippi land for Northern capital. In the southern part of the State we have a steady trade in exporting red pine, but the capitalists generally throughout the State are raising cotton. Absentee landlordism, however, is a drag to everything progressive. We are making no headway in anything and some civilizing agency is much needed."

Engineers pronounce the project of tapping Niagara River by means of a canal entirely practicable, and experts have declared that not elsewhere within the known world are there such natural advantages for the erection of a gigantic water-power, and that it can be delivered at Lockport to the extent of 300,000 horse power, if so much shall be wanted, at a minimum of expense. Lake Erie and all the great upper lakes would be the mill-pond for this power, the Niagara River the head race and Lake Ontario its tail race. The supply of water can never be diminished by drought; no spring floods nor freshets will tear away the dams, for there will be no dams. The supply of water will be uniform, uninterrupted and practically unlimited. At the ordinary capitalized value of a horse power this would add about $200,000,000 to the material resources of the country.

Statute of Limitations.—Acknowledgment of Signature of Note.—The maker of a note acknowledged that the signature to the note was his, that the note must be "fixed," and that he and another would have to pay it. The Supreme Court of Pennsylvania held (Shaffer vs. Hoffman et al.) that this acknowledgment was not sufficient to take the note out of the statute of limitations. The court said: It is not such an acknowledgment from which an unequivocal promise to pay can be inferred. It does not prove an express promise to pay, nor an implied one. The acknowledgment of his signature to the note would not of itself be an acknowledgment of the debt. The latter might have been paid, or there might be a valid defense to it. The expressions that it must be "fixed," and that "he and William would have to pay it," are equivocal. In the one instance it is not the equivalent of "pay;" in the other it involves another person, and may refer to a supposed liability rather than a present intention to pay.

Communication.

"Hitting all Around."

PHILADELPHIA, Aug. 18, 1886.

Editor *Phila. Real Estate Record:*

In the third column of pp. 362 of your issue of August 9th, I find a number of minced and boiled sentences relating to the interests of architects in America, the mass beginning with the profoundly wise and wild observation that "A National Convention of Architects would be a very good thing. All other professions have their annual conventions * * * * * but architects have none." Unfortunately, for the emphasis of this statement, it is entirely untrue, since the American Institute of Architects has been organized for over ten years, and during that time has annually convened at different places in the East and West. Its honored presiding officer from the start, I believe, has been Mr. Thos. V. Walters, who is connected with John McArthur, Jr., of this city. The Institute was the god-father, so to speak, of the *American Architect and Building News*, and stands at present as an unostentatious but powerful force in the development of the architectural profession in this country.

Concerning the "exclusive spirit" spoken of as existing in the East, the writer, or his informant, is all at sea. There is quite as much fellowship manifested in the profession of architecture as in any other, and the jealousy and personal feeling is confined to the cities, where it is fastened by the terrible modern lust of competition or the knowledge of insufficiency or inability. This spirit in art matters is as old as Michael Angelo, and will probably be a great deal older when the last oldest inhabitant yields up his ghostly breath.

The balance of the column is a blundering mass of twaddle and withdrawals, the like of which it has seldom been my misfortune to come across, while in the first column of the same page we are harassed by another sermonlet, either from the same writer or one of his brethren. Here the subject is church architecture. We are informed, to begin with, that "There is a sameness about church architecture which is almost annoying," but that "Of late years there has been something of a protest against this." This protest, the writer goes on to tell us, is "trifling," but barely six lines below announces "There is a certain fashion in architecture which changes from year to year, like fashion in dress," a statement, which, if it be a fact, should surely do away with the "annoyance" which the perturbed architectural essayist experiences. But here is the trouble, "It lacks originality, and bears evidence of an anxiety to make things appear different without a real ability to do so." If we may judge from this, the highest ability lies, *not* in the most perfect adaptation of use to beauty and the truest expression of constructional forms, but in the power to "make things different." Granted that the writer has been brought up on Philadelphia brick fronts (of the period, either A. D. 1886, or the "darker ages") I can credit and sympathize with his "whole idea" of architecture, but we must not let this local coloring creep into such a solemnly wise production as column 1, page 362 presents to us. The city of our habitation is a poor field for the study of architectural expression, since the men who possess the ability have rarely been allowed to put their knowledge or power into their work, while the mass of people and their children are being led into belief that a certain conglomeration of blank monotony, good and indifferent sculpture and bold massiveness, cluttered upon the crossing of two wide highways, with a cracking and dislocating vainglorious stack of marble glued (partially) to one side, is an "architectural monument." If we really had come to this, what satire there would be in those two words!

I have already intruded upon you with this hasty memorandum, and will only note, finally, the writer's lament that our churches "do not suggest the idea of the old style temple," and that "the old time temple is nowhere seen." How often has it been told, again and again, that we cannot use art forms suitable only to a country utterly unlike ours in climate and people. One would suppose that the examples of the "old style temple" already erected would convince the world of this: is it utter dumbness, or only a mighty desire to appear as an "authority" that raises this clamor? It might also be well to remember that "religion and religious contemplation" *do not* monopolize a very large "share of the human mind" at present, and that borrowing dead ideas from an age when they did, will neither revive them nor strengthen an art springing from a different soil, with a higher ambition and destiny. The expression of 19th century American Art aims rather to be that of an *act* than of a *feeling*. Very truly yours,

J. C. WORTHINGTON.

Underground Wire System.

The New York system of putting electric wires underground contemplates a main trunk system of conduits connected at intervals with inclusive junction boxes and doing away with man holes, as first proposed, altogether. The main sections are to be rectangular, in cross sections, and perforated longitudinally by a series of ducts for the reception of wires and cables. The junction boxes will be shallow cases, formed by a single casting of iron, sunk into the street surface until the edge of the open portion of the box is flush with the paving. They will be provided with heavy outside covers to take the strain of the street traffic, and inside covers screwed down on gaskets to secure water-tight joints. The cables and wires will be spliced, tapped, and handled generally at the junction boxes, the operator being practically at the surface of the street.

To make a continuous subway the conduit sections, after being laid, are to be first brought into alignment by inserting mandrels in the ducts, a cast iron sleeve being then slid over the contiguous ends of the section. To the opening on the upper side of the sleeve a steam hose will be secured and steam turned on. Under the influence of this the ends and sides of the sections will become plastic, the hose will then be removed and melted asphaltum run into the opening, completely filling the space within the sleeve and around the mandrels between the faces of the sections. The joint will thus be welded and form a homogeneous mass throughout, thus, with the added strength of the sleeve, insuring as great strength at the joints as in any other portions of the sections. The advantage claimed for this process is that the conduit will be made water and gas tight throughout, and that the several ducts will be maintained in perfect continuity from junction box to junction box. The bottom of the trench in which the sections are to be placed will be filled with beton, or asphaltum concrete, to a depth of from four to six inches, thus forming a level and solid bed, and above the conduit a layer about an inch deep of nearly pure asphaltum will be run. Over this will be three or four inches of sand, or just enough to properly bed the paving stones and insure a uniform area of bearing surface. All wires and cables will be easily accessible from the junction boxes, and in consequences of their proximity to the surface, they can be readily inspected, inserted, or withdrawn.

BUILDERS' ITEMS.

Building and Real Estate Notes.

HIGHTSTOWN, New Jersey, is to have a new Catholic church.

$20,000 are to be expended for a new bridge across the Brandywine, at Market street, Wilmington, Del.

THE Camden, N. J. Homeopathic Hospital Association want to buy a lot suitable for a new hospital which they intend to erect at an early day.

MR. P. A. WELSH, architect, Walnut st., is busily engaged on two churches, but these are buildings which will not be started before next April. The plans are not sufficiently advanced to a description as yet.

COL. FLOOD intends to erect some thousand houses shortly, north of Diamond and running from Eighteenth to Twenty-second, and from Diamond to York, in the twenty-eighth ward.

T. W. MALTZ, lumber merchant, will erect twenty nine-room houses on Twenty-fourth street between Berks and Norris, on the west side, they will be fitted up in best of style and have all the most modern improvements.

JAMES P. MORNEU, 925 Walnut street, reports having made sale of from seventy to seventy-five lots of the Folsom estate, at one hundred dollars each, and further states, that next week they will commence the first building. Mr. Morneu is busy preparing his fall list of properties.

WILLIAM H. CRAVEN & SON, 1546 North Seventh street, real estate and insurance brokers, report houses renting freely and also the inquiries for houses to purchase on the increase, their conveyancing department is kept very busy.

MICHEL MELODY, builder, is erecting ten seven-room houses on Lawrance street, with blue marble base and ornamental fronts, and eleven on Lithegon street, of five rooms; also on the same street eleven others. The Lawrance street properties will be extended in like manner.

MR. J. R. MASSEY, Fifteenth and Green streets, in referring to real estate, says that things are looking much brighter and say that the prospects for a good fall is almost sure. Houses with him are now renting well and the demand for them has commenced much earlier.

BAILEY & SALTER, 2008 Columbia avenue, real estate brokers, report that within the last few weeks have made sales of several goodwills, stocks and fixtures of some good old established businesses, they say that with them that sales of properties are unusually slow, but report renting and collection as being very satisfactory.

MR. GEO. LODGE, real estate broker, Third and Federal streets, reports business generally very good, and for the season of the year has been very busy in conveyancing. He has lately made sale of six houses, three on Chadwick street and three on Bancroft street, for $1800 each.

JEFFERSON SQUARE is undergoing a thorough renovation. It is having the old iron rails taken down and fine coping stones of granite put in their place, leaving it open to the populace. New walks have been laid, the whole extent of the square thoroughly drained and resodded, with twenty-six new improved lamps added, such as those which are used in Franklin and other squares. This long wanted improvement will make a decided improvement to the neighborhood and place our down-town people on a par with those of the northern section. The cost of this alteration will be about $30,000.

MR. A. C. WOODRUFF, builder, of Norwood, has a contract to erect two ten-room houses for Mr. W. Calhoun. They will be of colonial style and have all modern conveniences.

MR. J. H. HUDSON, real estate and insurance broker, says business in the selling line is somewhat slow but thinks from indications that the tide will change and a good fall business will set in, his conveyancing and mortgage business still keeps up, as also does house renting, the demand with him being for large houses.

SAVAGE & SMITH, 1937 Columbia avenue, real estate and insurance agents report having made sales of several up town properties within the last thirty days, and also that the inquiries for houses, from $35 to $45 rental, both to purchase and rent Renting houses with them just at present is very active. This firm have one of the most complete offices on the avenue.

E. A. SCHEFFER, real estate broker, 180 Columbia avenue, speaks of properties renting well, the demand being for all classes, he has but one house to rent which is something that has not occurred to him for three years; he has just sold a property 2216 Darien street, for $1,800; he says that just at present buyers are scarce.

MR. W. L. THOMPSON, real estate broker, 579 S. 11th st., speaks of houses, having an unusual run on them. His inquiries for medium sized houses, both to purchase and rent, within the last two weeks, have been in excess of previous years. His sales of properties, which have not been large, show an increase over 85.

TWINING & SON, Columbia avenue, real estate and insurance brokers report the sale of a property 732 Grove street, for $3,300, they say that houses with them are renting freely, those being most sought after are seven and nine rooms. The business of this house within the last two years has quite doubled itself and they are of opinion that real estate up town looks very satisfactory.

S. P WRIGHT is erecting at the southwest corner of Passyunk avenue and Moore street, a three-story brick building, 25 feet front on Passyunk avenue by a depth of 60 feet on Moore street. The trimmings are of marble and the interior wood work of yellow pine. The first floor of the new building will be occupied by Mr. Wright as a drug store, while the two upper floors will be fitted up for meeting and society purposes, the entry to which is at the rear end of the building on Moore street.

MOSES & KING, architects, 226 Walnut st., are erecting a house for Mr. E. F. Thompson at Moorestown, N. J., it will be frame with shingle second story and slate roof, with all modern improvements and cost $4,000; also building 8 dwelling houses for Mr. T. J. Jeffries, at Twenty first and Bellevue street, Tioga; they all are of pressed brick with porch and balcony on second-story over porch roof and will cost about $16,000; also completing a cemetery for Dr. Green of Woodbury, N. J., on a tract of ground 43 acres; their work includes monuments, receiving vaults, chapel, large house and others; also an Episcopal church at Collingwood, N. J. of frame, 44 feet by 26, it will have memorial stained glass windows and slate roof.

CHAS. HARRY SHOWAKER, Twenty-first and Columbia avenue, has within the last 10 days made exchange of a fine country seat at Moorestown, N. J., for a block of five new houses, three-story, on Venango street, Tioga, to Mr. James B. Cavey; also traded a lot from Broad to Germantown ave for five houses on Seventeenth street below Venango street, also with Mr. J. B. Cavey, who intends to at once erect a block of stores on it. Mr. Showaker has just purchased two properties on Columbia avenue, 2007 and 2017 which he intends to alter into stores at once.

THE architectural profession at this season of the year are usually dull, but from the various reports from some of our prominent men it may be safely said that the anticipation for the fall is very bright, some of them saying that should all the work arrive as promised, there may be a slackness of draughtsmen.

B. F. BELYEU, 809 Columbia avenue, real estate broker says, that the demand for houses with them within the last eight days has been on the increase, they have been renting them from $25 to $45 dollars quite freely. Sales with them for the last month have been dull, but look forward from inquiries already made to a good fall trade.

MR. GALLOWAY has taken charge of the Rice properties, of 86 acres, at West Sharon Hill, which he has already cut up into 650 lots for building purposes, and he anticipates having ten houses started on them by September. The location of his estate is good; it stands high, and is within ten minutes' walk of the station. The P. W. & R. R. R. are considering the desirability of placing a station central of this place. Already five splendid ten-room houses are being erected.

J. L. GALLOWAY, Northwest corner Eleventh and Washington, reports that they have made sales of 141 of their choice lots, belonging to the proposed park land association, at premiums of from five to ten dollars cash, on which this fall they will commence to build. The total amount paid is $4580. Mr. Galloway has also sold five lots at Moores to G. W. Simpson for $1500; also, two lots at Norwood, 100 feet by 200 feet, to J. Harrison, for $750; also, a lot to Mrs. Marvel, 50 feet by 200 feet, for $850; also, two lots to S. A. Schnett, 100 feet by 200 feet, for $700; and other lots.

H. R. SHOCH, builder, Columbia avenue, is erecting seventy-eight houses between Twenty-fourth and Twenty-fifth streets on Berks and Norris streets (twenty-eighth ward,) their are five three-story ten-room houses with all modern conveniences, all of which have just been sold for $4,500 each; the remaining seventy-three are all of two-story (six-room and bath), thirty-nine of which are already sold for $2,000 each, they are filled up with all modern conveniences. He is also erecting thirteen ten-room houses on Twenty-third street, on the east side, between Berks and Norris streels, five of which have already been sold for $4,500 each; these houses are all being completed in the most improved style. He has also just completed twenty-six houses on Croskey street, between Norris on the west side, they have six rooms and bath with all convenienees, fourteen of them have just been sold for $3,000 each. Mr. H. F. Hoover, who has charge of the real estate department of Mr. Shoch's operations has his office at present at Twenty-third street.

COL. E. H. FLOOD, builder, is erecting twenty-two houses on Fountain street and Diamond with seven rooms and modern conveniences and of very handsome design. Willis G. Hale is the architect. He is also building thirty-five others on Van Pelt street above Diamond, seven rooms and modern conveniences for Mr. W. M. Singerly; Mr. Willis G. Hale is the architect. He has also just finished thirty-two houses on Uber place above Diamond, sixteen on each side, they contain nine and ten rooms each; also twenty-two houses on Page street of two stories, they are natural wood finish and decorated half fronts; Mr. W. G. Hale is the architect; also eleven three story houses on Norris street with ten rooms and modern conveniences; also eleven on Diamond, also ten rooms; Mr. W. G. Hale is the architect. The houses on Norris street are all sold and realized $4,500 each except the corners which fetched $5,250, he has also sold the Page street houses which brought $3,000 each and corners $3,300. The real estate portion of their business is done through Mr. F. A. Flood, 3118 Diamond st.

Late Labor Movements.

Street car troubles are greatly threatened on some New York lines.

Another switchmen's strike is threatened in Chicago.

The strike continues at the 42 Brockton shirt factories.

The Clothing Manufacturers' Association of New York propose not to employ any union men until a strike in certain factories is terminated.

The morocco strikers at Wilmington, Delaware, are as firm as ever.

A strike will take place among Cincinnatti switchmen unless wages are advanced.

A strike is threatened at the Cambria Iron Works, Johnstown.

The western window glass factories will not likely resume before October.

The western Pennsylvania nailers will likely have to accept the same rate of wages as is adopted on farther western mills.

The boss plasterers of Providence have conceded nine hours a day's work. This affects 250 plasterers and laborers, and the disaffected men have returned to work.

The Recorder of Deeds for Washington, D. C.

The following is an exact copy of the President's letter on file in the office of the Executive Clerk of the Senate reappointing Mr. Matthews to the position of Recorder of Deeds of the District of Columbia:—

"To the Senate of the United States:

"I nominate James C. Matthews, of New York, to be Recorder of Deeds in the District of Columbia, vice Frederick Douglass, who has resigned.

"GROVER CLEVELAND."

"Executive Mansion, Washington,
March 4, 1886."

The Washington, D. C. *Critic* speaking of Mr. Matthews' re-appointment says—"There are no 'conditions' accompanying the President's letter as to a vacancy existing, for he says Douglass has resigned. The subsequent action of the President in commissioning Matthews as Recorder of Deeds, was, therefore, to fill a vacancy which happened while the Senate was in session. This action brings both the President and Matthews under the penalties of Sections 1771 and 1772 of the Revised Statutes, and the conditions are aggravated by the fact of Matthews having already been rejected by the Senate. The continuance of Mr. Matthews to act as Recorder of Deeds under these circumstances is not unlikely to create as much commotion, if not some very serious real estate complications, as any other darky ever found in a woodpile."

Building Inspectors—Attention!

A correspondent in a daily paper says:—"In my walks in the southwestern part of the city I see buildings being erected on ground that has been excavated to the depth of 12 to 15 feet and filled up with all sorts of rubbish. The builders remove this rubbish to the depth of, perhaps, four or five feet, and build the stone wall on this foul, yielding mass, without going down to a solid foundation, and they use this rubbish instead of gravel for making mortar, by screening out the old shoes, tin cans, etc. What I want to know is, have these people a right to build in this way? Were not building inspectors appointed to prevent this very thing? I am told this is a common practice in this locality."

Let us have a bill of particulars. This sounds like the story of the boy and five thousand cats in the back yard.

To be Built.

Mr. McFadden, of Vineland, who claims to be a contractor for the Baltimore and Ohio Railroad Company, has just given out a contract for the erection of twelve booths for the accommodation of laborers who are to work on a new railroad which he says his company will build this fall between Camden and Cape May. Mr. McFadden says the charter and franchises for the new road have already been secured, and that agents have been along the proposed route securing the right of way. Hundreds of men, he says, will be put to work this fall making the road bed, and he expects the line will be open for passenger traffic within a year. Headquarters are to be established at Vineland and Millville for the direction of the work. The depot at Cape May will be located on a tract of land recently purchased between the Sea Breeze Excursion House and the Elephant, but the terminus at Camden has not yet been decided upon. Mr. McFadden, who is positive in his statements, thinks ground will be broken in September, contracts for grading and cutting have already been awarded. It is understood that other capital besides Baltimore and Ohio money is at the back of the enterprise.—*The Record.*

New Compound for Coating Metal.

American Inventor.—This invention relates to alloys for coating metal sheets, wire or other articles, its object being to form a composition by which these articles can be coated without pickling, as has heretofore always been considered necessary in coating with tin, zinc and like metals. It consists, essentially, in a compound formed of lead, zinc, tin and borax or biborate of soda, the compound being formed by melting the several metals together and then thoroughly intermingling with them the borax, the several metals being held together by the borax, and the compound, while heated, being spread, rubbed or pressed into the article to be coated, and forming a fine surface which efficiently protects the iron from oxidation and resists any ordinary friction or wear.

Before applying this improved coating composition to the surfaces of the sheet, wire or other article to be coated, the article is first passed between metal brushes, to brush or break off all the loose scale or oxide adhering to the article; or this loose scale or oxide is removed by other suitable mechanical means. Where the article is of irregular form, it can be brushed by means of metal brushes or scraped to break off this scale or oxide. The coating compound can be applied in different ways. The manner preferred in coating sheets and wire is to pass it down into the material and through suitable rolls within the material or at its surface, which will press or rub the coating compound into the surface of the metal. These rolls may be formed of metal, asbestos or any other suitable material. Instead of the rolls, a series of brushes may be employed, by which the compound will be spread and rubbed on the sheet or other article. The article can also be first dipped into the melted compound, and afterward the compound adhering to it be rubbed into its surface by suitable brushes, scrapers or other tools.

This coating compound enters into the metal to be coated, and apparently absorbs any oxide or scale left on the surface of the article, forming a smooth and fine finish on its surface. On account of the lead and tin in the compound, it efficiently protects the articles from oxidizing or rusting, while the zinc increases the hardness of the metal surfaces formed on the sheet or other article, so that when coated they will stand exposure without rusting, and, where a large proportion of zinc is employed, any ordinary frictional wear.

Fire-Proof Buildings.

The demand for fire-proof buildings is rapidly increasing every year, and at the present time a great variety of materials and methods are advertised in the architectural and building journals for accomplishing the desired results.

Among so many different methods and materials it is often difficult for the inexperienced architect to choose that which will be for the best interest of his client, and it is the purpose of the writer, in these few short articles, to offer such suggestions as shall enable him to choose intelligently from the numerous processes and materials urged for his adoption.

By a fire-proof building the writer has in mind a building that shall be proof against fire, whether it be a small fire in one of the rooms, or a general conflagration, or in other words, a building that fire cannot harm, beyond the door and window finish. There are *incombustible* buildings which fire cannot burn, but which, should the furniture and finish get on fire, would be completely *demolished*, owing to the warping and buckling of the iron which it is necessary to use in such buildings. Hence a distinction must be made between *fire-proof and incombustible.*

A fire-proof building generally is incombustible, but many incombustible buildings are not fire-proof.

In the city of Boston the building laws require that buildings over eighty feet high shall be built of *incombustible* materials; hence in such cases the use of wood for constructive purposes is prohibited. The New York building law requires that every building exceeding seventy feet in height "shall be built fireproof."

Marble, limestone and granite will not withstand intense heat, and should therefore be sparingly used in buildings in which there is much to burn. Terra-cotta is undoubtedly the best fire-proof material for the exterior decoration of buildings, although the best qualities of sandstone may also be safely used.

The above are the only materials which the writer would recommend for the absolute *protection* from fire and water (for the effects of a stream of water on a burning building must also be borne in mind).

With all the iron work in such a building, thoroughly protected with porous terra-cotta or fire-clay, there is no possibility of the building being destroyed by an ordinary fire, and if the brick walls are protected, the building cannot be destroyed by any conflagration. Experience has shown that the best method of constructing the interior vertical supports of a fire-proof building is to make them all of iron, of the simplest shapes, and protect them with fireproof material finished with plaster or cement. In this way one can be absolutely sure that his vertical supports can be depended upon to withstand the most severe conflagration.

There are various forms of tiles made for fire-proofing iron columns, each manufacturer having his special patterns.

Probably the best forms of columns for this purpose are those having a cross section with plain caps and no base. These sections are easy to cast and to protect, and the cross shape has the advantage that any defect in the casting can readily be discovered. Both of these sections are largely used in fire-proof buildings. The exterior of the column may be finished either with plaster of Paris, lime of teil cement, or Keene's cement, the latter being susceptible of a high polish and can be colored any desired tint. In business buildings, a cast-iron shell base and dado, four feet high, is recommended. The capital may be of stucco or terra-cotta.

The partitions should be constructed solely for the purpose of dividing the building into rooms, etc., and hence, should be as light as possible. The best materials yet found for this purpose are hollow terra-cotta blocks, or hollow fire-clay brick, which can be obtained three, four or five inches thick. The plaster is applied directly upon the surface of the tile, which is sometimes creased to afford a clinch for the plaster. In plastering on porous terra-cotta (which is made by mixing sawdust with the clay, and, in the process of burning, the sawdust is consumed, leaving the terra-cotta full of small holes), the plaster readily adheres to the tile, so that no creases are necessary. Porous terra-cotta also readily receives and holds nails, and may easily be sawn and cut.

The partitions should not be set until the floor tiles are in place.

—The property, corner of Parrish and Pennock streets, 155x112, sold for $11,800.

—The new County Prison at Holmesburg will cost $140,000. R. A. Malone & Sons will be the builders.

—S. David Page, Esq., has assumed his position of U. S. Assistant Treasurer, to which he has been recently appointed. About $27,000,000, which was in charge of ex-Assistant Treasurer Eyster, has been counted and turned over to the charge of Mr. Page.

—The appointment of General Newton as Commissioner of Public Works of the city of New York reflects very creditably upon the judgment and foresight of Mayor Grace, will the New Yorkers be able to keep him any longer than we kept Col. Ludlow.

—The 600 employés of the Reading Iron Works' pipe mill recently asked for an advance of wages, to date from the 16th inst. They were agreeably surprised to receive a reply granting an increase ranging from 10 to 20 per cent., and dating from August 1st. The company has a large number of orders on hand. This is the second advance in pay within five months.

—The Finance Committee of the Gas Trust got together long enough Thursday afternoon to hear how their finances stood. Cash in several banks, Trustees' account, $55,234.31; Sixth National Bank, sinking fund, $2,-633.31; Philadelphia National Bank, redemption of gas stocks, $1,836.96; in cashier's account, $16,903.18; total, $574,721 76. In order to make the $80,000 necessary for the payment of wages and emergency bills due next Wednesday, $63,096.82 was appropriated to the cashier's account.

—At a convention of stove moulders of the entire Schuylkill Valley, from Danville to Philadelphia, recently held at Spring City, it was decided to ask for an increase of 10 per cent. in wages, to take effect from Sept. 1st. Interviews with some of the proprietors develop the fact that the advance will hardly be granted, as the demand for stoves is not great enough to warrant an increase in the scale of wages, and a consequent advance in the price of stoves at this time. There are about two thousand moulders employed in the valley. The Stove Manufacturers' Association will shortly hold a special meeting to consider the matter.

—The public is warned by the postal authorities against negotiating any of the following described securities, which were miscarried or stolen from the mail on or about June 28th:—Thirty one eight per cent. Alexander county bonds of State of Illinois, of the following numbers: 78, 79, 80, 89, 91, 92, 83, 84, 95, and coupons of July 1, 1879, and subsequent, attached, $1000 each; Nos. 50, 36, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 81, 82, 83, 84, 85, 86, 87, 88, with coupons of January 1, 1882, and subsequent, attached, $1000 each; one $1000 3 per cent. State of Tennessee bond, No. 5730, with coupons of January 1, 1881, and subsequent, attached.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ACKNOWLEDGMENT.

In a deed of assignment of a wife's land, executed by her with her husband, where the certificate of acknowledgment does not set forth that the wife was examined separate and apart from her husband, it is null and void as to her. The wife is estopped by her acquiescence in a subsequent sale by her grantee to her husband from setting up her title.

ADVERSE POSSESSION.

Actual possession is necessary to acquire title under the statute of limitations; the payment of taxes upon another man's unoccupied land does not affect the latter's title.

CONTRACTOR.

In order to relieve a principal from responsibility for injuries occasioned by the negligence of a contractor in the performance of the work contracted for, the contractor must be given full control of the work.

DEED.

A deed is recorded in contemplation of law, when left for record in the recorder's office, and its effect as constructive notice to a subsequent purchaser is not invalidated by the fact that it is recorded in the wrong book, and omitted from the deed and mortgage indices.

DOWER.

Where a husband conveys by deed in which his wife does not join and afterwards reacquires title to the land and mortgages the same, a sale under such mortgage bars the wife's right of dower.

JUDGMENT.

A release of a particular piece of land from the lien of a judgment, which is neither recorded or noted in the docket, is inoperative against a subsequent bona-fide assignee of the judgment.

LANDLORD AND TENANT.

A tenant in possession under a valid lease, may hold against a subsequent purchaser, though no rent has been paid when the latter's right accrued.

MECHANICS' LIENS.

The claims of mechanics and material men take the precedence of all other liens, from the commencement of the building and share ratably amongst themselves.

MORTGAGE.

A mortgage unaccompanied by a bond imposes no personal liability which will sustain an action of debt, though it recite an indebtedness to secure which it was given.

SPECIFIC PERFORMANCE.

Where a suit in equity for specific performance of a contract for conveyance of real estate has proceeded to final decree, which has been complied with, the plaintiff therein is stopped from subsequently bringing an action at law to recover damages for an injury to the property which was the subject of the equity suit committed during the pendency of the equity litigation in which the question of damages was directly involved.

VENDOR AND PURCHASER.

A purchaser of land cannot maintain ejectment against his vendor while the latter is lawfully in possession, without making proof of (payment or) tender of the purchase money; and he must also maintain a tender by producing the money in court. Until he has thus put his vendor in default he has no cause of action.

F. R. SHATTUCK.

Bridge Building.

The probabilities are that next year will be a great year for bridge building.

The construction of a railroad bridge across the Hudson at some point easily accessible to the great lines and at the same time sufficiently elevated to insure non-interference with river traffic has long presented a problem for solution at the heads of the waters of transportation. South of Albany the pathway between New England and the country west of the Hudson has been through New York city or its harbor, entailing always increased expenditure and often times in winter awkward inconvenience and delay. As a manufacturing community the Central and Southern parts of New England are dependent upon Pennsylvania for fuel and upon the country beyond for raw material, as well as for certain articles of food, while the shipment of manufactured wares South and West from the Eastern States is subject to the conditions enumerated above. Peekskill is the site selected.

For several years the engineering skill of the country has been directed to the discovery of the most suitable point at which to place the structure. Within a day or two, however, facts have leaked out which indicate that the neighborhood of Peekskill has been selected as one which possesses in a pronounced degree the essential requirements both natural and artificial for the much-needed improvement. Peekskill being almost parallel with New Haven, itself a Southern terminus of the New England system, is peculiarly adapted to the establishment of a distributing centre for coal shipped through New Jersey from Pennsylvania and for wares coming from Eastern factories and work-shops.

It is now authentically stated that the special charter granted to the Hudson Suspension bridge and New England Railway Company several years ago has been availed of as a basis for proceeding with the work of constructing a bridge at the point indicated. Its validity, with especial reference to the proposed system of connecting tracks, having been determined, a syndicate of capitalists has been quietly arranging for entering upon the work. The connections will cost $10,000,000.

It is proposed to connect on the west side of the river with the Erie railway, the Lehigh & Hudson, the New York, Susquehanna & Western, the Ontario & Western, the Central railroad of New Jersey, the Pennsylvania railroad, the Reading, the Baltimore & Ohio, the New Jersey & New York, the Delaware, Lackawanna & Western, the Pennsylvania & Slatington and the West Shore railroads, and on the east side of the river with the New York Central & Hudson River railroad and the New York City & Northern railroad, thus giving direct communication with the New York elevated railway system and with the New York & Harlem,, the Housatonic, the Nangatuck, the New York, New Haven, Hartford & Springfield, and the New York & New England railroads, thus giving a direct, all rail connection between the great Western and Southwestern States and all New England, the western river counties of New York, and the city of New York.

The dimensions of the bridge are as follows:—Length from center to center of towers, 1,675 feet; total length, including approaches, 3,200 feet; clear span, 1,600 feet; height of roadbed above the water, 193 feet; height of towers above the water 310 feet; width of bridge, 36 feet; the roadbed to carry two railway tracks; strength of bridge 3,200 pounds to the foot run on each track. It would require a weight of 36,176 tons to break the structure, which will carry at one time sixty-five locomotives of seventy tons each, and 18,000 people. There will be thirty cables, each fourteen inches in diameter, to be carried across in four systems and to contain a total of 481,195,750 feet of steel wire. The weight of the steel and iron in the structure will be 26,435 tons. The masonry will consist of 258,165 cubic yards. In appearance the bridge will resemble the Brooklyn bridge.

PAPER DOORS.—These cost about the same as wood, and are said to be much better, because there is no shrinking, swelling, cracking or warping. The paper door is composed of two thick paper boards, stamped and molded into panels and glazed together with glue and potash, and then rolled through heavy rollers. It is first covered with a water-proof coating, and then with a fire-proof coating, and is painted and varnished, and hung in the ordinary way.

—Extensive repairs are being effected in the Catholic Church of St. John, Thirteenth street, above Chestnut. The interior is being repainted and frescoed and when complete the renovation will materially contribute to the adornment of the church. In addition to the repairs to the church it is proposed to substitute a substantial brick residence for the tumble-down parochial house that at present fronts on Clover street. This building will contain twenty-two rooms, replete with all modern improvements, and its erection will cost $20,000. The work was begun on Tuesday, and will be finished about the middle of December.

—According to an English paper the project of connecting Ireland and Scotland by a tunnel is being discussed, and a shaft is being sunk to test the strata through which the tunnel would probably run. From soundings made it has been ascertained that the greatest depth of the sea between the two coasts is 780 feet, and the roof of the tunnel, it is expected, would have to be 200 feet thick, thus making the total depth at which the tunnel would run nearly 1,000 feet. The length of the deep-sea portion, it is stated, would 21½ miles, and the total cost, including the land approaches, would be about £6,000,000, the building of such a tunnel would, it is stated, change the routes of travel very considerably, and the passage across the Irish sea in steamers would be rendered unnecessary. All the great passenger steamers and the mails, instead of being landed at Queenstown, would go by way of the tunnel and be landed on the northern coast of Ireland. The proposed tunnel would run from Donaghadee, on the northeast coast of Ireland, near Belfast, to almost an opposite point on the coast of Scotland at Portpatrick.

—Inspector Howell of the Health Board has reported having examined the sidewalks along the fences on the following streets: Fifteenth, from Wallace to Brandywine; Broad street, west side, from Spring Garden to Barclay; Mount Vernon and Wallace, from Broad to and above Fifteenth; Green and North streets, from Broad to Fifteenth; Spring Garden, north side, above Broad. All of these sidewalks, he says, are overgrown with rank weeds and long grass, which are harbors of all kinds of filth. The following lots were also found in the same condition: Fifteenth, between Mount Vernon and Wallace streets; southeast corner Fifteenth and Mount Vernon streets; on Broad street, below Green. Regarding the sidewalks, the Board declared them nuisances, and referred the matter to the Highway Department; and as to the lots, they were also declared nuisances, and the owners were directed to clean and fence them in. The House-Drainage Committee recommended that George W. Blabon be permitted to drain twelve houses at Twenty-second street and Hunting Park avenue into a sewer in the rear of the houses. Though in direct violation of the rules of the Board, in the opinion of the committee it was the only manner in which the drainage could be effected at present.

Building Permits.

One two-story store, 18 ft. by 29 ft., Lehigh ave. and Hancock st., to John M. Buchanan, 1618 Vienna st.

Thirteen two-story houses, 14 ft. by 40 ft., Hillary below Wharton st., to J. P. Leonard, 1402 S. Twentieth st.

Eleven two-story houses, 14 ft. by 51 ft., Somerset above Hutchinson st., to Amos L. Kennedy, 2100 N. Sixth st.

Twenty-four two-story houses, 14 ft. by 40 ft., Carey ave. and Smedley st., to Jas. B. Law, 1636 Venango st.

Ten two-story houses, 16 ft. by 43 ft., Federal above Twenty-first st., to Henry R. Coulomb, 731 S. Tenth st.

Six two-story houses, 15 ft. by 34 ft., Latona above Thirty-second st., to Matthew Fleming & Co., 2638 Poplar st.

Eight two-story houses, 12 ft. by 38 ft., Hart lane and Jasper st., to Abraham Ruth, 1800 N. Seventh st.

Four three-story houses, 17 ft. by 53 ft., Tioga above Fifteenth st., to Daniel MacNeil, 2038 Ontario st.

New front, 2020 Callowhill st., to Jos. Cooney, 2332 Lawrence st.

A two-story market house, 44 ft. by 125 ft., Girard ave. above Fifth st., to E. C. Shepherd, 522 W. Dauphin st.

A two-story house, 17 ft. by 50 ft., Spencer above Cresson st., to Cornelius C. Linahan, 3203 Ridge ave.

A two-story house, 17 ft. by 49 ft., 4839 Chestnut st., to Jos. Maginnis & Sons, 4015 Powelton ave.

Seven three-story houses, 16 ft. by 63 ft., Sixteenth st. and Montgomery ave., to Jos. W. Sharp, Berwyn, Pa.

A fifth-story addition, 20 ft. by 88 ft., Bread above Arch st., to Jacob Garber, 52 N. Thirteenth st.

Two two-story houses, 12 ft. by 44 ft., Ludlow above Thirty-fourth st., to L. W. Goodman, 3602 Sansom st.

Twelve two-story houses, 14 ft. by 37 ft., Forty-fifth street above Merion avenue, to John Bateson, Jr., 1002 South Nineteenth street.

One two story house, 18 ft. by 38 ft., 2879 Clearview street, to Anthony Lawless, 2533 Pine st.

A three-story stable, 35 ft. by 65 ft., Fifteenth st. above Montgomery ave., to Jas. E. Cooper, 1826 N. Broad st.

A three-story store, 30 ft. by 40 ft., Front st. above Susquehanna ave., to Wm. Steele & Son, 2141 Howard st.

Two three-story houses, 24 ft. by 50 ft., Gowen ave., near Mt. Airy Station, to Frank S. Riggs, Clifton Heights.

Two three- and one two-story houses, 18 ft. by 50 ft., and 16 ft. by 36 ft., Wellington, below Kensington ave., to S. M. Butler, 1522 N. Fifth st.

A three-story addition, 28 ft. by 60 ft., Niel above Barr st., to McLaughlin & McNamara, Clinton st., Nicetown.

Two two-story houses, 14 ft. by 42 ft., Merion ave. and Forty-ninth st., to Hy. Blithe, 2312 Market st.

Four two-story buildings, 11 ft. by 12 ft., Eighteenth above South st., to B. Harvey & Sons, 2119 Fitzwater st.

A two-story stable, 18 ft. by 40 ft., Third above Cumberland street, to Einwechter & Sons, 2037 Wishart st.

Addition to building, 33 ft. by 25 ft., Twenty-ninth and Gray's Ferry road, to Henry Bower & Sons.

A two-story building, 12 ft. by 12 ft., 418 Wetheral st., to James Jones, 126 South Fifteenth st.

A three-story house, 10 ft. by 45 ft., Thirty-third st. and Gray's Ferry rd., to John Hustenbeger, 1215 Ellsworth st.

Two three-story houses, with stores, 18 ft. by 52 ft., Fifth above Somerset st., to Joseph Keenan, 2811 N. Fifth st.

J. Magriner, 2128 Sharswood st., alterations.

A one story back building, 12 ft. by 12 ft., 1904 South st., to Thomas Bryan, 121 Dock street.

A mansard roof, 10 ft. by 34 ft., 1720 Delancey place, to same party.

Seven two-story houses, 18 ft. by 45 ft., Twentieth above Norris st., to Alexr. Wilson, 2106 Fitzwater st.

Kemp & Garrison, one-story addition, 300 Walnut st., 48x73.

J. A. Sloan, 2 N. Forty-first st., one-story store, 4108 Market st. 25x140.

A. Schnepf, 2731 N. Second st., two 2-story houses, Front street, near Allegheny avenue, 15x42.

G. G. Thompson, 1102 Willow st., 2-story factory and alterations, Third st., near Poplar, 40x75.

J. Zell, Fernwood, Delaware county, two 2-story houses, Maple ave., near Sixty-first st., 16x32.

J. Wanamaker, Thirteenth and Chestnut sts., addition to store, 312x38.

R. C. Dothard, 5122 Master st., 2-story stable and carriage-house, Peach st. near Media, 24x26.

A. Graloke, 720 S. Seventh st., one-story smoke-house, 10x7.

Lukings & Rhoads, 2113 William st., two-story house, Funk st. near Jackson, 16x40.

W. F. Charlton, 2720 Brown st., three-story store Twenty-seventh st. near Oxford, 18x50.

J. M. Buchanan & Brother, 1618 Vienna st., 2-story store, Lehigh ave. near Hancock st., 18x29.

J. Duncan, 905 Chant st., one-story back building, 674 N. Twenty-second st., 13x13.

T. Bryan, 121 Dock st., 1-story back building, 1904 South st., 12x12; also Mansard roof 1720 Delancey place, 16x34.

R. T. Mattson & Co., 341 Walnut st., three-story store, 239 South st., 20x58.

C. C. Moore, 1801 N. Broad st., fifteen 2-story houses, Fairhill street above Somerset, 15.6x42.

T. Bennett, 1017 Chestnut st., second-story bay window and repairs, Thirty-fourth and Walnut sts., 8x4.

J. F. Winner, Sharon Hill, Pa., four two-story houses, Wiota st. near Aspen, 12.10x32. Also four 2-story houses, Preston st. near Aspen, 12.10x42.

W. McCloskey, 3618 N. Third st., 3-story house, 3620 N. Third st., 15x28.

H. Koch, 559 Chatham st., store front and 2-story stable, Eighth and Jefferson streets, 18x16.6.

C. Schael, Eighth and McKean sts., 2-story house and stable, McKean st. below Eighth, 20x46 and 16x34.

A. McClay, 2702 E. Ann st., 2-story house, 2813 Edgemont st., 20x45.

J. Hook, 143 Sigel st., alterations and additions back building, 1417 Walnut st., 14x8.

A. T. Richards, 1512 Otis st., alterations, Huntingdon and Thompson sts.

C. E. Bartle, Thirty-third st. and Lehigh ave., 3-story house, Laurens st. near Righter, 18x33.

W. Ferguson, 1926 South st., bay window, 2115 DeLancey place, 13.3x6.

H. H. Buzby, 5258 Main st., Germantown, 3-story addition to Franklin Mill, Sharpnack st. near Musgrove, 52x100.

C. K. Merklee, 1339 N. Thirteenth st., five-story stone and brick wall, Broad street near Wallace, 42 ft.

A third-story addition, 52 ft. by 100 ft., Sharpnack st. and Germantown ave., to H. H. Buzby, 5258 Main st.

A three-story building, 40 ft. by 78 ft., Monastery ave. and Wissahickon Drive, to A. S. Tourison, 5541 Germantown ave.

A two-story house, 15 ft. by 24 ft., rear of 1512 Palmer st., to Wm. Keifer, 1514 Palmer street.

A three-story machine shop, 30 ft. by 90 ft., Adams above Coral st., to the Smith Machine Co., 510-20 Adams st.

A two-story building, 17 ft. by 47 ft., Carlisle above Dauphin st., to L. A. White, 2318 Carlisle st.

One two-story house, 16 ft. by 13 ft., Penn and Bread streets, to J. D. Brooks, 5 Patton avenue.

Two two-story houses, 15 ft. by 40 ft., Sixth above Brown st., to Hartman Grau, 655 Preston st.

A two-story stable, 20 ft. by 33 ft., Hope above Diamond st., to Geo. G. Parr, 244 Palethorp st.

A church building, 86 ft. by 64 ft., Forty-third and Chestnut sts., to Geo. F. Payne, 1211 Sansom st.

A seminary and chapel building, 60 ft. by 65 ft., and 35 ft. by 125 ft., Forty-third and Chestnut sts., to same party.

A two-story building, 12 ft. by 15 ft., Thirty-sixth and Baring sts., to Thos. Little & Son, 718 S. Eleventh st.

JUDGMENTS.

PHILADELPHIA.

Entered August 20, 1886.

Brown Thos and Thos Jr—City (Garbage Contract Bond) 3 J 86 677	.....
*Billington Walter T—Alfred H Williams 3 J 86 680	$100
*Conway Philip—Danl McGlone 3 J 86 676	100
*Dougherty John—William B Ross (Bond and Warrant) 3 J 86 673	3,000
*Erb Erwin—Geo Kelly (Execution issued) 3 J 86 678	145
Guant John—Charles H Lodge 2 J 80 316	3,922
Goldsmith H—Danl Myers et al 2 J 86 333	154
Lyons John D—Emmet B and L (Secretarys Bond and Warrant) 3 J 86 675	1,000
*Marshall Wm—D H Foster 3 J 86 679	6,000
*McFillin J H (Buffalo N Y)—Third Nat Bank (Attachment Execution issued) 3 J 86 671	2,194
Rickards Edwin B — Homeward Bldg Asso 3 J 86 345	2,124
*Thomas Christopher L—Susan A Smith 3 J 86 662	600
Wilson A B—George W Smith 3 J 86 661	44

Entered August 21, 1886.

Ashman Frank H—Saml W Bell 2 J 86 634	1,636
Ashman Frank H—Saml W Bell 2 J 86 635	1,636
*Buckman Chas H, Buckman Cath D—Thos Buckman (Execution issued) 3 J 86 699	882
*Bonsall Thos S—Bellevue B and L Asso 3 J 86 690	200
*Brozinsky Wolf—C Moewes 3 J 86 692	75
*Gallagher Ellen—Francis M Brower 3 J 86 682	50
*Hoopes L H and S H, Hoopes Sadie E—Eleanor C Dickinson 3 J 86 693	175
Hubert Constantine R—Land Title and T Co (Indemnity Bond and Warrant) 3 J 86 696	500
Jeffrey Geo—John I McDuffee 3 J 86 684	E Judgt
Wark Jas—So Western Nat Bank (Watchman's Bond and Warrant) 3 J 86 687	3,000

Entered August 23, 1886.

*Beitzer Chas, Luesher Martin—Leonard Rust 3 J 86 701	200
Carey Jas B—C B Newhauser 3 M 78 1232	S F

*Hoffman Anna—Kath Kohlman 3 J 86 703 200
Kurfess Chris A—Rudolph Hecker 3 J 86 706 ..... E J
*Lynch John A—Algernon T Peale (Execution issued) 3 J 86 720 399
*Luby Wm—Jacob Conrad 3 J 86 719 500
Locker Geo H–F McCullough Sr 4 J 81 928 ..... S F
*Pouey Walter—Elder & Bro (Execution issued) 3 J 86 707 31
*Thompson Margt—Jane Bailey 3 J 86 708 800

Entered August 24, 1886.

Boche Louis—M Eberwine 4 J 79 271 ..... S F
*Clark Patrick, Clark Jas P—Thos R Crellin 3 J 86 739 31
*Catharine L Edwin—White, Hentz & Co 3 J 86 722 1,167
*Creger John G—G Krueger 3 J 86 723 500
*Eisler George A—G Krueger 3 J 86 724 200
Gahagan Michael—East End B and L 2 J 86 583 1,085
*Goldwater Morris — Marx Pagel (Execution issued) 3 J 86 726 200
*Hoeflich Paul T—Jas O'Donnell 3 J 86 744 537
*Katz Paul W—Eliza R Myers (Bond and Warrant) 3 J 86 732 1,200
McCracken George Y and Wm—N S Hales et al (Treasurers Bond) 3 J 86 725 1,500
*Pharazyn A — Isaac Bedichimer (Execution issued) 3 J 86 729 110
*Pharazyn A — Isaac Bedichimer (Execution issued) 3 J 86 730 110
*Street Wm P—Geo De B Keim et al 3 J 86 728 3,253
Solms Sidney J—Wm C Houston 1 J 86 421 8,045
*Smith Millie and Julius—Jos Gerstley (Execution issued) 3 J 86 721 ... 4,180

Entered August 25, 1886.

*Crosier Chas R and Rachel C—Radiant Star B and L 3 J 86 754 600
*Ford Wm—John W Shelmerdine (Execution issued) 3 J 86 756 500
*Harris John D—Louis Paris (Bond and Warrant) 3 J 86 751 2,800
Lancaster Lewis M, Pinkerton Robt D—City (Bond) 3 J 86 760 ....
*Mayer Rosina—Chas Knittel 3 J 86 752 300
*McCloskey Paul—Henry Christian 3 J 86 749 950
*McDevitt Andrew—John McDevitt 3 J 86 762 200
*McHenry Matilda C, McHenry J S —E R Artman 3 J 86 771 300
*Neville Marcus S—D Marshall & Bro 3 J 86 763 1,500
Nash George—B H Hines et al 1 S 85 503 ....
Olley Matthew S—Jas Gamble 4 J 81 946 ..... S F
*Regan T H—A Mayer 3 J 86 772 325
*Savournin Wm H—P Allegaert (Execution issued) 3 J 86 761 2,100
Stevens Benaiah L—A L Hennershotz O C P M 74 388 ..... S F
*Tomlinson Isaac—Aaron Knight (Bond and Warrant) 3 J 86 745 1,440
*Tomlinson Aaron—Aaron Knight (Bond and Warrant) 3 J 86 746 2,200
*Twiggs John—A Foulds 3 J 86 753 .. 200
*Touer Sarah and Edwd—Wm Bergan (Bond and Warrant) 3 J 86 759 118

THE foundation has been laid for a new Catholic Church at Hightstown, N. J., by the congregation of St. Anthony's parish. The dimensions will be 50 by 100 feet.

Mechanics' Liens.

Elwood Parsons owner &c — City claim for Registered Taxes, S E s Cambridge st, 200 ft N E of Margaret st $19
W D Burke owner &c—City claim for Registered Taxes, S s Harlan or Curtin st, 126 ft W of Penrose Ferry Road 2
Lewis Lockard owner &c—City to use of James Sullivan, Municipal claim, W s 24th st, 56 ft S of Hermann st 58

Satisfied Judgments.

J E Kingsley, T T Walton—C H Dougherty [ent Apr 6 86 ..... ver
John Carlin—H B Bunting [ent June 18 86 ..... $792
William Givin—C Willing et al [ent May 22 86 700
Thomas P Otter—A Fackenthal [ent Aug 22 83 121
Evan W Burr, D R Burr Jr—W H Parsons & Co [ent Oct 4 82 420
Fredk Osterheldt, Wm R Morris, Geo Hesser—City (Bond) [ent Feb 4 82 593
Thos Kelly—J C Flanagan [ent Aug 24 81 ....
Jos Green—Thos Scott [ent Feb 24 86 393
Josiah Kerper—N Kirsch [ent June 11 86 144
Martha Gauler—Chas Theis [ent Feb 18 86 690
John P Eyre, Jos S Allen—Wm McAvoy [ent Mch 20 86 250
Wm Garvin—A Marland [ent June 5 86 108
Saml Bastian—Jas Thomas [ent Aug 4 86 3,400
Alfred V. Taylor—Mary E Taylor [ent Mch 10 86 210
Alfred V Taylor—Mary E Taylor [ent Apr 22 86 109
George D James—J E James Sr [ent July 11 83 390
Bridget O'Gorman—John W Goodfellow [ent Aug 21 83 1,000
Alfred V Taylor—John Fritsch [ent Sept 30 84 300
S H Martin—John Hayes Jr [ent Dec 16 84 111
Mary McVay — Jas Flanigan [ent Jan 29 84 790
Alfred V, Alexr H and Mary E Taylor—John Crankshaw [ent Feb 19 86 150
Fredk Schmid—John E Schmid [ent July 19 86 2,300
Gottlieb Weinmann—F A Poth [ent Mch 29 86 250
Philip Hartley—Harry Ressler [ent July 21 86 500
N Jenigen—L Bergdoll Co [ent Apr 12 84 40
Wm Coleman—Geo H Brown [ent Aug 14 85 1,000
Annie E Constable—J H Stevenson [ent Dec 21 85 200
Jas Winn—D O'Connell Club [ent Sept 22 85 100
Stephen Humphreys—I Norris et al [ent May 17 84 100
Annie Schweiker—F A Poth [ent Dec 22, 85 500
Francis J Lammer—Holy Trinity Socy [ent Sept 13 82 300
Anna Gillespie—R Kauffman [ent Mch 22 82 500
Elam and Anna C Wenger—Davis Sew Mach Co [ent July 13 86 150
Patk Brown—L Bergdoll Co [ent 27 86 12
Gottlob Schewringer—C A Smith [ent July 12 86 500
Josephine and Martha B Craig—Wm Krone [ent Feb 13 86 110
Fredk Fischer—A R Knittel [ent May 27 84 150
Samuel and Sarah J Pollock—Palestine Council (Bond) [ent Jan 13 85 ....
Philip Jacob—Thos H Gesner [ent Aug 24 85 200
Jeremiah Murphy, Cornelius McGroerty—Division A O and H (Bond) [ent July 31 85 500
Louis and Fredk Fischer—Kensington B and L [ent May 26 84 800
Geo F Spicer, Mary A Spicer—Geo W Knorr [ent Nov 11 85 300

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—a form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The latters D, M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

Real Estate at Auction.

The following real estate was disposed of by Messrs. M. Thomas & Sons at the Philadelphia Exchange at noon on Tuesday:

Two-story brick lighthouse, situated at the mouth of Cohansey Creek, N. J. $80
Three-story brick residence, No. 1338 Franklin st 5,900
Country seat, 6 acres, Daman lane, Darby township, Delaware co., Pa. 12,000

Market Report.

The demand for building material continues active. More lumber has been received and distributed this week than during any week this year. Two days' receipts footed up 6,400,000 feet. The entire week's receipts are about 10,000,000 feet. Large orders have been placed in white and yellow pine markets, and wholesalers and retailers are once more stocking up in view of an active and continuous fall and winter demand. The impression has gained ground that lumber will be 50 cents to $1 higher when the active season is over. This is an opinion. If good reasons for it were apparent, it would create an upward tendency even now, when offerings are large.

The receipts of hard woods have been abundant. Prices are low. Manufacturers are anxious to handle as much stuff as possible, and to secure as much of the winter trade as possible, and are therefore agreeing to make winter deliveries on the basis of present prices.

CONVEYANCES.

PHILADELPHIA.

MONDAY Aug. 23, 1886.

Almond st., N. W. s., 253 ft. N. E. Clearfield, James Judge, two-third interest, to Wm and Robt. Judge, Aug. 18, 1886, 146 ft. 10½ in. by 70 ft.; also N. W. s. of Almond, 146 ft. 10½ in. N. E. Division, 146 ft. 10½ in. by 70 ft.; also S. E. s. of Livingston, 146 ft. 5¾ in. N. E. of Division, 146 ft. 5¾ in. by 52 ft. 6 in.; also, S. E. s. of Livingston and N. E. s. of Division, 146 ft. 5¾ in. by 52 ft. 6 in.; also, W. s. of Mascher, 200 ft. N. of Lehigh, 100 ft. by 92 ft. 6 in.; E. s. of Second, S. s. of Lehigh ave., 500 ft. by 109 ft.... nom.

Arch st., S. s. of Arch, 121 ft. 9 in. W. of Second st., Wm. H. Hering to Isabella S. Fishblatt, March 18, 1885, 30 ft. by 17 ft. 6 in.... nom.

Baily st., 1631, Edwin A. Roth to Wm. L. Roth, Aug. 11, 1886, 16 ft. by 87 ft. 6 in.... $3,000

Baring st., N. s., E. of Antoinette, Imogene M. Mair to Harriette F. Mair, all interest, Aug. 20, 1886, 18 ⅛ in. by 93 ft.... 3,500

Canal st., N. W. s., 147 ft. 7⅝ in. N. E. of Laurel, Charles W. Miller to John Shoenherr, one-half interest, Mar. 29, 1886, irreg. shape.... 7,000

Charles st., N. s., 174 ft. 8 in. E. of Thirty-eighth, Thos. Badman to Anthony Taylor, Aug. 7, 1886, 20 ft. 7 in. by 25 ft.... 1,300

Cumberland st., N. s., 15 ft. W. of Franklin, Chas. H. Wisler to Linford S. Besson, Aug. 9, 1886, 15 ft. by 70 ft.... 1,200

Darien st., 2113, and 15, Wm. C. Barrett to Margaret G. Ward, Aug. 9, 1886, each 13 ft. 6 in. by 42 ft.... 3,350

Eadline st., N. s., 15 ft. E. of Thirty-eighth, John Dougherty to Wm. B. Ross, July 9, 1886, 15 ft. by 100 ft.... 2,800

Elm ave., S. W. s., 182 ft. 4¾ in. S. E. of Fifty-first, Martha B. Chambers et al. to Josephine B. Justice, ¾ int., July 30, 1886, 79 ft. 11 in. by 220 ft.... nom.

Fairmount ave., N. W. cor. of De Kalb, Wm. R. Nicholson et al. to Jennie E. Stoner, Aug. 17, 1886, 15 ft. by 87 ft.... 3,200

Fontain st., 1623, Charles W. McFarlane to Annie F. Bruner, Aug. 9, 1886, 15 ft. by 68 ft.... 3,050

Forty-fifth st., S. E. cor. of Wyalusing, John Bateson, Jr., to John W. Miller, trustee, Aug. 12, 1886, 14 ft. by 60 ft.... 800

Guinea st., No. 113 and 115 E., Tyler Swope to John R. McLean, Aug. 10, 1886, 54 ft. 4 in. by 65 ft.... 1,275

Hepburn st., E. s., 96 ft. 3 in. S. of Bainbridge, Jas. Gourley to James V. Gourley, Aug. 19, 1886, 14 ft. by 51 ft.... 1,790

Kershaw ave., S. s., 84 ft. ½ in. E. of Cambria, Bernard Connell to Annie Vaun to Mary Connell, Aug. 23, 1886, 20 ft. by 70 ft.... nom.

Manton st., N. s., 289 ft. 1 in. W. of Twenty-first, Robert C. Laird to Thos. Haggerty, Aug. 4, 1886, 14 ft. by 48 ft.... 950

Mulberry st., N. W. s., 24 ft. 6 in. S. W., of Foulkrod, Lucia Laackmann to Elmer B. Landis, July 23, 1886, 20 ft. by 101 ft.... 325

Penn st., S. E. s., 526 ft. S. W. of Chew, Margt. Johnson to Mary E. Cobb, August 19, 1886, 40 ft. by 226 ft.... 3,250

Sansom st., S. s., 63 ft. W. of Thirty-sixth, Sarah L. Clark to S. Watkin Goodman, June 30, 1886, 20 ft. by 40 ft.... nom.

Say st., S. E. s., 107 ft. S. W. Forty-ninth, Wm. S. P. Shields to Thos. M. Barnett, Aug. 18, 1886, irreg. shape.... 3,500

Sixteenth st., W. s., 40 ft. N. Poplar, Philip H. Rice to Beulah Richmond, trustee, July 2, 1886, 21 ft. by 80 ft.... 1,500

Tioga street, S. W. s., S. E. Amber, Wm. J. Kelly to Mary C. Weinrader, August 16, 1886, 20 ft. by 70 ft.... 741

Twenty-first street, N. W. cor. Vine, Charles A. Bissex to Martha H. Bissex, July 31, 1886, 18 ft. by 42 ft.... 6,000

Twenty-second st., E. s., 84 ft. 6 in. N. Ontario, Edward Maddock to Thos. W. Kershaw, Aug. 20, 1886, 28 ft. by 140 ft.... 1,725

Virginia st., 2331, Caroline Schust to Richard Brinkman, Aug. 20, 1886, 13 ft. by 23 ft.... 1,200

Washington st., N. E. s., 94 ft. 7⅝ in. S. E. Fountain, Robt. T. Noble et al. to Jos. Phillips, Aug. 18, 1886, irreg. shape.... 1,950

York st., N. s., 86 ft. 10½ in. W. of Reese, Wm. E. Knowles to Chas. J. Hebsacker, Aug. 9, 1886, 17 ft. 4½ in. by 96 ft.... 2,800

Almond st., S. E. s., 363 ft. N. E. of Tioga st., Wm. S. Madge to Anna Williamson, May 10, 1879, 54 ft. by 135 ft.... 700

Chew st., N. E. s., 62 ft. 11 in. N.W. of Locust ave., Melvina E. and Margaret B. Lawrence to Geo. Harrison, Aug. 3, 1886, 50 ft. by 200 ft.... 1,200

Chew st., N. E. s., 112 ft. 11 in. N. W. of Locust ave., John W. Boyer to George Harrison, Aug. 3, 1886, 50 ft. by 200 ft.... 1,100

Frankford Road., W. s., 43 ft. S. of Harrison st, Robert Judge, two-thirds interest, to James Judge et al., Aug. 18, 1886, 84 ft. 10 in. by 160 ft.... nom.

Germantown ave., E. s., 33 ft. 1 in. N. of Berks, James Ritchie, Jr., to Harry E. Borzell, Aug. 20, 1886, irreg. shape.... nom.

Park st., 2706 and 8, William McElwaine to Michael McGlain, Aug. 3, 1886, 28 ft. by 83 ft. 8 in.... 3,100

Cambria st., S. W. s., 60 ft. 4½ in. N. W. of Amber, James C. Moore to Chas. Kirm, July 22, 1886, 52 ft. 1½ in. by 71 ft.... nom.

Evergreen st., N. s., 76 ft. W. of Twenty-first, Anna Welsh to Frances McGaugher, Aug. 16, 1886, 15 ft. by 47 ft.... 1,050

TUESDAY, August, 24, 1886.

Bouvier st., W. s., 155 ft. N. Columbia, James H. Troup to John G. Troup, Aug. 1, 1884, 101 ft. by 66 ft; also, E. s. Gratz, 44, ft. N. Oxford, 13 ft. by 57 ft. 10 in.... $8,000

Broad st., E. s., 50 ft. N. Ontario, James Gordon to Charles McM. Cadwallader, trustee, Aug. 20, 1886, 50 ft. by 220 ft.... nom.

Chadwick st., E. s., 116 ft. S. Tasker, John McConoghy to Henry I. Stell, July 29, 1886, 14 ft. by 50 ft.... 1,000

Chadwick st., E. s., 258 ft. S. Reed, J. Percy Keating to Florian Moss, Aug. 10, 1886, 14 ft. by 52 ft.... 200

Chestnut st., N. s., 70 ft. E. Forty-fifth, Henry H. Pennell to James S. Roop, Aug. 18, 1886, 70 ft. by 214 ft. 6 in.... 7,000

Cumberland st., N. s., 150 ft. 6 in. W. of Sixth, Girard Life, etc. Co. to Conrad Brill, Aug. 23, 1886, 14 ft. 6 in. by 57 ft.... 2,400

Emerald st., S. E. s., and S. W. s, of Kennedy, Charles J. Miller to Elizabeth A. Hammel, Aug. 14, 1886, 22 ft. by 70 ft.... 575

Fox st. S. W. s. 119 ft. 7½ in. N. W. Cedar, Frank F. Weckerly to Ellen Gallagher, Aug. 17, 1886, 14 ft. by 69 ft. ¾ in.... 900

Germantown ave., W. s. 80 ft. N. Walnut ave., Anna E. Leutz to Anna Slater, Aug. 19, 1886, 29 ft. 8 in. by 386 ft.... nom.

Germantown ave., E. s., 33 ft. 1 in. N. of Berks, Harry E. Borzell to Jas. Ritchie, Jr., Aug 21, 1886, 17 ft. 11 in. by 145 ft.... nom.

Gettz st., W. s., 94 ft. N. McKean, Theo. M. Etting to Florian Moss, July 13, 1886, 14 ft. by 46 ft. 6 in.... 300

Huntingdon st., S. E. cor. of Hutchinson, John Loughram to John Engel, Aug. 19, 1886, 15 ft. by 70 ft. 5,300

Huntingdon st. N. s., 15 ft. W. Eighth, Amos D. Kennedy to Sophia Hess, Aug. 5, 1886, 14 ft. 1⅛ in. by 67 ft.... 4,000

James st., N. W. s., 127 ft. S. W. of Margaret, Jacob Vanartsdalen to Alex Twiggs, Aug. 17, 1886, 20 ft. by 100 ft.... 1,075

Lombard st., N. s., 192 ft. W. Twenty-third, Caroline A. Nugent to Mary A. Claffy, Aug. 11, 1886, 15 ft. by 70 ft.... 2,500

Mt. Holly st., W. s., 89 ft. 1¼ in. N. Dickinson, Margaret McCaffrey to John Montieth, Aug. 10, 1886, 13 ft. 10¾ in. by 48 ft.... 350

Orkney st., E. s., No. 2713, John J. Torpey to Felix Widmer, July 30, 1886, 15 ft. by 35 ft. 6 in.... 1,430

Oxford st., N. s., 46 ft. W. Lawrence, Katharine Kohman et al. to Anna Hoffman, Aug. 2, 1866, 14 ft. by 37 ft.... 1,900

Park ave., No. 1711, Edward A. W. Hunter to James Callanan, Aug. 18, 1886, 19 ft. 7. in. by 78 ft.... 6,000

Stillman, E. s., 210 ft. 6 in. N. Jefferson, James A. McCurdy to William Freihofer, Aug. 16, 1886, 18 ft. by 88 ft.... 175

Tacony st., s. 155 ft. E. of Howell, Ambrose B. Taylor to Albert V. Winnersberger, Aug. 20, 1886, 30 ft. by 99 ft.... 1,250

Twenty-eighth st., E. s., 84 ft. S. of Oxford, James A. McCurdy to Letitia S. Kerber, Aug. 8, 1886, 18 ft. by 78 ft.... 1,800

Vanilla st., N. s., 90 ft. E. of Sixty-fourth, Jane Miller to John Daley, Aug. 23, 1886, 15 ft. by 72 ft.... 175

Blockley st., W. s., 50 ft. S. of Vine, David M. Hess to Mark Bartleson, Aug. 21, 1886, 55 ft. by 225 ft.... 1,500

Ninth st., E. s., 96 ft. S. of McKean, Augustus D. Ashton to Isaac B. Culin, Aug. 24, 1886, 32 ft. by 77 ft. nom.

Ninth st., E. s., 128 ft. S. of McKean, Joseph H. Chubb et al. to Isaac B. Culin, Aug. 24, 1886, 80 ft. by 77 ft. nom.

Ninth st., E. s., 96 ft. S. of McKean, Isaac B. Culin to Edward Cubberly, 112 ft. by 77 ft.... nom.

Clifton st., S. E. s., 164 ft. N. E. of Clearfield, James Tait to Thos S. Morris, Aug. 3, 1886, 14 ft. by 58 ft.; also N. W. s. of Salmon, 163 ft. N. E. of Clearfield, 14 ft. by 54 ft. nom.

Orrianna st., No. 2127, Anna Herbert to Rosena Mayer, May 11, 1886, 12 ft. 2¼ in. by 44 ft.... 1,550

Cambria st., N. s., 33 ft. E. of Haas, John Miller et al, to John O'Hara, June 18, 1886, 34 ft. by 80 ft.... 300

Napa st., W. s., 176 ft. S. of Wharton, Nancy Carberry to Hannah Lafferty, Aug. 19, 1886, 28 ft. by 51 ft.... nom.

WEDNESDAY August 25, 1886.

Aspen st., N. s. 15 ft 8 in. W.Union, Louis C. Smith to Mary Sweeney, Sr , Aug 21, 1886.... $2,100

Brewster st., S. E. s , N. E. s. Seventy-ninth, Patrick McGowen et al. to Charles B. Wilkinson, Aug. 21, 1886, 50 ft. by 100 ft.; also S. E. s. of Laycock, 25 ft. N. E. of Seventy-ninth,, 50 ft. by 100 ft.; also S. E. s. of Laycock, 25 ft. S. W. of Seventy-ninth, 50 ft. by 100 ft.... nom.

Broad st. W. s , 182 ft. S. of Park ave., Jacob Sharp to Pitmann Bright, Aug. 17, 1885, 18 ft. by 110 ft.... 9,000

Catharine st,, N. s., 2307 William J. Crawford to D Herman Link, Aug. 19, 1886, 16 ft. by 62 ft.... 1,200

Coral st., N. W. s., and N. E s. of Firth, John Heap to Mary Letters, July 29, 1886, 16 ft by 60 ft.... 1,925

"D" st., No. 2927, John Schmidt to Rosa Schoen, Nov. 1, 1883, 14 ft. by 97 ft. 6 in.... 450

Delaware ave., S. W. s., and S. E. s. of Union st., Amos C. Shallcross to William H. Frost, Aug. 11, 1886, irreg. shape.... 2,000

Fifth st., W. s., 192 ft. 6 in. S of Master st., Pierce Archer et al. to Charles Maas, Aug. 14, 1886, 36 ft. by 190 ft.... 13,000

Fourth st., S. E. cor. of New, William F. Scheerer to Philip Diehr, half int., Aug. 12, 1886, 15 ft. by 80 ft.... 825

Germantown ave , E. s., 108 ft. N. of Somerset, James Parsons to John M. Kennedy, Jr., Aug. 5, 1886, irreg. shape.... 8,250

George st., No. 415, 417, 419, 421, estate of Jacob A. Paul to Charles O. Barrett to Amanda Matthias, June 15, 1886, 35 ft. by 57 ft.... 6,035

Hutchinson st., N. 1323, estate of Jacob A. Paul to Charles O. Barrett to Amanda Matthias, May 12, 1886, 16 ft. by 50 ft.... 1,800

Hamilton st., N. E. s.. 125 ft. S. E. of Hegerman, William D. Stockton to William Stenger, Aug 23, 1886, irreg. shape, also S. W. s. of Knorr, 125 ft. S. E. of Hegerman st., irreg. shape.... 2,100

Lumber st., S. E. s., Amos C. Shallcross to Isabella McCreedy, Aug. 18, 1886, 29 ft. by 235 ft.... 900

Montague st., N. W. s. 180 ft. S. W. of Mill, Furman D. Holmes, executor, to John Schaufer, Aug. 16, 1886, 60 ft. by 100 ft.... 6,000

Montague st., S. E. s. 340 ft. N. E. of Delaware, Furman D. Holme, executor, to Samuel B. Pravis, Aug. 19, 1886, 25 ft. by 100 ft.; also S. E. s. of Oakland, 270 ft. N. E. of Delaware, 30 ft. 5½ in. by 13 ft. 8 in.; also, S. E. s. of Sylvan, 150 ft. N. E. of Delaware ave., 30 ft. by 140 ft.... 440

Market st., S. s., 84 ft. E. of Forty-second, John Knowles to George M. Gillete, Aug. 23, 1886, irreg. shape ; also N. s. of Ludlow, 58 ft. E: of Forty-second, 40 ft. by 100 ft.. 6,000

Mt. Pleasant st., S. E. s., 70 ft. ⅜ in. S. W. Jefferson, Robert Maxwell to Benjamin Kinnard, Aug. 21, 1886, 20 ft. 47 ft. 1⅛ in.... 1,800

Ninth st., W. s., 267 ft. N. Huntingdon, Mahlon L. Heist to Henry S. Lutts, June 17, 1886, 15 ft. by 173 ft.... 4,250

Passyunk rd., N. W. s., 94 ft. 9⅜ in. W. Twelfth, Joseph Smith to Annie Cronan, to Johanna Smyth, Aug. 23, 1886, 18 ft. by 72 ft.; also, S. s. Watkins, 238 ft. 6 in. E. Seventh, 14 ft. by 46 ft.... nom.

Rosehill st., E. s., 193 ft. 3¼ in. S. Cambria, Patrick J. Ryan to Cynthia Cupit, Aug. 23, 1886, 14 ft. by 76 ft. 4 in.... 325

Ridge ave, S. W. s., 85 ft. 7¼ in. S. E. Jefferson, Harry Rowland to Christian W. Snear, 21 ft. 4¾ in. by 126 ft. ⅜ in.... 2,500

Thirteenth st., W. s., 281 ft. S. Fitzwater, Robert Spear to Mary Armstrong, Aug. 21, 1886, 15 ft. by 276 ft.... 1,060

Twelfth st., 1841 N., estate of Jacob A. Paul to Charles O. Barrett to Amanda Matthias, Apr. 30, 1886, 16 ft. 2 in. by 78 ft.... 7,000

Woodbine st. N. W. s., 30 ft. S. W. Wilson, Robert A. Wilkinson. Aug. 7, 1886, irreg. shape.... 3,900

Fifteenth st., 1238 N., James R. Watson to James A. McCurdy, all int , Aug. 24, 1886, 15 ft. 6 in. by 64 ft. 8 in.... 450

Cambridge st., S. s., 396 ft. E Margaret, Gottlieb Wenker to Catharine Fink, Aug. 16, 1886, 14 ft. by 90 ft.... 575

Twentieth st., W. s., 50 ft. 3 in. N. Morris, William Forbes to Andrew Quinn, Aug. 25, 1886, 16 ft. by 67 ft. 6 in.... nom.

Worth st., N. W. s., 226 ft. 6 in. N. E. Margaret, Anthony Wenzell to Selena Fetter, Aug 11, 1886, 20 ft. by 100 ft.... 200

Eighth st., S. W. cor. of Dudley, James C. Moore to Charles Kirn, Aug. 19, 1886, 48 ft. 10 ⅜in. by 66 ft. ¾ in.... nom.

Westminster st., S. E. cor. of Sixteenth, E. W. Lehman to Robert Rainey, Aug. 18, 1886.... nom.

THURSDAY, August 26, 1886.

Almond st., N. W. s., 110 ft. S. W. Lehigh ave., James Riff to John Canning, July 30, 1886, 20 by 118... $550

Bodine st., 2158, Patrick J. Redfern to Joseph Mossheim, Aug. 19, 1886, 12 ft. by 49 ft. 9⅞ in.... 1,200

Bustleton pk., N. W. s., 45 ft. N. E. Kohl, Abraham Buckman to Marcus S. Neville, Aug. 18, 1886, 60 ft. by 150 ft.... 3,500

Christian st., S. s., 197 ft. 11 in. E. Fourth, Anna M. Clark to Andrew M. Myers, July 2, 1886, 10 ft. 8¾ in. by 90 ft.... 800

Columbia ave., S. s., 33 ft. E. Eighteenth, Charles M. Baker to Amelia J. Parker, Aug. 20, 1886, 16 ft. by 92 ft.... 3,200

Dickinson st., S. s., 45 ft. 6 in. W. Sober, John Simpson et al. to Saml. H. Morison, Aug. 24, 1886, 15 ft. by 65 ft.... 1,100

Dickinson st., 2429-31-33-35-37-39-41, Edwin S. Radley to Wm. H. Snyder, Aug. 25, 1886, 97 ft. 2 in. by 70 ft.... 7,600

E st., W. s., 163 ft. ½ in. N. Cambria, Robert J. Higman to John Little, Aug. 19, 1886, 17 ft. 11⅓ in. by 97 ft. 6 in.... 635

Eighteenth st., 513-515 S., Thomas J. Costello to Bernardina Uphoff, Aug. 21, 1886, 28 ft. by 51 ft.... 5,700

Eighth st., W. s., 162 ft. S. Clearfield, Henry H. Rynear to Mary J. Davis, Aug. 3, 1886, 18 ft. by 114 ft.... 250

Eleventh st., 23 N., Edw. S. Horne to Caleb H. Horne, Aug. 24, 1886, 20 ft. by 77 ft.... 10,000

Fifth st. E. s., 144 ft. N. Cambria, John Betzold to August Nittinger, Sr., July 21, 1886, 20 ft. by 100 ft.... 1,600

Germantown ave., 2046, Geo. L. Dych to Wm. Kuemmerle, Aug. 20, 1886, irreg. shape.... 5,333

Green Hill, W. s., 125 ft. 8 in. S. Master, Jerome McCarty to Elizabeth Bates, Aug. 20, 1886, 16 ft. 8 in. by 70 ft.... 1,780

Kater st., 1428, Edw. M. Roche to Thomas D. Harrison, Sr., Aug. 23, 1886, 20 ft. by 36 ft.... 1,550

Leithgow st., 2409 and 11, Anthony M. Hoffman to Wm. C. Barrett, Aug. 17, 1886, 23 ft. 8 in. by 40 ft.... 2,900

Mather st., W. s., and S. s. Tioga, John Baral, Sr., to Samuel Bell, Jr., 16 ft. by 50 ft.... 3,500

Mole st., 1538, John Friel et al to Samuel J. Goodall, Aug. 23, 1886, 14 ft. by 47 ft.... 1,150

Mole st., 1530, John Friel et al to Joseph McGuckin, Aug. 23, 1886, 14 ft. by 47 ft.... 1,550

Mole st , 1528, John Friel et al to Jos. McGuckin, Aug. 23, 1886, 14 ft. by 47 ft.... 1,150

Morris st., S. s., 278 ft. E. 9th, Hugh McNeile to Patrick Higgins, Aug. 23, 1886, 15 ft. 9 in. by 55 ft. 6 in.... 1,800

Moyer st., 2214, Wm. R. Wooters to Catharine Snyder, Aug. 24, 1886, 12 ft. by 44 ft. ½ in.... 1,200

Nineteenth st., W. s., 177 ft. S. Fitzwater, James O'Donnell to Paul T. Hoeflich, Aug. 10, 1886, 16 ft. by 88 ft.... 3,200

Ripka av., S. E. s., 37 ft. N. Mansion, James O. Pease, Jr., to Thos. Sanderson, August 19, 1886, 18 ft. by 88 ft.... 375

Sixteenth st., 1933 N., Charles Mathews to Thomas Lagan, to Atlanta R. Mathews, Aug. 24, 1886, 16 ft. by 80 ft. 4 in.... 7,000

Sixteenth st., W. s., 63 ft. N. Tasker, George A. Wagner to William McNeill, August 19, 1886, 15 ft. 8 in by 61 ft.... 2,600

Sixty-third st., E. s., 213 ft. N. Race, John F. Develin to George E. Mancill, Aug. 23, 1886, 59 ft. by 225 ft... 1,850

Stiles st., S. s., 160 ft. W. Duncan—Wm. Barclay to Henry Black, July 9, 1886, 20 ft. by 100 ft.; also S. s. McKean, 246 ft. W. 11th ; 32 ft. by 67 ft. 1 in.; also S. s. McKean, 294 ft. W. 11th; 16 ft. by 67 ft. 3 in. 2,500

Story st., N. s., 99 ft W. 38th, J. Carroll McCaffrey to Robert Butler, Aug. 12, 1886, 16 ft. by 78 ft.... 700

Thirtieth st., S. W. cor., Thompson, Hettie M. Newkirk et al. exrs., to Jos. K. T. Van Pelt, exrs., July 6, 1886, to Jos. E. Roberts, Aug. 5, 1885, 368 ft. by 135 ft.... 19,470

Thirteenth st., W. s., 36 ft. S. Mount Vernon, Wm. McCracken to Geo. Y. McCracken, Aug. 21, 1886, 18 ft by 80 ft.... 1,800

Warren st., mid., 171.1¾ ft. S. E 52d, De Lancey G. Walker, trustee, to Wm. Hummel, Aug. 21, 1886, irreg. shape.... 700

Woodbine ave., S. E. s., 113.3½ ft. S. W. Chew, Francis Toner, Sr., adm'r to Annie L. Hamerslay, Aug. 16, 1886, 22 ft. by 270½ ft.... 905

Woodvale st., S. E. s., 255.6⅛ ft. N. E. Ridge ave., Wm. Camack to Mathias Patent, Aug. 10, 1886, 32 ft. by 80 ft.... 450

Woodstock st., W. s., 137 N. Tasker, Lewis P. Simpson to Catharine Crowley, July 26, 1886, 13.6¼ ft. by 45.6 ft.... 650

Woodstock st.. W. s., 123 N. Tasker, Lewis P. Simpson to Ellen Crowley, July 26, 1886, 14 ft. by 45.6 ft... 650

FRIDAY, August 27, 1886.

Aspen st., N. s., 29 ft, 11 in. W. Union, Louis C. Smith to Timothy Hogan, Aug. 24, 1886, 14 ft by 69 ft..... $2,100

Broad st., 2026, John M. Sharp to Louis Reim, Aug. 25, 1886, 18 ft. by 110 ft..... 9,000

Eighteenth st., N. E. cor. of Venango, William B. Bauer to Mary L. Carcy, Aug. 19, 1886, 97 ft. 10 in. by 230 ft..... 2,500

Germantown ave., N. E. s., 70 ft. 7⅝ in. N. W. Butler. Jonathan B. O'Keson to Mary L. Carey, Aug. 13, 1886, irreg. shape..... 7,000

James st., N. W. s., 100 ft. S. W. Margaret, Albion Foulds to John Twiggs, Aug. 3, 1886, 27 ft by 100 ft. 325

Josephine st., 4430, Martha E. Kerper to Malinda Kerper, Aug. 24, 1886,, 14 ft. by 77 ft. 4 in..... 150

Kimball st., N. s., 169 ft. W. Twentieth, William Scott to James W. Algeo, Aug. 26, 1886, 15 ft. by 48 ft. 900

Oak st., N. W. s., 189 ft. 10½ in. N. E. Baker, Barbara Haas to Andrew Haas, Aug. 24, 1886, irreg. shape... 1,800

Seventeenth st., E. s., 153 ft. S. Venango, Mary McIlvaine to Jonathan B. O'Keson, Aug. 10, 1886, 56 ft. by 82 ft. 2 in.; also E. s. Seventeenth, 138 ft. S. Venango, 15 ft. by 82 ft. 2 in..... 7,000

Tackawanna st., S. E. s., and S. W. s. Gillingham, Gottlieb Helbling to Gottlieb Helbling, Jr., Aug. 24, 1886, 30 ft by 100 ft..... 1,750

Thirteenth st., W. s., 36 ft. S. Mount Vernon, George Y. McCracken to Olivias McCracken, Aug. 24, 1886, 18 ft. 1 in. by 80 ft. 1,800

Third st., 1634 N., Frederick Schneider to Joseph Lock, Aug. 26, 1886, 16 ft. by 77 ft. 6 in..... 3,300

Twentieth st., E. s., 304 ft. N. Tasker, Mary H. Conklin to Patrick McCartney, Aug. 26, 1886, 16 ft. by 66 ft. 600

Venango st., S. s., 33, 63, 93, 123, 138 ft. E. Seventeenth, Mary McIlvaine to Lawrence H. Clarke, July 31, 1886, each 15 ft. by 74 ft.; each..... 1,800

Walnut st, 2014, James H, Sherrerd to George M. Dorrance to Ellen B. Sherrerd, Aug. 24, 1886, 22 ft. by 210 ft..... nom

SATURDAY, Aug. 28, 1886.

Bodine street, W. s., 80 ft. S. Oxford, Margt. Mahoney to Jas. F. Mahoney, 16 ft. by 50 ft..... nom.

Coral st., S. E. s., 198 ft. 4 in. S. W. Huntingdon, Jonathan Cone et al. to Wm. McDonald, Aug. 16, 1886, 13 ft. 8 in. by 69 ft 6 in $2,650

Carlisle st., E. s., 240 ft. N. Susquehanna, William L. Elkins to John J. Keohane, Aug. 24, 1886, 17 ft. by 76 ft. 6 in..... 2,400

Cambria st., S. W. s., 488 ft. 3½ in. S. E. Amber, Karl Kresz to Anna M. Munchback, August 20, 1886, 12 ft. by 72 ft. 6 in..... 1,500

Forty-fourth st., S. E. cor. Lancaster, Henry Schwartz to Sarah Wylie, July 10, 1886, irreg. shape..... 5,500

Fallon st., E. s., 145 ft. 6 in. S. Catharine, Rich'd Butler to Joseph Capelli, Aug. 24, 1886, 12 ft. by 47 ft. 3 in..... 1,000

Norris st., N. s., 53 ft. E. Twenty-first, Jas. R. Claghorn to Rebecca Bennett, Aug. 24, 1886, 17 ft. 8 in. by 80 ft..... 1,800

Norris st., 2346, Theoph. W. Smaltz to John Dougherty, Aug. 12, 1886, 14 ft. 8 in. by 63 ft 3,500

Reese st., E. s., 114 ft. 1½ in. S Indiana, John Schieber to Mary Ann Mc Hugh, Aug. 23, 1886, 44 ft. 3½ in. by 67 ft..... 2,100

Sixteenth st., W. s., 97 18-100 ft. S. Dickinson, Henry Young to Henry Longwell, Aug. 25, 1886, 32 ft by 60 ft..... 3,200

Sixteenth st., W. s , 129 18-100 ft. S. Dickinson, Henry Young to John Longwell, Aug. 25, 1886, 32 ft. by 60 ft..... 3,200

Seventy-seventh st., W. s., N. of ave. "D," John B. Brown to William Pennell, July 30, 1886..... nom.

Seventy-seventh st., E. s., N. of ave. "D," John H. Scott to Margaret Brown, Aug. 7, 1886..... nom.

Thirty-third st., W. s., 124 ft. 1⅜ in. N. Wharton, Nicholas Jenigen to John H. Westenberger, Aug. 6, 1886, 16 ft. by 105 ft..... 700

Twenty-fourth st., W. s., 155 ft. N. Parrish, John M. Sharp to Agnes Kraan, Aug. 15, 1886, 15 ft. by 67 ft., g. r. $125..... 4,800

Wilder st., N. s., 60 ft. W. Eighteenth, William Martin to Daniel Ryan, Aug. 16, 1886, 14 ft. by 46 ft. 9 in... 450

Willow Grove ave., S. E. s , 214 ft. 2 in. W. Twenty-eighth, John Reinhart to Susan E. Hardley, Aug. 24, 1886, 64 ft. by 200 ft..... 3,100

Sales by Auction.

—The dwelling No. 23 North 11th St. and lot, 20x47, sold for $10,000.

—Columbia ave. dwellings bring good prices; No. 1629, 18x97, sold for $7,000.

—The dwelling 1711 Park ave., 19¾x78, sold for $6,000.

—A new Market House is about to be erected on the north side of Girard avenue, below Sixth street.

—The handsome property S. W. cor. 30th and Thompson streets, and lot, 368x135, sold for $19,470.

—The handsome property e. s. of Franklin street, 150 feet north of Columbia avenue, 33¾x94½, sold for $10,000.

—A country seat and six acres, on Daman lane, Darby township, Delaware Co., Pa., sold by auction for $12,000.

—East Arch St. properties are in demand for stores; a dwelling n. s., west of 10th St. 25x170, sold for $20,000.

Defective House Drainage.

The old question of the responsibility of a landlord for the defective drainage of a house which he had let to a tenant came again before the High Court in the case of Bartram *vs.* Aldous, which was the first case tried before Mr. Justice Grantham. The case is specially instructive, as the fact of the house being in an unsanitary state was not disputed. Evidence, which was admitted to be accurate, was given to show that the waste-pipes from the bath-room opened direct into the main sewer, and that the house-drains were untrapped. The natural consequence was that sewer-gas escaped into the house, and the tenant's family became ill. Under these circumstances he refused to pay two quarters' rent which was due, and brought a counter claim for the damages which he had sustained through becoming tenant of a house which was uninhabitable.

By English law a landlord who lets a house does not ordinarily warrant that it is fit for habitation. The tenant is supposed to make inquiries, and ascertain the material facts for himself; and if he makes a bad bargain, so much the worse for him. The fact of the drains being defective, of itself, affords no answer to a claim for rent, and Mr. Aldous was obliged to rely on a representation which he alleged the landlord to have made at the time of letting the house, to the affect that the drains and water-supply were both perfect. On the question of this representation having been made there was a conflict of evidence, and the jury gave their evidence in favor of the landlord.

Special Notes.

SAM. KING wasn't such a bad Mayor after all.

THE 16,000 house-builders are not able to do all the work. Outsiders are finding employment.

THE architects are quite confident that they will have a busy autumn season. Draughtsmen who know a good deal that is going on say the same thing.

SEVERAL sites on Chestnut and Market streets have been squinted at by certain real estate brokers who have a speculative turn of mind, and who imagine it might be possible to induce capital to take a fly at some of them in a speculative way.

MARKET STREET, from Front to Broad streets, ought not to have an old-fashioned building on it. The quickest and best way to reduce rents on that thoroughfare is to duplicate the available floor space by erecting six- and seven-story structures back to the narrow streets in its rear.

THE statements made by real estate dealers this week indicate that business has been light. Big business is looked for. Money lenders are in some cases quite willing to put money in land rather than in bank vaults. Whether business will be of large or small proportions during the next 90 days depends to a considerable extent on the prices which holders will be willing to accept.

THE new iron steamship Cherokee, building at the ship-yard of Cramp & Sons for William P. Clyde & Co., launched Saturday at half-past 11 o'clock. The new craft is 290 feet long, 43 feet beam, and 29 feet depth of hold, and will register 2500 tons. The vessel will have triple expansion engines of the most powerful and approved type. The Cherokee is especially designed for the Southern coastwise trade, and will have accommodation for 100 saloon passengers. A sister ship, the Seminole, will be launched in about two weeks at the same place.

Miscellaneous.

—Roger Sherman, the well-known and universally respected printer, died at his residence, No. 311 S. Tenth St., on Wednesday, of a complication of diseases. He was 53 years of age.

—Charles and Edward J. Berwind, of this city, purchased a large tract of coal land in Westmoreland, Clearfield and Jefferson counties, with a number of valuable mines, for $125,000.

—The National Dredging Co, is reclaiming and improving one thousand acres of marsh land at Collins' Beach. The old dykes are being repaired and perfected so as to cut off tide water and transform the marshes into grazing land. A road is to be constructed to the beach.

—Elwood Jones, who was awarded the contract for the erection of the twelve-division school house at the Falls of Schuylkill, began on Monday to tear down the buildings now on the site. The delay in commencing the work was caused by the contractor being unable to have his sureties approved by Councils, which had adjourned before the contract was awarded.

—On August 28th the statement of the Treasurer shows gold, silver, United States notes and other funds in the Treasury as follows: Gold coin and bullion, $234,579,158; silver dollars and bullion, $185,104,468; fractional silver coin, $28,058,162; United States notes, $47,571,731; national bank notes, $341,350; national bank notes in process of redemption, $2,483,837, and deposits with national bank depositories, $18,959,257. Total, $512,097,951. Certificates outstanding—Gold, $77,589,177; silver, $88,614,592; currency, $12,315,000.

—There is more trouble among the Pittsburg nailers. The manufacturers at Pittsburg who have agreed to the 18 cent. card rate claim that they cannot compete with the 17 cent card rate manufacturers at Wheeling and other points are consequently refusing orders and shutting down.

—The receipts on account of the postal service during the quarter ended March 31 last were $11,538,631, or an increase of $554-982 over the receipts for the corresponding quarter of the preceding fiscal year, while the expenditures were $12,769,438, being $1,230,807 in excess of the receipts, and $224,591 more than the expenditures for the corresponding quarter of 1885.

—The weekly statement of the City Treasurer shows a balance on hand on Wednesday evening last of $6,145,403.99, of which $5,477,415.32 is in bank and $666,294.73 in the Sinking Fund. The large cash balance is explained by the fact that little money has as yet been drawn out on account of the large contracts for municipal improvements which will not be finished for some time.

—At a meeting of the Water Committee of the Camden City Council, on Monday evening, Superintendent Mines recommended that immediate action be taken toward the erection of a new reservoir and the construction of another pump at the Pavonia Water Works. He called attention to the city charter, by which the city was authorized to borrow money for the purpose, and urged that such a course be taken.

—The bonds thus far registered at the office of the Chesapeake and Delaware Canal Company amount to $2,516,864.43. Taking the defaulting ex-Treasurer's figures as a basis, this leaves $92,085.57 worth of bonds yet to be accounted for. Of this amount $50-000 is known to be held by a gentleman now in Europe, and the remainder by Philadelphians who are now out of the city. Both Wilson and his alleged confederate, Lesley, are still among the missing, and no tidings whatever have been received from them.

—According to the Director of the Mint at Washington, D. C., the coin in circulation in the United on July 1, 1886, is estimated as follows:—$548,320,030 in gold, $308,782,783 in silver. Of this amount, $235,527,250 is held by the Treasury, $157,459,874 by national banks, and $464,115,689 by other banks and individuals. The amount held by the Treasury is exclusive of $76,044,375 in outstanding gold certificates and $88,116,225 in outstanding silver certificates. The amount held by national banks includes $68,313,430 in gold certificates and Clearing-House certificates and $1,812,290 in silver certificates.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—

J. L. SMITH

MAP PUBLISHER.

27 S. SIXTH STREET.

PHILADELPHIA.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13

TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

BUELL'S

FIRE EXTINGUISHER.

Consists of 7 or 45 gallon founts, the latter on wheels, and Force Pumps that throw the chemical 100 feet. The BEST and CHEAPEST protection for VILLAGES and all kinds of individual property, ever offered. Write for Circulars.

PROTECTIVE MANUFACTURING CO.,
44 NORTH FOURTH ST., PHILA.

A. LEDIC & SON,

MANUFACTURERS OF

ORNAMENTAL BRASS WORK, BRASS SPECIALTIES and SILVER GOODS,

Hereby give NOTICE, that they have no connection, whatever, with any other establishment in this city and have but the one business place and factory, which is situated at from 240 to 248 North Eighth Street, Philadelphia. A. LEDIG,
RICHARD A. LEDIG.
C. W. LEDIG.

T. S. JOHNSON,

Tin Roofing, Pipes and Gutters

No. 16 North Seventh Street,

PHILADELPHIA.

OLD ROOFS REPAIRED and PAINTED

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of MEN'S BUSINESS SUITS is what we want you to see before you buy. Novelties constantly being received for BOYS' and CHILDREN'S WEAR. The Norfolk Takes the Lead this Season. We never before carried such a select stock in MEN'S FURNISHING.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

THE

Day Sewed Shoes.

We wish to call the attention of the public to our principal object in opening the Day Sewed Shoe Store. The Day Sewed Shoe Manufacturing Co, was organized to introduce the Day Sewed Shoes, and this could only be brought about by getting the manufacturers to make them, and the quickest way to accomplish this was to give them this opportunity to dispose of their goods. We make our finest goods at our own factory, and are careful to have every pair perfect. We earnestly request that every pair of shoes purchased of us be returned for exchange if not as represented, whether they have been worn or not.

THE DAY SEWED SHOE MFG. CO.,

Under the management of W. W. Apsley,

No. 23 N. EIGHTH STREET.

Open until 10 o'clock on Saturday night, Sept. 4.

SPECIAL NOTE.—Do not forget that we make to measure for crippled and tender feet and make a specialty of all kinds of repairing at moderate prices.

Mr. H. S. BEEBE, No. 231 North NINTH Street, dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

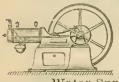
1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power ENGINES AND PUMPS COMBINED. For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR **PIANOS** AND **ORGANS**

Represent the

Best Makers in the World.

M. DE LONG & CO.,

1117 Chestnut Street.

A Most Delicious and Elegant POUND Box of **CANDY**

CROFT & ALLEN,

1226 Market Street.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,

Yonkers, N. Y.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia**

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BULDERS' GUDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 35. PHILADELPHIA, MONDAY, SEPTEMBER 6, 1886. PRICE 15 CENTS

Items of News

—Church street, Camden, is being repaired.

—Bridgeton, New Jersey, is to have a new M. E. church.

FLEMINGTON, N. J., is to have a new Methodist Episcopal church.

—The estimated expenses of Philadelphia County for the coming year are $17,523,711.-94.

—A special meeting was held on Monday of this week to act on the Market Street Bridge veto.

—NORTH CHESTER, Pa., is to have a new $15,000 Methodist church. Mr. P. A. Welsh is the architect.

—Philadelphia Burrough, who recently died at 4601 Chestnut street, left an estate valued at $8,000.

—The sale of the Bordentown and Columbus, New Jersey, turnpike has been postponed for ten days.

—Magistrate Baird on Wednesday paid into the City Treasury $516.15 as his returns for July and August.

—Joseph E. Temple's will bequeaths $185,-000 to charitable purposes. The remainder of the estate goes to relatives.

—Many of the green glass manufacturers will not resume operations unless permitted to engage apprentices as heretofore.

—The High School opened on Wednesday last, Sept. 1st, with 748 names on the roll, the greatest number it has ever had.

—Medical Inspector Taylor says that the Westminster Public School at Belmont and Westminster avenues is unfit for use.

—United States Inspector of Hulls Joseph R. Mershon, who was at one time a member of City Councils, died on Aug. 30th last.

—On the 15th of September, if not sooner the Treasury Department will redeem $10,-000,000 of the United States three per cent bonds.

—A good many Philadelphians are going to Camden to live, and Camden real estate people are beginning to feel quite elated over the prospect for real estate.

—The "Growler" (The complaint book at the Controller's office) receives daily many serious complaints against the Garbage contractors for neglect of duty.

—The revised course of studies for the grammer department of the Public Schools, which were adopted by the Board of Education last winter went into effect on Sept. 1st, instant.

—With 70,000,000 bushels of wheat California will have an income of at least $54,600,-000 The barley crop of 18,000,000 centals will bring in $16,000,000, as against $9,000,-000 last year.

—The personal estate of the late Luther Martin is appraised at $157,069 17. This does not include the decedent's interest in the firm of Luther Martin & Co., which has not been appraised.

—The work of laying the Electrical Subway in New York city was commenced on Monday last. Twelve conduits, 2½ inches in diameter, through which the wires are to run are to be laid in composition.

—The Citizens' Municipal Association has requested the Controller not to approve the bills of derelict contractors, about whom they have received many complaints, 110 being entered on Wednesday alone.

—The total funded debt of Philadelphia, Jan. 1, was $62,068,120.22. Of this about $2,000,000 has been redeemed, leaving a little over $60,000,000 yet due. There are nearly $25,000,000 worth of securities towards this.

—Some dissatisfied merchants of Philadelphia are signing a petition to be submitted to the President, asking for an examination to be made into the Post-office management of this city. There is a great deal of complaint.

—The Baltimore & Ohio Company, it is understood, have contracted with a Wilmington firm, for the construction of several transports to be made at once. They will ply between Constable, Hook and Staten Island.

—John Roberts, of Iowa, who claims title to about 16,000 acres of the most valuable land in Salem County, New Jersey, principally in Warrington township, has arrived in Salem and is engaged in making surveys.

The Board of Health has declared the open lot from Nos. 613 to 633 Tasker street, and the lot in the rear of houses on Seventh street between Moore and Pierce, to be nuisances prejudicial to health, and ordered the same to be abated.

—A strike is probable in the Hazleton coal regions, over the demand for a restoration of a 10 per cent. reduction made in January of last year. The operators do not think they can stand it, and should they refuse, it is probable a strike will take place.

—The interest on about $1,300,000, for the support of schools and public libraries, and for assisting the poor is the inheritance the towns of Wolfsboro and Tuftonborro, N. H., will receive by the will of a Mr. Brewster, deceased, who was formerly a Boston banker.

—James R. Howard, of the District of Columbia, has been appointed a special agent to make an allotment of lands in severalty to the Crow Indians in Montana, and Leonard H. Poole, of Maryland, has been appointed a special agent to investigate Indian depredation claims.

—Sharp, Flood & Machett are leading in the building operations in the northwestern section of the city. There are 200 acres of ground in danger of being covered with brick and mortar in that section within the next two years. Real estate is very firm in price in that locality.

—The Commercial Ice Company of Philadelphia are negotiating for a lease of the mill dam of D. M. Hunsicker, at Iron Bridge, this county, for the purpose of erecting ice houses and cutting ice. They propose putting in sidings, with facilities for shipping cars of ice daily during the cutting season.

—Five new resident physicians went on duty at the Almshouse last Wednesday, and the five who had completed their terms of service left. The new residents were received by John Huggard, chairman of the Hospita Committee, Superintendent Roney and Dr. McLaughlin, the physician-in-chief.

—The Wilmington glass blowers have formed a co-operative company, and will run a factory under the name of the Christiana Window Glass Company. The stocks of green window glass are very light in all parts of the country, and an early resumption of operations is probable in consequence.

—Special Agent William S. Waudy, of the Bureau of Labor, Washington, D. C., arrived in the city last week from the West, where he had been collecting labor statistics in the Territories of Utah, Wyoming and Montana. He will remain in this city for two months, and during his stay will fully investigate the convict labor system and collect data pertaining to all the strikes and lockouts that have occurred since 1881.

COLLADAY & HARTLEY, 627 Walnut St., real estate brokers and conveyers report real estate as looking far ahead of last year. They further report houses renting well, especially in the Northwest portion of the city. This firm have under their controle some eight to nine hundred houses and have but few empty, they report collections during the summer as having been a little slow. They are kept very activey engaged in conveyancing.

—The will of Jane Gailey, which was admitted to probate on Thursday, contains bequests of $1000 to the United Presbyterian Church, $1000 to the Board of Home Missions of the same church, $200 to the Presbyterian Home for Aged Couples, $200 to the Presbyterian Orphanage, and $100 to the Old Men's Home, of West Philadelphia. The estate is valued at about $4000, and of the residue all but $200 is bequeathed to William Stewart Gibbs, to be expended by him for the benefit of the First United Presbyterian Church, Broad and Lombard streets.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 56 South Third Street.

Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

—Five new resident physicians have gone on duty at Blockley Almshouse, succeeding five others whose terms of service are completed. The new residents were received on Wednesday by John Huggard, Chairman of the Hospital Committee, Superintendent Roney, and Dr. McLaughlin, the Physician-in-chief.

REAL ESTATE BROKER

EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
Geo. C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS,
PICTURE FRAMES.

—The Building Trades' Council on Thursday evening nominated officers as follows: President, John T. Duffy; Vice President, Louis Bernheim and B. F. Trusty; Recording Secretary, C. E. Burleigh; Financial Secretary, Peter T. Purcell; Sergeant-at-Arms, Charles Knopf; Trustees, James Dey, Charles Fritz and W. J. Phillips. The election will be held next Thursday night.

—Mrs Wanduman, of Kittanning, Pa., has sent to Register Rosecrans the 3 cents which Washington Irving, her relative, is said to have been indebted to the Government.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST. PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 35. PHILADELPHIA, MONDAY, SEPTEMBER 6, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, SEPT. 6, 1886.

Owing to a change of ownership of the Printing Establishment, the present number of the "Real Estate Record and Builders Guide" is a few hours behind time. We consequently apologize to our readers and trust that in future there will be no just cause for complaint. Edt.

W. FREDERICK SNYDER, the well-known conveyancer of this city, is in Paris.

THE stove manufactures are disposed to have nothing whatever to do with organized labor.

NUMEROUS business troubles have occurred in different parts of the country, within the past few days.

REAL ESTATE never before had such a shaking up in this country as the late earthquakes gave it.

THE annual exhibition of the Pennsylvania Horticultural Society was opened last Wednesday evening.

THE public improvement association of the Twenty-fifth Ward met on last Wednesday evening at Sixth and Venango streets.

COUNCILS' Committee on Markets and City Property, Tuesday inspected the newly erected bath-house at Twenty-ninth and Master streets.

CHICAGO has an excellent paper called the *American Contractor*. It is full of news for Western contractors and is a live go-ahead paper.

THE Controversy over the Stewardship of the Blackwood Almshouse engaged the attention of a special meeting of the Camden Freeholders Tuesday.

THE new parochial school-building attached to the St. Vincent's Roman Catholic Church, Germantown, was opened with appropriate exercises Friday evening.

LARGE amounts of phosphate rock are being landed at this port of the Island of Redonda, British West Indies, consigned to the new phosphate works at South Camden, N. J.

A NEW bell, weighing 600 pounds, for the tower of the new parochial school-house of the Roman Catholic Church of the Holy Trinity, Sixth and Spruce streets was recently put up.

THE New York Electrical Sub-way job or no job—will at least have one redeeming feature it will place forever underground if honestly carried out—thousands of telegraph wires that have been an over-head nuisance for many years.

THE corner-stone of the Roman Catholic Church, at Ashland, was laid last Sunday by Archbishop Ryan, assisted by priests from Philadelphia, Reading and Pottsville, and was witnessed by about 10,000 people from all over the country.

THE official Boards of the three Methodist Episcopal churches of Bridgeton held a meeting on Monday night and decided to purchase a lot on South avenue upon which at once to erect a commodious chapel.

AND now the English capitalists have invaded Mexico, $25,000,000 it is said, will be expended in building a Rail Road from Tuxpam to the city of Mexico, this new rail road ought to afford a fine field for Mexican Suburban real estate operators.

THE Finance Committee of the Gloucester City Council held a special meeting last Tuesday when it was expected that some action would be taken in regard to the indebtedness of the late City Treasurer to the city. Nothing was done, however.

MR. WILLIAM G. HUEY, of the Stock Exchange, is out in a circular, on the question of removal. He criticises the action of the governing committee. Mr. Huey is decidedly in favor of removal and thinks it short-sighted policy to resist. The estate of M. Thomas & Sons, on Fourth street, is favored by quite a number.

THE Board of Health held a meeting on Wednesday of last week at which various matters of routine were disposed of. The Board has been very industrious during the summer months, and to its watchfulness and attention may be attributed our escape from what otherwise might have been serious dangers to the public health.

THE Traction Company are making nightly experiments with its Columbia avenue and Franklin Street Cable, all night long the grinding of the cable through the grooves keeps the wearied sleepers awake and the air is filled with anathemas loud and deep, misery long drawn out is the nick-name that has been given it and threats of removal are heard all along the line, rents may be lower in its vicinity if the racket continues.

THAT is a very nice piece of construction work which is being done in carrying the intercepting sewer from Shurs Lane to Valer's Hotel, on the south side of the Wissahickon. The 36-inch sewer has already been laid, which is to connect the intercepting sewer with the south side of the Wissahickon. Mr. J. H. Kennedy, the contractor, expects to lose a large amount of money, but he is doing his work thoroughly.

THE Methodists of North Chester will soon begin the erection at Eighteenth street and Providence avenue of a handsome new church building. It will be of Leiperville stone, with cornices of brick and a roof of slate and terra cotta. There will be a spire and bell-tower over the front gable seventy-seven feet high. In the interior the walls will be in sand finish for frescoing. The church will have a seating capacity of 500 and will cost about $15,000. It will be finished in the spring. Mr. P. A. Welsh, of this city, is the architect.

THE Committee on Sewers made a final report on the matter of a sewer in Clearfield street, and the association resolved to have introduced into Councils at an early date an ordinance providing for the building of a main sewer in Clearfield street, from Sixth to Germantown avenue, which would be a continuation of the Hart Creek sewer, and thus afford drainage to a very large section of territory about Nicetown, Rising Sun, Tioga and Franklinville. It was said that the lack of this sewer was greatly retarding improvements along the line of the proposed location.

A COMMITTEE of the citizens municipal association directed its agents last week to investigate a number of complaints regarding the non-fulfillment of public contracts. A resolution was adopted requesting the Controller not to countersign warrants for contractors until all their contracts are fully complied with. The committee on Wednesday received complaints from 110 citizens re-

garding the failure of contractors to clean streets and remove garbage in the First, Second, Eighteenth, Twenty-second and Twenty-ninth Wards, all of which were ordered to be sent to the Controller.

PROFESSOR WEBSTER WILLIS, of the Boston Institute of Technology, has invented a process for heating water by revolving a metal cylinder filled with water inside another, to be pressed together with more or less force as may be needed. Thirty-six square inches of friction surface will, it is claimed, heat a room of 10,000 cubic feet better and quicker than it could be done with steam. Two-horse power and a heater costing $100 would suffice for a room with 50,000 cubic feet. The heat will be especially useful where there is danger of fire. On the breezy prairies, with a windmill to furnish power, an ice machine for hot weather, and one of Prof. Willis' contrivances for evolving heat in the winter, one might be tolerably independent of the thermometer.

AN architect would be remiss now if he did not know the peculiarities and special advantages of the various locks. In door furniture alone many notable improvements have rendered specification writing yearly more irksome. The improved means of securing knobs to the spindle have, for instance, to be known. The same remark applies to the hundreds of new things in the way of window fastenings and fanlight-openers. To specify the most desirable invention is what an employer would expect his architect to do. The mechanism of hydraulic and balanced lifts, which is the safest and most economical in working, and which dispenses with unnecessary mechanical apparatus overhead, and the best safety apparatus are questions that demand consideration and study.

WE are to have the overhead wires buried before the end of the year. The Baltimore & Ohio postal telegraph and Cable companies have asked councils for permission to lay conduits on certain streets. The Baltimore and Ohio Company will possibly use one of the main streets, from Twenty-fourth street to the Delaware River, while the Postal Telegraph and Cable Company will use another street, from Third to Fifty-second street. The company has been using the wires of the Bankers and Merchants' Line, but wants to establish an independent underground service by the first of the year. Both lines run over the housetops, and if they go underground it will not decease the number of poles on the street. According to the new ordinance they are required to file plans and specifications at the office of the Highway Commissioners.

FIRE-PLACES, although greatly improved since the time of our forefathers, are always uncertain, because they are absolutely dependent upon the condition of the atmosphere; hence it often happens that upon days when effective work is most needed but little benefit can be derived from the fuel consumed in them. The stove, which succeeded the fireplace for general use as a heating agent, has passed through marvelous changes in construction, until now none are accepted for use in the better class of houses or offices that have not the "magazine," the "drop-flue," or the shaking and dumping grate; while all must be decked out in nickel-plated trimmings, in the hope of overcoming the objections to their use arising from the unavoidable dirt and dust created in caring for them (located as they are indiscriminately in parlor or office), by making them as attractive to the eye as possible.

WE learn from the *Architect* that the Municipal Council of Paris are in favor of having the proposed metropolitan railway constructed underground, like the London line. But the Government is opposed to this view, and is about to introduce a scheme in which tunnels will be absent. A journey through the London tunnels is not a pleasure trip, and we can easily imagine the discomfort endured by the deputation from Paris when they first made the experiment. But an underground line would have the great advantage of allowing Paris to remain in all its beauty, and the experience shows the difficulty of constructing viaducts that will gratify the eyes. Is it desired to have a repetition of what is to be seen at Ludgate Hill and on the Thames? The objections of the municipal councillors are deserving of approval by every one who is eager to uphold the amenity of the city. It should also be remembered that it is now possible to construct a subterranean line with better ventilation than exists in the Metropolitan Railway. The necessity of the new railway is not self-evident; but if it is to be constructed for the sake of giving employment, it should be laid out in such a way as to cause no regret hereafter.

A WRITER in *Building* says: "There are comparatively few architects who have studied with any detail the subject of warming, or are even prepared to recommend any particular form of grate. There are 'grates and grates;' the specification writer should, however, know the essential points of a good and economical heater, and whether any particular pattern is a proper one to specify. But more important is it to understand the requirements of warming large buildings by hot water, high or low pressure steam, or air. In writing the specification and preparing plans these arrangements must be prepared for to a certain extent, as we all know the consequences of allowing these things to arrange themselves afterwards; how needless expense is incurred for heating chambers, flues and other things, often requiring the pulling down of new work and alterations after the building is practically completed. We are constantly hearing of ill-considered plans in this regard by architects; how the question is shelved at first, or set on one side for after-consideration, or the subject is briefly dismissed in the followng words: 'Provide for and make all required cuttings and flues for the heating apparatus to be fixed in the basement.'"

A DAILY paper informs us that the old scheme of building houses on the bonus plan is being revived, particularly in the northwestern section of the city, where a large number of houses are now being built, on what is pratically the old bonus system. The usual way is, as is known, to secure the co-operation of the owner of a tract of ground who has some capital to invest. With the borrowed money, the operators buys material and hires hands. Each of the mechanics engaged in work, agrees to take a house as compensation for labor. Contractors and dealers in builders supplies are now pretty well protected by the law passed by the legislature some years ago, by which mechanics liens and liens of lumber dealers were constituted a prior lien to that given by the operator to the land owner or party, who advanced the cash. Previous to that time the operator had it in his power to do about as he pleased, and the liberality, with which he treated himself, at the expense of those who supplied material, and who frequently did work, brought the scheme into disrepute, and led to the protective legislation which now exists. A great many forclosures were the result of the bonus system, and buyers and workers suffered without redress. As it now is, it is not a safe matter for any land owner, to build houses where he is not likely to be reimbursed by a mortgage that will hold water. The scheme is now worked in a little different way. The land owner has a ground rent, instead of a mortgage. The The law distinctly makes the mechanic's lien a prior claim to the mortgage holders claim. This ought to certainly mean that it is a prior claim to the holders of ground rents. It is this question, which the courts will likely have to decide sometime soon. The evil is now only in its infancy.

IT would be a very interesting thing to know how many buyers of houses have their mortgages foreclosed, through an inability to pay according to agreement. A great deal has been said and no doubt much of it unjustly, as to the manner, in which owners of properties deal with their purchasers, after having made a few payments. Where buyers become unable to pay, the only reasonable and just course, is to retake possession. This has always been the law, and no other course can be pursued. Because a buyer becomes unable to continue his payments, it is no reason that the owner should be deprived of his payments, and no reason why he should become a dispenser of charities. The terms of payment are clear enough. It is a matter of simple calculation to any one who understands the simple rules of arithmetic. Very few buyers discontinue payment, because of miscalculations, at the outset. No doubt buying a house by paying a small amount down, and paying taxes, interest and repairs for 10 or 12 years, make a house cost in the long run a good deal of money. The system is a safe one to the builder and seller, and for that matter, it is safe also to the buyer. The interest of 5 or 6 per cent. and the taxes of $50 or $75, besides the inevitable repairing bills, makes the

ordinary three or five thousand dollar house cost a good deal more, than it could be had for cash. But what is to be done. As long as people are willing to buy in this way, houses will be built for them and sold to them. Houses are needed more rapidly than the building and loan association system will supply them. These associations are multiplying and are doing a good work. The system is good in itself, and is working out excellent results, and can scarcely be improved upon, but there are more people in want of houses, than can be supplied in this way. Therefore builders are called upon to build, and they will continue to build and sell, even if one in ten or twenty should make a failure in payment, and be obliged to surrender his partly paid for domicile.

COUNCILS has before it a very important duty, in the enactment of its preparatory legislation over the Bullitt Bill amendment. The bill goes into effect on the first Monday of April next. The joint committee of municipal government has partly prepared, but many difficulties will no doubt arise. A great deal of care will be necessary to do the work properly. Under the new rule, we will have nine city departments under practically one head, viz.: Public Safety, Public Works, Receiver of Taxes, City Treasurer, County Controller, Law, Education, Charities and Corrections and Sinking Fund. Six of these remain very much as the equivalent departments are now. Extensive changes, however, are brought about by the consolidation of many existing departments, so as to form the new departments of "Public Safety," "Public Works," and "Charities and Corrections." In Public Safety is embraced all matters relating to the care, management, administration and supervision of the police force, public health, fire service, police telegraph, fire escapes, inspection of boilers, buildings and markets and of the food sold therein. All these are to be in charge of, and under the supervision of, one Director, to be appointed by the Mayor. The department of the public works, is perhaps the most important. The director to be appointed by the Mayor to be the head of this department should be a citizen of integrity and force of character, sufficient to carry him through the obstacles, which politicians have been planning and nourishing, so to speak, for many years. The new Bullitt Bill amendment simply allows the city to govern itself in a wise and discreet way, but the difficult work to be done, is to find the men who will do it. The mechinery is already, but even the best machines will sometimes not work. We have not the sympathy of the old line politicians with us, but their quiet hostility. Their secret opposition will be felt, and every obstacle, which they can turn in the way will be turned. Nevertheless the people are in favor of it, and they will demand a rigid enforcement of the new system, and will not tolerate any open opposition, the politicians understand this and will not precipitate it.

THE directors of the Real Estate Exchange met on Wednesday last, and although no practical business was transacted, yet our extended interchange of views took place which will no doubt be productive of great good when the directory meet for final organization. The feeling that the charter must be sufficiently broad to meet all the requirements of a magnificent corporation is not only growing but those who at first strongly advocated its confinement to a sort of protective association now realize that it would have been a sad case of unmitigated fully had their ideas prevailed. The capital stock is to be increased to $250,000, at least it will ultimately reach that sum, although for the purpose of starting business at the earliest possible moment, a charter limiting the capital to $75,000 will be obtained as supplemental powers probably through legislative enactment (not special legislation) will be asked for when the entire capital is subscribed. A large part of the $250,000 is already promised and now that the organization promises to be greater in every respect than any institution of its kind in this country. Men of pronounced views have expressed their determination to aid it in every possible manner.

So great is the interest that the contest for the effice of President promises to be a warm one. An eminent real estate lawyer who has great political strength and financial prestige, is to be opposed by a well known and highly esteemed real estate broker. Either of the gentlemen named are not only fully qualified but either of them would fill the office with dignity and honor. The next meeting of the Board will be held on Wednesday next when an election of officers will probably take place.

GUNNER'S RUN has been declared a nuisance by the Board of Health. The heavy death rate in the Eighteenth, Twenty-fifth and Thirty-first Wards is attributed to its filthy condition. Typhoid and other low fevers are very prevalent in that section at present. The entire stream should be made into a brick sewer at the earliest possible moment.

BUILDERS are perhaps not to blame for paying so little attention to architectural requirements. They have gotten into the habit of building houses, like stationers make envelopes, 25 in a pack all alike, regardless of anything beyond the strictest utilitarian requirements. Here and there we find a builder who does give a little attention to architecture and to appearances. The great bulk think it only necessary to slap houses together like sardines in a box, and rent and sell them as fast as possible. Buyers and renters, if they were more exacting, might help change this condition of things. If the public insisted upon architectural requirements in the houses they purchased and rented, there would be more beauty in our city. The architects would have more to do; their services would be in greater demand. As it is, the architects are neglected, and builders fire block after block of houses up all alike, without regard to beauty, except a little facade trimming, with itself, is becoming a little monotonous. What is wanted in Philadelphia is a higher taste among renters and buyers; a taste which will recognize that architects have a part and parcel in the building interests of the city. There is no reason this should not be the case. It is however true, that where a block of houses are thrown together in a heap, that there is no room for display of taste. There is no reason why all houses should be built alike, inside or outside. It would be a great deal better if each house had a character of its own. Where larger houses are built, there is plenty of room for display of taste. It does not necessarily involve much increase in expenditures, but architects are ready with their suggestions and experience to beautify our dwellings. In the suburbs, where more space can be allowed each house, it would be well if builders would trke the hint and consult their architects, adopt their suggestions, and make a departnre in this matter. Houses architecturally consttructed would sell better than others. The public is a little derelict in this matter, but if some one takes a start, they will find their efforts appreciated. Of course, as long as houses are built as they are, and rented before they are finished, there is no inducement to make anything attractive about them. But sooner or later, we we hope a great deal sooner, an effort will be made to please the taste of the more exacting public.

A reputation for building good houses is worth having. A certain builder up town is credited with building houses better than any one else. Any house he builds will sell quicker and better than houses built by other contractors. At least, if the question as to workmanship is raised, this builder's houses pass unchallenged. They are all right, well built, and between them and other houses they will rent or sell better. We are not cursed with very much inferior work, but at the same time there are few builders whose work is spoken of in the highest terms. We are having no more bonus houses built, but a certain amount of building is going on which needs to be watched by the Building Inspectors. The active demand for houses is leading to a little carelessness in construction. Defects can be covered with wall paper, and attention to weak points can be diverted by the gas fixtures and the like. But after all, several hundred can be saved, even in small houses, by the builder who is careless and aims only at getting houses off his hands. There is a public sentiment against cheap houses in this city. We have no buddensieks. Some house building has been going on, intended to be used as collateral in the securing of mortgages. Money lenders had better look well that they are not caught in any traps.

IT may as well be set down as a fixed fact, the sooner or later, Philadelphia will have an elevated road. Property owners along the line may object, but it will come nevertheless. It is well known what the nature of the opposition is. It is selfish. No doubt some interests will be injured, but there are

advantages to be secured, which effect too large a number of our citizens to have them ignored. A bill is to be introduced into councils at an early day, authorizing the construction of an elevated railroad from the centre of the city, either to the northeastern section or to West Philadelphia, and probably to both. During the past five years, four bills have been introduced and lost. The usual confidence prevails among projectors. They think the public is with them. No doubt it is, but they have a strong opposition, which does not speak but acts in a way, which cannot always bear the light of day. One of the projectors says the time is ripe for the project. It will be riper before it is undertaken. There is no doubt whatever, of the present necessity of such a system of rapid transit in our city. The line would start at some point east of Eighth street, and run thence to the Delaware river, thence to Port Richmond, and beyond to Frankford and Bridesburg. The West Philadelphia line would take some convenient street, and branch in the direction of Market street and Lancaster avenue. It does not follow that either of these streets will be utilized, as too strong an opposition might be presented. The projectors of the enterprises have not expressed themselves in favor or any particular line, although they would prefer the most public streets. The summary of advantages to be secured, contains the following extract :

"There are in the City of Philadelphia 100,000 people who lose half an hour in the morning and half an hour in the evening of every day—one hour in a daylight day of twelve hours or one month out of every year. As it now is, this time is absolutely wasted to the citizen and to his employer. And this enormous percentage of waste must continue until Councils permit the building of an elevated road Then an elevated road will provide the workingmen with five-cent fares, a saving of 80 to each man using the street cars."

THE REAL ESTATE RECORD has heretofore expressed its opinion on this question, and there is very little to be added. Our street railways are utterly inefficient. That they have realized enormous dividends to their stock holders has nothing to do with the matter, except to urge the public to free themselves from these deficient systems of transportation, and encourage an elevated road, which will be cheaper and more rapid. The real estate interests of Philadelphia would be greatly benefitted. Land in the valueless sections, or comparatively so, would be immediately brought into market. Real estate values would be considerably increased in this city after the construction of such a system of roads. The only argument that can be brought against it is the inconvenience to those living along the line. New Yorkers have become accustomed to it and so can Philadelphians. The construction of such a road will be more easily accomplished now under our new Bullitt Bill amendment, than under the old feudal system, which we have been clinging to.

—A charter was granted at Harrisburg on Tuesday to the St. Thomas Building and Loan Association of Philadelphia, which has a capital of $1,000,000.

THE New York Commercial *Bulletin* speaking of the contemplated Steam ship line between New Orleans and Rio Janeiro says :

"If Congress has any settled policy at all upon any public question, it is that in future not a dollar of the public money shall thus be appropriated for the promotion of private commercial enterprises. It has made a record in that respect irrespective of political or sectional distinction, which it may as well be understood will have to stand. But, saying thus much, we are not to be misunderstood as desiring to discourage the Brazilian steamship undertaking of our New Orleans friends. The Government spoon in all such cases in times past has proved a delusion and a snare. It neither permanently extended our commerce nor enabled us to build up a prosperous mercantile marine. We have unlimited confidence of the succes which must attend a private enterprise of the kind if on a solid basis and in response to some ascertained business or economic, requirement but none whatever if it is to depend upon Treasury gratuities."

THE Philadelphia *Record* in speaking of the late heavy commercial failures in New England says that

Some singular disclosures have followed an investigation by a committee of creditors of the business methods employed by a number of lumber, furniture and hardware firms in Boston whose relations were such that the suspension of one house brought down the rest in a common and cureless ruin. It was the custom among these firms when one of them wanted to raise money for another, or perhaps two others, to act as indorsers of a note made by the needy house, and when this had been discounted the proceeds would be divided equally among maker and indorsers. This strikingly simple method of securing necessary funds could not last forever, because the very ease and celerity of its operations led to a correspondingly rapid exhaustion of profits and capital stock in the effort to pay interest and discounts and at the same time provide for notes becoming due from time to time. The extent to which the scheme was carried out is shown by a statement of one of the suspended firms, which shows liabilities of $528,544, as against assets of $91,637. Of the liabilities $132,716 is in notes and $356,121 is in the shape of indorsements. Similar results are noticeable in statements made of the affairs of the other bankrupt concerns.

Among the large number of important failures reported from New England cities of late years this feature of exaggerated responsibility on promissory notes and as indorsers has been the most conspicuous cause of the decay and downfall of the firms or corporations concerned. Industrial enterprises in the East are usually developed to such a high degree of efficiency as to be almost self-acting, and the great manufacturing corporations or mercantile firms of Massachusetts and Connecticut have long been held up as examplars and illustrations of the results that may be achieved by business sagacity when applied constantly to the attainment of a single object. The frequent failures and occasional heavy defalcations that have within a comparatively recent date become a part of the commercial news from the manufacturing sections of New England, presenting generally the same elements of reckless excess and apparent disregard of sound business principles, have not without reason been attributed largely to causes which could operate only in a settled country, with industries clearly defined and long established. The concentration of responsibility in families and the necessity for providing places in positions of the new generation, together with an avoidance by this new membership of the duty of mastering business details, form a distinct peril to the safety and solvency of many establishments whose genius otherwise might be as solid as that of the Government itself.

With successful firms or corporations the idea of lineal succession finds little favor. A great business enterprise, whether it be a railroad or iron works, or cotton mill or warehouse, cannot safely be handed down as an inheritance. Its managers must be selected especially because of their fitness for the duties they perform, and for their accurate knowledge of all that pertains to the business in which they are engaged. Commodore Vanderbilt recognized this truth when he set his sons and grandsons at hard and distasteful work in various departments of railroad management, selecting from among those who displayed quickest perception and soundest judgment the heirs who should handle the bulk of his collossal fortune. But in many New England families a contrary practice prevails. Young men fresh from college, where their mental training has usually been of a perfunctory character, are pitchforked over the heads of intelligent men into places of trust and responsibility merely because they are the sons of their fathers or the expectant son-in-law of some other fathers. These are the incapables who make ducks and drakes of noble properties and princely revenues, or who like young Gray, blow out their brains after shattering irreprrably a business concern whose growth has been the work of many years and of many skillful hands.

It is quite possible that the younger generation of New England business men are as attentive to duty and as skilled in affairs as are their commercial congeners elsewhere throughout the country. But nowhere else has business nepotism obtained such a firm hold upon the local fabric and tissues of trade It is chiefly in New England that the intelligent and expert man, conscious of his own powers, finds his way barred by worthless nephews or son-in-law. The result may be read in almost each day's record of commercial mishaps.

A NEW YORK building journal says : "The great contrast between the steadiness of real estate values and the fall in other securities must have a limit. While values have held their own, rents have been and are steadily decreasing. The inexorable law which cheapens the cost of living as a country grows older, in everything which it can produce itself, is and has been acting on rents in the same manner though not to the same extent that it has acted on articles of clothing and of food. While, then, property which rents for less retains its full value, this will only be until the mean between the return of real estate and other securities has been reached. So soon as this point is passed real estate will begin to go down *pari passu* with other securities. It is for this reason that articles to which we have alluded are regarded as an injury, inimical to the persons they are intended to serve, injuring the broker because they prevent sales, injuring the auctioneer because they prevent auctions, injuring the investor because they put property at fair prices out of his reach, and injuring the owner because they lead him to place a fictitious value on his property, which, in the event of forced realization, will be too palpably apparent.

The removal of Public Works Commissioner Squire has been received among real estate men with unqualified satisfaction. The disgrace which the whole affair has thrown upon municipal government under the rule of politicians reflects back upon ex-Mayor Edson and upon the ring of politicians by whom he was appointed. It is to be hoped that an era of better local government is in store for New York.

J. MCILVAIN, builder, Thirty-third and Spring Garden, is erecting for Mr. Howard Watkin, twenty-five three story houses with ornamental fronts and have ten rooms, bath, kitchen and summer kitchen, they have a frontage of seventeen feet and are one hundred feet deep and are situated on thirty-second street, north of Haverford Road. There will be ten on each side, also twelve on Mantua avenue which are built in blocks each having a frontage of eighteen feet 6 inches with side yard and are seventy feet deep with verendahs, and stand seventeen feet back from the building line. Dr. Filbert's pavements through the whole lots which cover eight and half acres from thirty-first street to thirty-third, and from Haverford Road to Mantua avenue, which is equal to six squares; the foot ways will be granolithic with a twenty-two inch granite coping, and the whole plot is set out with fine trees. The sanitary, water and gas arrangements are all layed for one hundred and fifty-four houses so that the construction of other properties will in no way interfear with or disturb the roads or side walks.

In a few weeks it is Mr. Watkin's intention to start erecting fourteen or sixteen more houses on the south end of Mantua avenue, and next spring to complete the whole number one hundred and fifty-four. Already some of these properties have found customers even in their unfinished state. They command a magnificant view of the city and park, and are filled up in the very best of style with electric bells and other modern conveniences. The architect and managing man is Mr. J. W. Matlack of 3109 Haverford road.

WITH an output of nearly 700,000,000 pounds of nails during 1885, and with nearly 1,700 nail machines at work in the western district alone, there does not seem to be much danger of a nail famine, nor is it likely there will be one, provided a sufficient amount of material can be had to make them of and the nailers continue at work.

Communication.

A Rejoinder.

PHILADELPHIA, Sept. 6, 1886.

Editor *Phila. Real Estate Record:*

In a communication which appeared in your issue of August 30th, headed "Hitting all Around" and signed J. C. Worthington, there appeared some criticism on two articles which appeared in the earlier issue of this same journal, having reference to Church Architecture and National Convention of Architects with other reference to matters of intcrest to readers of your journal. I find after perusal of the three articles referred to, that the last seems without meaning in that it attacks and contradicts nearly in every direction.

It refers to the Institute of Architects in flattering language. I will here ask what the self styled institute has ever done on this continent. Has it made any effort to educate the people at large in distinguishing an architect from a pretender?

Also, what has the *American Architect and Building News* done on its misssion as the institute organ in the way of educating the people at large or its patrons.

This same writer in his defence or attack as I know not what to call it, of Church Architecture seems lost to all principle in that he launches forth without any reference to his subject, except direct praise for brick fronts, pock marked and frescoed with what is termed red, black and white bricks (a few chiseled after desigus by the brick moulder) the whole the conception of the modern architects most likely those embued with the richly guarded privileges and advantages thrown around by this styled American institute of architects existing A. D. 1886. Again as per hitting all around the City of our habitation is singled out as a bad place to study Architecture and in the writer's own understanding of the subject cannot understand or believe there is anything Architectural worthy of admiration except what is to be seen in a brick front created A. D. 1886. Black bricks, white bricks, red bricks—pockmarked and frescoed. Well, if this is what the Institute of architects and its organ teaches, permit me to say I should want no further acquaintance with their influence. I will say regrettingly in one point made in this communication and that is that the men who possess the ability seldom or ever lead inpractice. The reason of this is not shrouded in mystery as the public are never capable of judging ability, for as long they are taught by "Hitting all Around" to admire these modern brick fronts—black, red, white, pockmarked and frescoed. While the Public buildings are condemned for their lack of this modern decoration and no praise given to thosemany beautiful buildings to be seen in our beautiful city and suburbs. Here I will say again to the modern architect, dont waste much time on the present brick front A. D. 1886, wait until A. D. 1887, as the fashion will change according to prediction and we may have instead of black bricks, red bricks and white bricks, corn cobs, cobble stones and cinders, dont waste your energy on the present, wait until the change as it certainly will come.

As regards the temple and its character and its introduction in general practice for church and general building, I desire to remind the author of the communication under the heading "Hitting all Around" that as we are now living in an age of progress which I guardedly concede to be true and as regards the improvement in architectural development, permit me to say that Philadelphia can only lay claim to as able architects, as fine buildings and as complete pretenders in almost any calling as any city on this globe.

Having trespassed on your pages through the length of of this communication, permit me to say I hope to hear again from "Hitting all Around."

Very Resp. Yours,
BRICK BAT.

Something New in Wall Papers.

Mr. D. D. Elder, of 422 Market street, is now introducing into the market a very handsome granite felt wall paper, which so closely resembles the original granite, that, unless a close inspection is made of it, it is almost impossible to discern the fact of its being paper. These papers are made up in all shades of natural stone, and are manufactured of a fine vegetable fibre. Its qualities are many. It is easily hung, and will not shrink, and may be easily brushed to remove any dust which naturally accumulates. This paper for churches, halls and other public buildings will be found very attractive. This paper we think will become very popular, and already some very handsome dwellings and institutions have been decorated with it.

These papers are decorated by some very handsome friezes and borders, of which Mr. Elder manufactures some hundred different designs, all of which are of the highest taste in both design and color. A few of our leading builders have already commenced the use of this granite felt paper, and are delighted with its effect.

—The latest from New York on the plumbers' strike there, is that eleven plumbers' shops locked out their men about 8 o'clock last Thursday, at the same time that printed notices were posted, notifying the latter that they only could resume their labors on condition that they acceded to the rules of the Master Plumbers' Association, instead of those of the Union, with regard to the apprentice system. "Walking Delegate" Farrell says he does not think the lockout will be general, though it is possible. In the event of a general lockout the building trades will be called upon for assistance. The whole number of journeymen plumbers in the city is estimated at about 1,600, and licensed plumbers 900. The "bosses," or Masters Plumbers' Association, talk very determinedly. They say they are resolved, come what may, to control their own shops, and one of the more prominent is quoted as declaring "he had $25.00 worth of work on hand, and would sooner throw it all up than submit to the dictation of the Journeymen's Union an hour longer." So, on both sides, the contest promises to be a stubborn one. Just now, when so many houscholders are returning from the country, there is a great deal of plumbing to be done, but this will have to wait.

Council Underwood at Glasgow has made a report to the Department of State, in the course of which he warns American workingmen, and especially American seamen, against going to Great Britain with the hope of finding employment. Every trade is overcrowded. Applications made to him by destitute American seamen for aid average about four or five a week. Men who are hired to care for cattle shipped from this country to Glasgow often come to serious want and suffering. They are usually possessors of certificates entitling them to a passage home on the vessel which took them out, but no provision is made for their sustenance while in port, and it frequently happens that the vessel, having discharged her cargo, sails for some other part of the world than America, in which course the men are helpless, since no other ship will receive their certificates, and, not being sailors, they can not hope to work their passage.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE late Joseph E. Temple willed about $185,000 to charitable institutions.

THE property south side of Callowhill street, west of Nineteenth street, 45x120, sold for $30,000.

THE corner-stone of the new Flemington, New Jersey M. E. Church was laid on Friday afternoon.

THE inquiries for properties west of Eighth to Broad and Arch street is daily increasing, both for stores and warehouses.

THE property at the N. E. corner of Fourth and Elm streets, Camden, N. J., (store and dwelling), has just changed hands, the price paid being $4000.

ADAMSON & LANDRITH, Builders, Thirty-second and Spring Garden streets, are erecting ten 3 story dwellings on the west side. They will be built of pressed bricks, with fancy fronts.

AT the opening of bids for the waterworks at the Merchantville on Wednesday the lowest bidders were Charles Tiffett, Harrisburg, on basin and pipes, and Elwood Tilton, Merchantville, on engine-house.

J. F. P. READ, real estate and insurance agent, 205 Market street, Camden, N. J., reports that houses never rented better than at this present, (of all grades) out of over 150 houses on his rent roll he has but two vacant.

H. D. JUSTIN, 516 Arch street, is erecting a handsome 3-story factory on the east side of Thirty-second street, north of Spring Garden street. It has a stone basement and archway in the centre of the building to court yard, the balance being of brick.

J. T. JACKSON & Co., real estate broker, 711 Walnut street, have just completed the sale of a 70-acre farm, at Jenkintown, for $20,000; also a country residence, the property of Mrs. Roberts, to Mr. Binder, for $7,600, at Cheltenham; also several small properties at Fair Hill.

Mr. Jackson is at present on a business tour to California.

A. F. BROWN, 125 Market street, real estate and insurance broker, reports business growing very rapidly, he looks upon the future of Camden as even being far beyond former anticipations, he further say that his collections are good, and that inquiries both for rent and purchase are very satisfactory. Mr. Brown has within the last fourteen days been doing a great deal in mortgages, but finds money for that purpose little short in supply.

MR. L. B. HUMPHREY, Third and Market streets, real estate and insurance broker, has just completed the sale of a property, (three-story brick house), 407 Friends avenue, for $1100; also one 884 Federal street, for $2850; also a drug store, (three-stories), corner Fourth and Linden streets for $6500. Mr. Humphrey looks upon the prospects of Camden in the real estate interest as being particularly bright, and so anticipating a good fall business.

D. S. RISLEY, real estate broker, 111 Market street, Camden, N. J., has within the last few days made sale of a property on North Fifth street, between Linden and Pine for $5000. He informs us in speaking of real estate for Camden, a bright outlook there has been noticable for some time, inquiries for houses and properties to purchase being almost continuous, beside which he reports large number of Philadelphians moving over amongst them.

CHAS. WRIFFORD, builder, Camden, is just commencing the erection of four, six-room houses at Liberty Park, Camden, N. J., which will cost about $1,500 each, and has prospects of many others adjoining of the same stamp. Mr. Wrifford's Philadelphia business address is 21 and 23 Hudson street.

ROBERTS AND COHN, real estate brokers and builders, Market street, Camden, have just completed the sale of twenty-two dwelling houses on Sixth and Hindoo streets for the sum of $134,000, also a store and dwelling on the corner of Seventh and Clinton for $2500. Mr. Cohn is the owner of an estate which is called Liberty Park, which is situated in the immediate vicinity of Camden proper, which represents some 660 lots, of which some 300 are already sold, and some thirty or more houses are built on them, principally mechanics' dwellings, of six and seven rooms, these lots and buildings are bought and erected on easy terms.

J. F. HOCTOR, bricklayer, Lancaster avenue, is erecting nineteen houses on Marion avenue and Fourty-fifth streets, they will have a frontage of 14 ft. 9 in. by 42 ft. deep, and will be of two-stories, and will cost some $1300 each. They are for Mr. Batesin, 1002 South Nineteenth street. Also building thirty-two houses between Twenty-ninth and Thirtieth, and popular streets for Mr. Shoemaker. Seven of which will be three-story, and cost $2500. The remaining twenty-five will be two-story, 16 ft. by 50 ft. deep, and cost about $1900 each. He is also building a house on Fifty-fourth-and-a-half streets below Westminister street for Mr. Ruess, to cost $1700.

JOHN M. SHARP, builder, 1929 Girard avenue, is building some very handsome dwellings on Park avenue, (late Diamond street) a fine block, on the north side between Fifteenth and Sixteenth streets with Edgely street in the rear; also laying foundations for a block on the south side between Fifteenth and Sixteenth streets; also 23 between Seventeenth and Eighteenth street on the south side; also 17 on Fountain and Eighteenth street. These buildings will all be finished in the most improved manner, and are meeting with buyers in many cases before the roofs are on them. This is caused from the fact that Mr. Sharp's operations in all cases are looked upon as being in every particular as substantial.

MR. DEERY has also under his care the New Philadelphia Base Ball grounds, which will cover the entire block from Broad to 15th street, bounded by Huntingdon and Lehigh avenue, and is approached by the Reading R. R. and the Pennsylvania R. R., and from the State Agricultural Exhibition. The pavillion has a frontage on Huntingdon street of 206 feet and 225 feet, 7 inches on 15th street which will afford seating accommodation for 5000 people. The roof is supported by iron columns with iron rafters. On the roof will be located 55 private boxes, beside directors, and reporters boxes. Accommodation is also provided for ladies one section being reserved for them, beneath the pavillion will be two large restaurant roons for visiting and home clubs, with lockers for each member of the club. Shower baths and so forth. Open slat work will be erected early in the spring, the grounds will be resodded preparatory to the opening games of the spring of 1887.

JOHN J. DEERY, architect, 328 Walnut street, is erecting the Assumption School house and church at 12th and Spring Garden. The school house has a frontage of 48 feet, 6 inches, by 70 feet deep, it is of brown stone, 6 feet above the grade, the balance being press and mortar brick and terra cotta. It contains 8 school rooms, which will accommodate from 450 to 500 children. It has a three story exhibition hall, with open timber roof. Proper and ample provision has been made for thorough heating and ventilating. The exterior design is on gothic, which harmonizes with the church.

The church will have a sacristy added and some alterations made in the sanctuary and the whole church frescoed. The brown stone front of the church will be scaled off and will be finished with a preparation to prevent disintegration. The church will be heated by. The ventilation is secured by metallic ducts, which lead into the louvred section of the spires. The cost of the whole will be about $50,000.

IN many cases, not only in Camden but in Philadelphia, a decided short sightedness on the part of owners of properties, is drawn to our notice, say for instance that, a property has been renting for $25.00 and that in consequence of delapidation, the tenants have left, the landlord then finds it necessary to renovate, which done they then ask $2800, which they fail to get, and rather than take the original rent $25 they allow the houses to stand empty for months, of this fact there is abundance of proof. So that taking it in any way we may, the owner is and must be a great looser for his short sightedness.

IN the construction of fire-proof buildings, says the *Firemen's Standard*, the greatest difficulty has always been to find a cheap but incombustible material for floors, iron and stone being necessarily very expensive. It has been recently suggested that this trouble would be overcome by introducing a layer of ashes two or three inches deep in each partition separating the stories. The ashes should be sifted and packed solidly between the wooden floors. These latter, so far as the planks are concerned, may be destroyed, but fire cannot be communicated from one story to another. The earthly mineral particles remaining after the combustion of wood form the best fire-proof of all substances, and, should the burning story be flooded with water, not one drop could pass through the layer of ashes to damage goods in the lower stories. Five to eight dollars per square of ten feet would cover the expense of rendering floors fire-proof in this manner.

Architects' Guarantees.

NOT long ago an architect of this city put the matter very frankly to an owner at the outset of a desirable job, and when there was a possibility that it would be given to someone else. Said the owner: "Now, if I employ you to superintend, you will guarantee that all these things will be done just as planned and specified, will you not?" "No, sir," was the frank reply. "I will guarantee nothing of the kind. I will look after your work as faithfully as I can, but I can not undertake to guarantee what anyone of several scores of workmen in the various trades may possibly do without my knowledge. That would be to promise an impossibility."

That this is the only correct position is further shown by the example of other occupations. The cashier of a bank is employed to direct its affairs, and particularly to superintend the employees and see that each performs his duties properly. That is what he is paid for, just as an architect is paid to superintend the workmen. Yet if a teller dishonestly embezzles a portion of the bank's funds, who ever thinks of making the cashier personally responsible, unless complicity or other malfeasance can be proved against him? This, too, although the cashier is with his subordinates all the time they are on duty, while an architect can give to the men on each building, but a very small portion of his time in a day.

A railway superintendent's duty is to superintend, and a competent one is none the less valued because here and there a switchman misplaces a switch, a brakeman forgets his duty, a conductor misunderstands an order, a bridge has a defective timber in it, and many another thing is done or not done, which the superintendent would have corrected if possible, and which it was his aim and province to correct. Indeed, a private watchman may be engaged for the single purpose of guarding a store at night, and yet if thieves enter so adroitly as to escape his vigilance, and rifle the contents, the owner will not be allowed to hold the watchman responsible unless negligence can be proved, although he failed to do the very thing for which he was employed, viz.: guard the store.

As to his superintendence, the architect must be competent and diligent. He must be able to direct the various contractors in their work, give all necessary explanations of the plans and supplement the practical knowledge of the workmen by his superior theoretical and scientific attainments; and further, he must give it such reasonable attention that it may not suffer from his absence or the want of necessary instructions from him. But never, and under no circumstances, can he assume to guarantee the minute and literal perfection of every particle of material and of every man's workmanship, for the sufficient reason that it would be an utter impossibility, and every reasonable man will acknowledge it at once.

A New Jersey Town to be Started.

A Syndicate composed of G. G. Green, Hon. John M. Moore, Joseph Parrish, John F. Hope, Martin Molony, Miss Stinson and Dicken Schoets and a Mr. Halstead, of the Delaware and Lackawanna R. R. Co., have just purchased from Mr. Geo. H. Barker, the Woodbury real estate agent, what is known as the Newbold tract or Wind Mill Farm, consistiug of 220 acres, situated on the Delaware river and Timber creek at Trestville, New Jersey, the price paid was $40,000.

The Syndicate intend laying out a new city, engineers and workmen are to be set at work at once.

A new hotel is talked of on the river front, with factories on the freight siding near the creek, while the residence portion will be near the station. The purchasers have not effected a permanent organization yet, but it is presumed that Mr. Barker will act as the general manager.

—The real estate value of Philadelphia is $618,059,987; personal estate, $10,619,325. The following are the tax rates and commissions that will be realized under existing valuations:

Tax rate.	Limit.
$1 80	$9,618,791 58
1 85	9,900,671 90
1 90	10,187,870 52
1 95	10,462,469 41
2 00	10,657,765 98
2 41	13,096,343 79

—A. A. Strull, recently employed by the Pennsylvania Railroad Company, has been elected Secretary-Treasurer of the new Commercial Title Insurance Trust Company.

—The Citizens' Municipal Association has requested the Controller not to approve the bills of derelict contractors, about whom they have received many complaints, 110 being entered on Wednesday alone.

—The Board of Health has declared the open lot from Nos. 613 to 633 Tasker street and the lot in the rear of houses on Seventh street between Moore and Pierce to be nuisances prejudicial to health, and ordered the same to be abated.

$12,893,476.48 is the amount which the Washington, D. C., Democratic Congressional Campaign Committee say have been embezzled by U. S. Government officials since 1861.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ADVERSE POSSESSION.

Though where a widow enters as tenant for life under a decree in partition, the statute does not begin to run in favor of her grantees until her decease; yet if the proceedings in partition were never consummated, and she took no title thereunder, an adverse possession of thirty years will bar an ejectment by the heirs.

COVENANT.

The covenant against encumbrances created by the words "grant, bargain and sell," extends to a municipal assessment for a street improvement, even though the purchaser had knowledge of it at the time of his purchase; the effect of such words can only be limited by express words contained in the deed.

DEED.

Where the seller made delivery of a deed in escrow, to be delivered to the buyer on his making payment of the price, he could not revoke the power given to the depositary to make delivery upon the ground that the payment had not been made, when he had himself extended the time.

A forged deed placed on record passes no title to an innocent purchaser from the grantee named therein who relied upon the record evidence of title.

LANDLORD AND TENANT.

The acceptance, by the landlord, of a surrender of the demised premises does not affect the liability of the lessee, for rent which has previously accrued.

The breach of a collateral covenant in a lease, does not suspend the rent, the party must sue for his damages.

MECHANIC'S LIEN.

Extra work may be included in the claim filed for that done under the contract; but the kind thereof must be distinctly set forth.

An inaccurate description of the locality of the premises is not necessarily fatal if there be sufficient in the general description of the property to identify it, and prevent mistake.

MORTGAGE.

To warrant treating a conveyance absolute on its face as a mortgage it must have been intended to pass the property as a pledge or security; it must be accompanied by a defeasance written or oral, for if the grantee is, by the transaction taken to have absolute power to sell the premises for the purpose of paying the indebtedness, the conveyance is a deed absolute or in trust, and if the latter, the trust attaches to the proceeds after sale and not to the property.

RENT.

Rent is a preferred claim only when the fund arises from a sale under an execution; on a sale by an assignee, the wages of laborers are entitled to preference over it.

VENDER AND PURCHASER.

The general rule of equity subject to some exceptions is that where a purchaser of real estate pays the purchase money, out of his own funds, taking the title in the name of another, the ownership of the money will draw to it an equitable interest in the land. He will be presumed to have bought for himself, and the beneficial title will be in him.

The intention of the parties is however, the true criterion.

F. R. SHATTUCK,
Attorney at Law.
58 *S. Third St.*

WITHIN the last thirty years important additions have been made to the architect's specification. His stock of special technical acquirements has extended much beyond that of his farthest anticipations; and whereas at one time he could confine himself strictly to the works of the different artificers engaged in building, he is now compelled to seek information beyond his own calling. And this is true of nearly all the trades connected with building. Improved machinery has changed the whole aspect of the trades. Let us glance at a few of the trades, and first of all let us consider the improved appliances in plant, machinery and scaffolding which the modern contractor is supposed to possess. Steam machinery, for example, is becoming daily of more importance to the contractor for large works, if a saving of cost is considered. Such machines as cranes, stone breakers, dredgers, and excavators, rock drills, overhead travellers, brick-making machines are required in many large works, and the importance of timber converting, sawing, moulding, and planing and drilling machines cannot be overlooked. Even the excavator is no longer confined to the old appliances. Dredgers and rock drills are now brought into request by the contractor in certain circumstances. Excavating machinery during the last few years has been developed to an extent which has quite revolutionized the art, and to American invention we have to look for many of the tools and machines now in use. The employment of machinery for excavating dates from about the year 1860, though it was quite another decade before these appliances were taken up by the English contractor.

Even in the trades of bricklayer and mason —those two very conservative handicrafts— considerable additions and improvements have been made to the plant. The use of travelling cranes or gantries has introduced a more expeditious mode of raising and placing in position heavy blocks, and has rendered it practicable to build with larger masses of material. The requirements of concrete building have rendered necessary to the construction of special apparatus, and the introduction of terra-cotta in large blocks has created the necessity for special mechanical facilities and appliances unknown to the architects of the old school. Only of late years in England, at least, have we noticed the employment of overhead scaffolds and hoisting cranes in the erection of buildings, a mode of handling the materials of a building which is both a saving of labor and of space, as well as being more scientific and less riskful to life. It may be said that these things belong rather to the builder than the architect, who cares not to trouble himself about the means employed to carry out his design. Such reasoning is delusive. The architect has lost much by this boastful ignorance of the technical means used by the builder, and what we aver is that it is impossible for him to write a good or intelligible specification without knowing the processes. —*Building.*

—Chairman McMurray, of the Committee to verify the Cash Accounts of the City Treasurer, on Wednesday last sent notices to all the heads of departments, calling their attention to the ordinance of December 23, 1872, which provides that on the second Monday of each month they shall furnish under oath to the committee "a statement giving the date and amount of payment to the City Treasurer on account of their respective departments for the preceding month; provided, that all such moneys shall be paid to the City Treasurer on the day of receipt by the said officer or department." The department heads are also requested to present a sworn statement each month setting forth whether they have received any money or not. The next meeting of the committee will be held on the 14th.

Building Permits.

J. Laughlin, No. 737 Spring Garden st., 1-story addition to No. 517 N. Eighth st., 7x22.

T. McCarty, No. 1925 N. Seventh st., bay window and interior alterations, No. 2222 Green st., 10x5. Also, front alteration, No. 342 New Market st.

M. Wilson, No. 1924 Fitzwater st., 2-story back building, Carpenter st., below Twenty-second, 12x16.

J. W. Kuhn, No. 917 South Fourth st., 2-story house, No. 2212 Passyunk ave., 16x53.

H. Guyer, No. 2769 Coral st., 2-story frame house, Gray's ave., below Seventy-first st., 32x41.

T. Waters, No. 4825, Melrose st., Frankford, 2-story house, Heggerman st., near Funk, 16 ft. 6 in. x42.

J. O'Donnell, No. 1161 S. Thirteenth st., bay window, Eighteenth and Pine sts., 15x5.

E. Davis, No. 3863, Rockland st., interior alterations, Haverford ave. and Thirty-seventh sts.

A. M. Myers, No. 252 Christian st., 2-story building, No. 324 Christian st., 12x30.

H. Hazlett, No. 1935 Columbia ave., bulk alteration, Thirteenth and Girard ave., 18 ft.

W. P. Davis, No. 4088 Lancaster ave., new front, Girard ave., below Forty-second st., 14x15.

T. McCracken & Son, No. 2504 N. Broad st., 1-story office, Seventeenth st., below York, 20x20.

A. Panhraz, No. 3033 Frankford ave., 2-story house, Bley st., near Hull, 20x40.

E. Cubberly, No. 811 Wharton st., seven 2-story houses, Ninth st., near McKean, 16x42.

T. & C. Kulp, No. 1520 Golfrey st., two 2-story houses, No. 1735 Marshall st., 12x16.

G. Hearst, School lane, Germantown, four 3-story houses, Phillelena st., near Upsal, 30x48.

C. O. Coop, No. 4 Herman st., Germantown, addition to 2-story house, Pastorius st., near Hancock, 16x32.

M. Hetzel, No. 45 Church st., Germantown, 2-story house with mansard roof, Mount Airy ave., near Township line, 14x44, also, 1-story library, Germantown ave., near Sedgwick st., 32x44.

A two-story stable, 18 ft. by 33 ft., Stillman above Twenty-fifth st., to John S. Connell, 2104 N. Twentieth st.

Four two-story houses, 12 ft. by 30 ft., Somerville st. above Germantown ave., to Chas. Bossert, 2114 Marshall st.

One story addition, 20 ft. by 85 ft., Broad above Race st., to A. Koenig, 234 N. Broad street.

Six three-story houses, 15 ft. by 52 ft., Thirty-second above Spring Garden st., to Landreth & Adamson, 132 S. Third st.

A two-story building, 14 ft. by 16 ft., 2342 Germantown ave., to Geo. F. Kurz, 3542 Germantown ave.

A three-story building, 20 ft. by 36 ft., Richmond above Huntingdon st., to Edw'd Fay, 2666 Richmond st.

Two two-story houses, 16 ft. by 40 ft., Twentieth above Dickinson st., to Patrick McCartney, 1258 S. Twentieth st.

A three-story house, 17 ft. by 45 ft., Mt. Pleasant ave., and Main st., to Walter Bowditch, High street, Germantown.

A two-story back building, 10 ft. by 12 ft., 1202 Columbia ave., to Teller Bros., 117 N. Third st.

Two two-story houses, 16 ft. by 40 ft., Tioga and Amber sts., to Catharine Wenrader, 2129 Philip st.

A two-story house, 17 ft. by 30 ft., Rush above Twenty-first st., to Henry Goodwin, Twenty-first and Clearfield sts.

A three-story house, 16 ft. by 47 ft., Hare above Twenty-fourth st., to James Gordon, Twenty-fifth and Hare sts.

One two-story house, 10 ft. by 24 ft., Orkney above Dauphin st., to R. B. Greween, 2335 N. Eighth st.

A two-story house, 15 ft. by 28 ft., Watkins above Fifth st., to Samuel H. Trickett, 336 Borden st.

Three two-story houses, 16 ft. by 32 ft., Main st. near Wissahickon, to S. S. Keeley, 350 Green lane.

A one-story kitchen, 10 ft. by 12 ft., Twenty-fourth above Jefferson st., to Wm. Smith, 1415 Dauphin st.

A one-story back building, 14 ft. by 30 ft., 1705 Poplar st., to J. C. Pharaoh, 1841 Girard avenue.

A two-story store, 30 ft. by 75 ft., Thirty-fifth st. and Haverford road, to Andrew J. Mosly & Sons, Fifty-first street and Florence avenue.

A one-story stable, 15 ft. by 30 ft. 916 Florence st., to Robt. Miller, 826 Scott st.

A two-story back building, 6 ft. by 12 ft., 2004 South College ave., to J. B. Rush, 1225 N. Eighteenth st.

Four two-story houses, 10 ft. by 38 ft., Twenty-first below Ta-ker st., to Wm. Seelburger, 2237 St. Alban's place.

Nine two-story houses, 15 ft. by 50 ft., Ninth above Cumberland st., to Jno. Loughran, 2544 N. Eighth st.

A two-story house, 16 ft. by 30 ft., Tioga above Seventh st., to Dudley W. Lance, Tenth and Tioga sts.

C. Bossert, 2114 Marshall st., four 2-story houses, Somerville street, near Eleventh, 12.6x30.

A. Koenig, 234 N. Broad st., 1-story rear addition, 20x85.

Landreth & Adamson, 132 S. Third st., six 3-story houses, Thirty-second st., near Rockland, 15x52.

M. J. McCloskey, 3612 Wallace st., addi-to 1-story back building, 2016 Fairmount ave., 18x22.

J. L. Kirkater, Frankford ave. and Paul st., 2-story addition to store on Paul st. near Frankford ave., 46x30.

G. F. Kurz, 3342 Germantown ave., 2-story warehouse, 14x16.

E. Fay, 2666 Richmond st., 3-story building, Richmond st. above Huntingdon, 20x36.

P. McCartney, 1258 S. Twentieth st, two 2-story houses, Twentieth st. near Tasker, 16x40.

G. W. Payne, 2103 Jefferson st., an addition to boller house, Beach st. near York, 42.8x70.

J. Walenburg, 1046 South st., repairs, 1048 South st., 24.6x23.

S. H. Trickett, 336 Borden st., two 1-story houses, Watkins st. near Fifth, 15x28.

S. T. Keely, 350 Green lane, three 2-story houses, Main street, near the Wissahickon, 16x32.

W. Smith, 1415 Dauphin st., 1-story kitchen, 1323 N. Twenty-fourth st., 10x12.

J. L. Pharoah, 1841 Ginnod st., 1-story back building, 1705 Poplar st., 4x30.

A. Hindle, 1522 N. Twenty-first st., addition to 1-story kitchen, 2009 Columbia ave., 13.5x8.

Steinback & Chestnut, 1616 Federal st., 28 2-story houses, Bancroft st., near Moore—two 18x10, remainder 14x28.

S. Chestnut, 1616 Federal st., two 2-story houses, Fernon st. below Twentieth, 14x28.

Kutz & Worthington, 1308 Wallace st, 1-story kitchen, Gratz st. below Berks, 12x9.

J. Myers, No. 1315 Sansom st., addition to church and bay window, twenty-second and Diamond streets, 10x40 and 14x5.

A. J. Morely & Sons, Fifty-first st., and Florence ave., 1-story store, Twenty-fifth and Haverford streets, 30x75.

R. Miller, No. 826 Scott st., 1-story stable, No. 916 Scott st., 15x30.

Atkinson & Pinker, Franklin st., below Unity, Frandford, two 3-story stores and front alterations, Main st., below Ruan, 14-x18.

J. B. Rush, No. 1225 North Eighteenth st., 2-story back building, No. 2004 South College avenue, 6x12.

W. Keegan, No. 1823 Fitzwater st., new front, 16x86.6

J. W. Howard & Sons, No. 1336 Pine st., 2-story office, Eighteenth and Tatlow sts., 28x21.6.

W. Seeburger, No 2337 St. Alban's st., four 2-story houses, Twenty-first st., below Tasker 18.8x38.

J. Loughran, No. 2448 North Eighth st., nine 2-story houses, Ninth st., above Cumberland, 15x50.

D. W. Lance, Tenth and Tioga sts., 2-story house, Tioga st., below Eighth, 16x36.

J. Parham, No. 1417 Lombard st., second story privy and bath-house, 9x5.

C. H. T. Charlton, No. 326 North Fortieth st., 1-story frame house, Sixty-eight st., near Jefferson, 13x15.

J. McNutt, No. 2320 Sepviva st., 2-story house, Thompson st., near Palmer, 18x32.

J. H. Young, No. 1804 South College ave., new front and interior alterations, No. 2017 Columbia ave.

Erickson & Michaelson, No. 3449 Lancaster ave.. 2-store and dwelling, Fairmount and DeKalb st., 18x44.

J. H. Carter, No. 30 North Seventh st., seven 2-story houses, Orion st., below Brown, 14x40.

Cox & Strickeler, No. 235 East Orthodox st., 2-story house, Ditman st., near Pratt, 14x28.

JUDGMENTS.

PHILADELPHIA.

Entered August 26, 1886.

Billington W Thos—Nth Liberties B and L 2 J 86 577 ..... $601
Davison Jas—J D Sergeant et al 1 J 86 181 56
*Gregory Francis H—B Loebenthal et al (Bond and Warrant, Execution issued) 3 J 86 782 441
*Haggenbotham W E—Elam Brubaker 3 J 86 774 200
*Haggenbotham W E—Elam Brubaker 3 J 86 775 181
*Luby Wm—Sophia Collins 3 J 86 785 800
*McGaughey Peter—J B Larzelere 3 J 86 783 174
*Rahter Henry—Barbara E Rahter (Execution issued) 3 J 86 773 1,575
Savage Jas—M A Raby 3 J 86 766 52
Scott Wm and Robt, Kerr Andw C—City (Bond) 3 J 86 791 ....
*Trinkle Charles—D M Hess 3 J 86 786 65

Entered August 27, 1886.

*Brownell E P—Est of Jacob Cook 3 J 86 829 ..... $53
*Boylsen Hayman—Abraham Johnson 3 J 86 798 37
*Collarn M—L Bergdoll Co (Execution issued) 3 J 86 815 248
*Davis Frank E—Jas C Stillwell 3 J 86 825 500
*Dougherty M—C Gallagher (Execution issued) 3 J 86 808 791
Huet Samuel—John J Hughes 3 J 86 707 ..... E J
Hafar Chas—Richd Gray & Co 3 J 86 800 18
*Lickfeld Wm—L Bergdoll Co (Execution issued) 3 J 86 816 50
*Lickfeld Wm—L Bergdoll & Co (Execution issued) 3 J 86 818 100
*McHenry Matilda C and J S—E R Artman 3 J 86 814 100
Neiman Jos—Central Stamping Co 1 J 86 570 209
Pidgeon Wm J—Phila and Reading C 4 M 76 976 975
Roats Jos—Phila and Reading Co 4 M 76 975 1,186
*Rahter Henry—J W Marshall (Execution issued) 3 J 86 824 840
*Rice Elizth—Martin Fricker (Execution issued) 3 J 86 826 300
Weinmann Gottlieb—Bainbridge B and L (Treasurers Bond) 3 J 86 804 3,000

Entered August 28, 1886.

*Buckman Chas H—Andrew Ervin 3 J 86 830 310
Dailey Wm K and Ellen J—Chas F Hall (Bond of Indemnity) 3 J 86 850 4500
*Gannon Michael, Gannon Ann—Herman Horn 3 J 86 831 200
*Heath R F S—Nat. State Bank, Camden (Execution issued) 3 J 86 846 3780
*Heath R F S—Wm S Bowen (Execution issued) 3 J 86 848 1207
*Link Andrew—Hancock B and L (Bond and Warrant) 3 J 86 833 2300
*Loch Joseph—Fredk Schneider 3 J 86 834 200
McCaffrey James—Jno Seemiller 3 J 86 841 ..... E Judgt
McBride John—German Hospital 1 J 86 364 26
Sandford Richd L—Church Home 4 J 86 647 14,962
*Smith Chas H—T E Lindsley (Execution issued) 3 J 86 835 153
*Ursprung Stephen—Jno Fritsch 3 J 86 839 1045

Entered August 30, 1886

*Black Francis—M A Stufel 3 J 86 852 200
*Batt Jno P dec Batt Theo K exer Siner Jno T exer—Radiant Staa B and L 3 J 86 859 800
Benkert Wm J—Hannah C Benkert 3 J 86 867 338
Benkert Wm J—Lillie D Benkert 3 J 86 867 ....
Benkert Casper dec—Wm J Benkert 3 J 86 867 2966
Fowler Deborah C—J B Bateman 1 J 81 842 ..... S F
Hanna Geo W Geo M and Jno W—Jno F Fowler et al 4 J 76 1638 ..... S F
*King Saml L—Thos J Carroll 3 J 86 856 215
*Lauge Ernest, Schill John, Green Louis—A Bauman 3 J 86 875 47
Meyer Leopold—Wm B Madden et al 2 J 79 594 269
*Maitland Geo L—Louis C Smith 3 J 86 869 250
Maeckel Julius Honeyard Robt—Fredk Prass 3 J 86 876 22
*McGettigan Edwd H and Jos P—Elijah Green 3 J 86 857 448
*O'Rourke Michael—John Ruhl 3 J 86 868 511
Powers Wm H—Margt Crothers 3 S 76 931 ..... S F
Paul John—Jno F Fowler et al 1 J 76 1572 ..... S F
Phila Burial Case Co—Jno F Fowler et al 3 J 76 924 ..... S F
*Reisky James Jr—Wheeler & Wilson Co 3 J 86 865 345
Sheetz F and Fredk—F K Pennypacker 2 J 80 131 ..... S F
Smith H Oscar — Wm Neil 3 J 86 861 ..... E Judgt
*Stewart Thos H—Harry Gauler 3 J 86 881 200
*Troutz Gottlieb—Jno B Mayer (Bond and Warrant) 3 J 86 855 2000
*Walt Alfred R—B F Teller 3 J 86 862 35
Yeager John E—Chas Este 3 J 81 687 ..... S F

Entered August 31, 1886.

*August Alexis—Jno P Leonard 3 J 86 911 81

Bruner Louis N—Thos Holliday et al D C J 74 2802 1664
*Campbell H N—Patk Cavanaugh 3 J 86 915 100
*Carr Patrick—Edwd Trainer 3 J 86 918 1000
*Collins Edwd T—E Fable Jr (Execution issued) 3 J 86 898 82
*Drummond Robt (S E cor 19th and South sts)—Louis Lang (Execution issued) 3 J 86 907 750
*Eagan Michael and Patk J—Jno P Leonard 3 J 86 912 78
*Gallagher James, Kearns John—Dennis McCann 3 J 86 903 100
*Kinnard Benj—Robt Maxwell 3 J 86 906 500
*Larsen J M—Jos P Warr 3 J 86 922 175
*Lefeber H—F L John 3 J 86 883 100
*Miller James—Joel B Bateman 3 J 86 887 650
*Muench Wm O—R Goldbeck 3 J 86 908 400
Nicholas Chas J—W F Johnson 2 J 76 568 210
*Roberts Susan B—Frankford B and L 3 J 86 893 4000
*Seitz Geo—Bridget McBride 3 J 86 886 2000
*Todd Geo W and John S Camp Jos and Mary—Chas Burk 3 J 86 909 150
*Wolf Wm—German Fair Hill B and L 3 J 86 897 400
Wenzel Wm—S D Sidebotham (Bond and Warrant) 3 J 86 917 1200
Weierbach Henry H, Jacoby Milton B—J M Wilkins et al 4 J 81 954 .... S F

Entered September 1, 1886.

*Anderson Wm L—Saml Lees (Execution issued) 3 J 86 932 2759
Boal James, Donnell Wm—P McGarrity 4 M 78 153 ..... S F
Clark Alexr—B F Blood 3 J 86 929...E Judgt
*Conner Danl and Ellen—Thos T Clegg 3 J 86 935 334
*Hill Samuel—Henry Woelrath 3 J 86 936 50
*Hinchliff Geo—Louis C Smith 3 J 86 940 400
*Heinemann Aug—R Blum Socy. 3 J 86 942 400
*Hayes Henry L—Jas Crossen 3 J 86 948 200
*Kuehner Danl—Caroline Kuchner 3 J 86 941 300
*Keilman Peter C—A Sonnenmaier 3 J 86 930 500
*Lammer J S and T J—Andrew Ebert 3 J 86 957 150
*McIntyre Alexr—Harry H Hoff 3 J 86 934 500
Newkumet Adam—Nth Star B and L 1 J 86 752 1003
*Quinn Richd—F F Collier 3 J 86 952 1000
*Welsh Thomas—B F Teller 3 J 86 949 60

—The following charitable bequests were contained in the will of Jane Galley, formerly Bell, which was admitted to probate last Thursday. To the Board of Foreign Missions of the United Presbyterian Church, $1000; the Board of Home Missions of the United Presbyterian Church, $1000; the Presbyterian Home for Aged Couples, at Sixty-fifth and Vine streets, $200; the Presbyterian Orphanage, at Fifty-eighth street and Darby road, $200; the Old Man's Home, $100, and the remainder of the estate, exclusive of two small legacies, to William Stuart Gibbs, to be used and expended by him in such manner as he may deem proper for the benefit of the First Presbyterian Church, at Broad and Lombard streets.

Mechanics' Liens.

James S Simpson owner and cont—John S Clark claimant, 4 bldgs S E cor Elmwood ave and 65th st $571
Sarah Friday owner and cont—Philip Pfisterer claimant, N s Green st, 101 ft W of 7th st 68
Annie E Miller, Chas E Miller owners, George C Megargle, Charles E Miller conts—Daniel Bray claimant, W s Troubat ave, 150 ft N of Oak lane 121
Augusta Nutt Owner—Michael McManus claimant, N s Euclid ave (No. 1435) 99 ft E of 15th st $144
Sarah L Haffelfinger owner, Wm J Flanagan builder, Frank Pion cont—John H Welsh claimant, S W s Boyer st between Gowen ave and Mt Airy st 28

Satisfied Judgments.

John S Kelly—P J Brankin [ent Mch 22 86 ..... $14,000
Robt Wiseman—Thos Elder [ent Jan 16 14 125
Henry Laessle—Louisa Kuhnle [ent Oct 29 84 600
Robt and Jane Wiseman—Thos W Elder [ent Jan 17 85 300
Wm Surrick, Susan Baizley—M Seddinger [ent Dec 23 85 35
Patrick and John Sherman—J W Brown & Co [ent Dec 15 85 400
Peter Keller—B F Telfer [ent Oct 7 85 500
Peter Schweitzer—John H C Reinhardt [ent July 16 86 100
Robt W Brown—M J Mitcheson [ent Apr 24 86 49
John and Michael McCrystal—E McCalla [ent May 22 86 (2) each 324
Robt Otter—E Prowattain [ent June 23 86 ....
M P Hoagland—Joseph F Lamorelle [ent July 29 86 125
Wm H Sullivan—H Koenig [ent Dec 26 85 101
Henry H Wisler—Val Raudenbush (Bond) [ent Dec 2 85 ....
John Rosney—L Bergdoll Co [ent Mch 22 86 600
Geo Strauch, William Sharsig Jr—Beethoven B and L [ent Dec 8 84.. 300
Michael J Dunn, Margt Cook—Continental B. Co [ent Nov 7 84 300
John Winters—Charles Bittner [ent Sept 6 84 900
Simon Barouskie—Jacob Rabinowitz [ent Dec 31 85 450
Mary Clune—Columbian Bank [ent Jan 15 85 145
Louis Kennel, Fredk Nensel—H. Miller's est. [ent Aug 31 85 300
Crosby Sellick—Jos H Chubb [ent June 17 86 200
Wm H Jarvis—F B Hazel [ent Aug 9 86 32
Charles S Adams—B F Teller [ent Jany 11 86 400
Michael Daly—Guarantee B. and L. [ent Feb 19 86 2,000
Ernest P Fasshauer, Minnie Fasshauer, C Johanges—H Wischman [ent July 15 85 100
Wm H Reiff—J B Krause [ent Feb 1 82 1,750
Amanda E Butler—Jas F Lynd [ent Oct 13 83 300
Const Boersig—W H Staake [ent Jan 4 84 128
John D Lyons—Emmet B. and L. [ent Aug 4 84 1,000
Paul Most—Caroline Royahan [ent Oct 8 84 400
Danl A Hall, David Garrison—Jos J Kirkbride [ent Feb 27 85 ....
Katharine Kraut—Cath Klier [ent July 14 85 400
John Bardsley—George W Hall [ent July 15 85 5,911
Balt. & Phila. R. R.—Ann Crothers [ent June 7 86 750
Balt. & Phila. R. R—Geo W Gesner [ent June 7 86 600

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B.B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E.J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—a form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The latters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

—Master Plumbers, John J. Weaver and William Harkness, Jr., have secured from Judge Finletter a preliminary injunction restraining George W. Blabon from violating a regulation of the Board of Health in connection with the plumbing of twelve houses which he is building on the northwest side of Hunting Park avenue, northeast of Twenty-second street. Last February the Board adopted a rule providing that "in no case shall a joint drain be laid in cellars or yards parallel with a street or alley." It is alleged that, in direct violation of this rule, and with the permission of the Board, the defendant is about to lay a joint drain across the yards of his houses parallel with Nicetown lane, connecting each house therewith, and making but one connection for all of the houses to the main sewer.—*The Record.*

—The Girls' Normal School has an excess of some 200 in regular attendance. Much opposition is made against the present system of admission, as it is claimed that the children of poor men, whose limited means prevent a regular attendance at school, and cause a consequent imperfect preparation, are excluded, but who under the old rule would be eligible if they obtained an average of 65. The present system admits applicants in the order of their average; this forces out all who cannot afford to wait another year.

Sheriff Rowan's lot is not a happy one. The expenses of his office exceed the receipts by a very large majority. The Sheriff has already commenced the cutting off of heads to reduce expenses. Deputies Chas. Algeo and William T. Brown, and Clerks Frank G. Walters and Joshua Bentley have been dismissed. These dismissals has necessitated a new arrangement of the office work; there are now four districts instead of six as heretofore. These dismissals save just $3,800 per year.

CONVEYANCES.

PHILADELPHIA.

SATURDAY, Aug. 28, 1886.

Bodine st., W. s., 80 ft. S. Oxford, Margaret Mahony to Jas. T. Mahony, 16 ft. by 50 ft..... nom.

Coral st., S. E. s., 198.4 ft. S. W. Huntingdon, Jonathan Cone to Wm. McDonald, Aug. 16, 1886, 13.-8 ft. by 69.6 ft..... 2,650

Carlisle st., E. s., 240 ft N. Susquehanna, Wm. L. Elkins to John J. Keohane, Aug. 24, 1886, 17 ft. by 76.6 ft..... 2,400

Cambria st., S. W. s., 488.3½ ft. S. E. Amber, Karl Kress to Anna M. Munchbach, Aug. 20, 1886, 12 ft. by 72.6 ft..... 1.500

Forty-fourth st., S. E. cor. Lancaster ave., Henry Schwartz to Sarah Wylie, July 10, 1886, irreg. shape... 5,500

Fallon st., E. s., 145.6 ft. S. Catharine, Richard Butler to Joseph Cappelli, Aug. 24, 1886, 12 ft. by 47.3 ft..... 1,000

Norris st. N. s., 53 E. 21st, Jas. R. Claghorn to Rebecca Bennett, Aug. 24, 1886, 17.8 ft. by 80 ft..... 1,800

Norris st., No. 2346, Theophilus A. Smaltz to John Dougherty, Aug. 12, 1886, 14.8 ft. by 63 ft..... 3,500

Reese st., E. s. 144.2½ ft. S. Indiana, John Schieber to Mary Ann McHugh, Aug. 23, 1886, 14.3½ ft. by 67 ft..... 2.100

Sixteenth st., W. s., 97 18-100 ft. S. Dickinson, Henry Young to Henry Longwell, Aug. 25, 1886, 32 ft. by 60 ft..... 3,200

Sixteenth st., W. s., 129 18-100 ft. S. Dickinson, Henry Young to Henry Longwell, Aug. 25, 1886, 32 ft. by 60 ft..... 3,200

Seventy-seventh st., W. s., N. D. ave., John Brown to Wm. Pennell, July 30, 1886..... nom.

Seventy-seventh st., E. s., N. D. ave., John H. Scott, to Marg't Brown, Aug. 7, 1886..... nom.

Thirty-third st., W. s., 124.1¾ ft. N. Wharton, Nicholas Jenigen to Jno. H. Westenberger, Aug. 6, 1886, 16 ft. by 105 ft..... 700

Twenty-fourth st., W. s., 155 ft. N. Parrish, John M. Sharp to Agnes Kraun, Aug. 15, 1886, 15 ft. by 67 ft.; G. R. $125..... 4,000

Welder st., N. s., 60 ft. W. 18th, Wm. Martin to Daniel Ryan, Aug. 16, 1886, 14 ft. by 46.9 ft..... 450

Willow Grove ave., S. E. s., 214.2 ft. W. 28th, John Reinhart to Susan E. Hendley, Aug. 24, 1886, 34 ft. by 200 ft..... 3,100

MONDAY, Aug. 30, 1886.

Aramingo st., N. W. s., 20 ft. N. E. Friendship, Wm. J. Costigan to Chas. J. Hund, Aug. 20, 1886, 40 ft. by 120 ft..... $550

Amber st., S. E. s., 399 ft. N. E. Richmond Lane, Jno. Henzler to Isaac Ross, Aug. 26, 1886, 30 ft. by 90 ft. 8¾ in..... 1,600

Belgrade st., S. E. s., 82 ft. 5½ in. N. E. Lucy, Albert Fisher to William Coole, Aug. 19, 1886, 13 ft. by 50 ft. 1,250

Cedar st., S. W. s., 180 ft. 10¾ in. S. E. of Terrace estate, Wm. J. Terner to James Harper, Aug. 28, 1886, 18 ft. by 133 ft. 10 in..... 225

Dove Place, 160 ft. 8 in. S. E. Fourth, Chas. O'Neill, Jr., to James H. Wells, 14 ft. by 50 ft..... 2,350

Eleventh st., E. s., 16 ft. S. Cumberland, George A. Hill to Wilson Pierson, Aug. 14, 1886, 16 ft. by 66 ft..... 2,450

Eighth st., W. s., 154 ft. 9½ in. S. Lehigh ave., Harry Blocklehurst to Margaret G. Ward, Aug. 23, 1886, 13 ft. 8½ in. by 59 ft. Also, E. s. Darien, 112 ft. 4 in. S. Lehigh ave., 12 ft. 4 in. by 40 ft. 1½ in..... 4,100

Earl st., N. E. s., 235 ft., N. W. Thompson, Wm. A. Snyder to Catharine Snyder, 17 ft. 6 in. by 101 ft..... 1,200

Fifth st., E. s., 40 ft. N. Butler, Geo. Simon, Jr., to George Simon, Feb. 26, 1884, 16 ft. by 100 ft.; also, E. s. Fifth, 139 ft. 7 in. N. Butler, 16 ft. by 100 ft.; also, E. s. Fifth, 56 ft. N. Butler, 16 ft. by 100 ft.; also N. s. Butler, 100 ft. E. Fifth; irreg..... 4,800

Sloan st., E., 250 ft. N. Filbert, June 25, 1886, Elizabeth Schwartz, to Henry Schwartz, 24 ft. 11 in. by 58 ft.; also E. s. Holly, 140 ft. S. Hutton, 16 ft. ⅜ in. by 115 ft.; also S. E. cor. Forty-fourth st. and Lancaster ave., irreg.; also N. s. Elsworth, 142 ft. E. Twenty-seventh, 14 ft. by 60 ft.; also W. s., 45th, S. Seneca, 80 ft. by 110 ft.; also S. s. Fletcher, 110 ft.; W. Twenty-sixth, 36 ft. by 120 ft.; also N. s. Hazel, 60 ft. E. Sixty-first, 200 ft. by 112 ft. 6 in.; also W. s. Belmont ave., 100 ft. N. Wyalusing, 50 ft. by 75 ft.; also W. s. 48th, 60 ft. S. Westminster, 80 ft. by 200 ft..... .....

Franklin st., W. s., 288 ft. N. Berks. Anthony M. Zane to Annie E. Waith, Aug. 13, 1886, 17 ft. by 71 ft 3,500

Franklin st., 1942, Anthony M. Zane to Benjamin Hahn, Aug. 13, 1886, 17 ft. by 71 ft..... 6,500

Hilton, N. E. s., 60 ft. by 190 ft. N. W. Jasper, Samuel H. Brown to William Johnson, Aug. 27, 1886, 130 ft. by 70 ft. 6 in., 80 ft. by 70 ft.. 6 in..... 1,000

Holly, W. s., 140 ft. S. Ogden, Henry Schwartz to August Danzersen, July 19, 1886, 16 ft. by 115 ft..... 1,450

Harmony, 70 ft. W. Fourth, Elizabeth Reilly to Jacob Braun, Aug. 26, 1885, 15 ft. by 63 ft..... 2,709

Levering, S. E. s., 479 ft. N. E. Ridge ave., John S. Parker to Eliza A. Miller, Aug. 16, 1886, 50 ft. by 200 ft..... nom.

Lawrence, st., 110 ft. S. Indiana, Thomas. S. Kelly to John A. Martin, Aug. 17, 1886, 14 ft. by 44 ft. 3 in..... 1,600

Mountain st., 268 ft. E. Twentieth, John B. Lenord to Pat. J. Eagan, Aug. 21, 1886, 14 ft. by 45 ft..... 690

Page st., N. s., 107 ft. E. Sixteenth, George W. Carson to James M. Jeittes, Aug. 26, 1886, 14 ft. by 58 ft..... 1,100

Pennock st., E. s., 99 ft. S. Parrish, Joseph Alter to Lisle Stokes, Aug. 6, 1886,; irreg..... nom.

Pierce, N. s., 130 ft. W. Seventh, James Holmes to Edward H. Clapp, Aug. 23, 1886, 14 ft. by 44 ft. 500

Ross st., N. E. s., 84 ft. N. W. Richmond, William A. Snyder to Catharine Snyder, Aug. 26, 1886, 16 ft. by 60 ft..... 1,000

Susquehanna ave., N. s., 16 ft. W. Lawrence, Wm. McLean to Hattie E. Cooper, Aug. 27, 1886, 15 ft. 11 in. by 52 ft 800

Seventh st., E. s., 125 ft. N. of mid. of Tasker, Samuel W. Stockton to Wm. Griffiths, Jan. 16, 1860, irreg. ....

South st., N. s., 50 ft. W. Third Jacob H. Day to Cecelia P. Ertel, Aug. 25, 1886, 14 ft. 7 in. by 54 ft. 6 in..... 5,600

Tasker st., S. s., 86 ft. E. Nineteenth, Thos. Philips to Elizabeth Martin, Aug. 26, 1886, 96 ft. by 65 ft..... nom.

Union st., W. s., 100 ft. S. Ogden, Wm. K. Daily to Chas. S. Hall, Aug. 26, 1886, 45 ft. by 72 ft. 6 in... 7,500

Wood st., N. s., 36 ft. E. Thirteenth, Wm. J. Kammerer to Chas. Weinman, Aug. 27, 1886, irreg..... 960

TUESDAY August 31, 1886.

Amber st., N. W. s., and N. E. s. William, John S. Kelley to Wilhelmina F. Obenland, Aug. 10, 1886, 17 ft. by 46 ft..... $2,300

Aspen st., N. s., 58 ft. 5 in. W. 36½ st, Louis C. Smith to George L. Maitland, April 28, 1886, 14 ft. 7 in. by 69 ft..... 2,100

Apen st., N. s., 41 ft. 2 in. W. 36½ st., L. C. Smith to George Hinchiff, Aug. 30, 1886, 14 ft. 3 in. by 69 ft..... 2,100

Callowhill st., S. s., 85 ft. W. Nineteenth, E. D. Carpenter to Mary E. Taylor, Aug. 23, 1886, 45 ft. by 120 ft., mtg. $7,580..... 12,150

Charles st., 3751 to 3761, Thomas Badman to Columbus Tweed, Aug. 18, 1886, each 20 ft. 7 in. by 25 ft., g.r. $60 on each, 24th ward..... 6,600

Cottage st., S. E. s., 100 ft. S. W. Comly, Wissinoming M. L. and I. Co. to Joshua L. Taylor, Aug. 9, 1886, 33 ft. 4 in. by 200 ft..... 125

Delaware ave., S. W. s. and N. W. s. Sylvan, Amos C. Shallcross to Mary C. Corson, June 11, 1886, 30 ft. by 102 ft..... 450

Fairmount ave., N. s., 15 ft. E. Thirty-eight, Wm. R. Nicholson et al. to Mary Cooper, Aug. 23, 1886, irreg..... 3,000

Fontaine st., S. s., 143 ft. 6 in. E. Twenty-third, E. H. Flood to Wm. H. Kruger, Aug. 28, 1886, 16 ft. by 63 ft. 9 in..... 2,900

Lancaster ave., S. W. s., 108 ft. 11 in. S. E. Thirty-third, Hy. B. Foulke to Wm. Ernst, Aug. 21, 1886, irreg. 3,000

Lawrence st., 2013, Isabella Jeffries to William Leyrer, Aug. 25, 1886, 16 ft. by 90 ft..... 3,600

McIlvain st., N. s., 240 ft. W. Third, Mary A. Glessner, to Hamilton H. Treager, Aug. 26, 1886, 14 ft. by 49 ft.; g. r. $30..... 1,400

Manton st., N. s., 160 ft. N. Seventeenth, Samuel S. Klair to Sophia and Alice Klair, Aug. 26, 1886, 16 ft. by 60 ft..... 1,000

Ogden st., S. E. cor. Liberty Twenty-fourth Ward, Charles F. Hall to George M. Hogan, Aug. 28, 1886, 15 ft. by 76 ft..... 2,500

Olive st., N. s., 101 ft. 5 in. W. Seventeenth, John Woods to John Kinnerney, Aug. 30, 1886, 14 ft. by 35 ft..... 1,700

Orianna st., E. s., 87 ft. 2 in. N. Somerset, Frederick Lambreach et al. to Charlotta Richter, Aug. 27, 1886, 12 ft. 10 in. by 48 ft. 6 in..... 1,800

Race st., S. s., 18 ft. E. Eleventh, Ann Burrough to Fred. A. Van Dyke, Jan. 21, 1839, 18 ft. by 95 ft.; also, E. s. Eleventh, 72 ft. 8 in. S. Race, 22 ft. 4 in. by 18 ft..... 3,280

Sixth st., E. s. 17 ft. S. Cambria, Ellwood S. Mann to Wm. H. Senderling, Aug. 24, 1886, 17 ft. by 68 ft. 10½ in..... nom.

Sixteenth st., E. s., 81 ft. 6 in. S. Catharine, Mary A. Stuart to Jane Mount, Aug. 19, 1886, irreg. shape. 3,000

Somerset st., N. E. cor. Orianna, Fredk. Lambrecht et al. to Caroline F. Asbaeher, Aug. 37, 1886, 18 ft. by 61 ft. 6 in..... 5,650

Thirty-six-and-a-half st. W. s., 86 ft. N. Aspen, Twenty-fourth Ward; L. C. Smith to Thomas F. Supplee, Aug. 30, 1886, 14 ft. by 73 ft..... 1,700

Tulip st., N. W. s., 225 ft. N. E. Tyron, William Barnett to Hy. J.

Love, Aug. 21, 1886, 50 ft. by 180 ft. 900
Twenty-second st., N. W. cor. Oakford, Hy. R. Coulomb to Nathaniel Deacon, Aug. 23, 1886, 15 ft. by 172 ft.; g. r. $60 1,800
Van Kirk st., S. W. s., and N. W. s. Ditman, Wissinoming Mutual Land and Improvement Co. to Thomas Neely, July 14, 1886, 200 ft. by 100 ft. 500
Wallace st., 2223, R. Walter Peterson to Mary A. Peterson, Aug. 30, 1886, 19 ft. by 65 ft. nom.
W. College ave., S. E. cor. Parrish, Charles W. Henry to Theodore G. Beyer, Aug. 18, 1886, 16 ft. by 50 ft. 4,500
Hillary st., W. s., 61 ft. 9⅝ in. S. Wharton, John P. Leonard to Andrew Quinn, Aug. 21, 1886, irregular nom.
Reese st., 2943, Valentine Franz to Elsie Goeres, Aug. 30, 1886, 14 ft. 8⅜ in. by 67 ft. 2,150
Ringgold st., 1909, Hy. R. Shoch to Rudolph H. Ritzins, Aug. 23, 1886, 14 ft. by 50 ft. 2,100
Girard ave., 220, E. M. F. Shoch to Hy. Clevenger, Aug. 21, 1886, 21 ft. by 114 ft. 3 in. 1,250

WEDNESDAY, Sept. 1, 1886.

Arlington st., 1730—Mary S. Rainer to Hugo Bruno Neubert; Sept. 1, 1886, 13 ft. by 57 ft. $2,100
Aspen st., N. s., (near 36½)—Annie Zell to Louis C. Smith, Aug. 27, 1886, strip nom.
Canal st., S. s., 56 ft. E. Juniper, Theresa Kelly to Jno. and Jas. McGuckin, Aug. 26, 1886, 4 lots; also 2 lots on Mifflin st. and Passyunkrd. nom.
Cresson st., N. E. s, 60, 10½ ft. N. W. Robeson, Margt. O'Donnell to Ellen Gallagher, July 23, 1886, irreg. shape 1,625
Delaware av., N. E. s., 60.3¾ ft. N.W. Sylvan. F. D. Home to Jno. J. Styer, Aug. 31, 1886, irreg. shape... 330
Delaware ave., N. E. s., 30.1⅞ ft. N. J. Sylvan, F. D. Holme to Marcus Goulding, Aug. 31, 1886, irreg. shape 330
Eleventh st., 2835 N. P. W. Ziegler to Hannah J. Kirk, Aug. 27, 1886, 16 ft. by 84 ft. 500
Eleventh st., 2839, 2841, N., P. W. Ziegler to F. Wayland Ayer, Aug. 27, 1886, each 16 ft. by 84 ft. 2,314
Fairmount ave., W. s., 60 ft. E. Thirty-eight, Wm. R. Nicholson et al. to Mary S. Read, Aug. 28, 1886, 15 ft. by 87 ft. 3,000
Huntington st., S. s., 102 ft. E. Fox, John Autz to Thos. Howarth, Aug. 7, 1886, 16 ft. by 61 ft. 2,250
Huntington st., 909, Mahlon H. Heist to Wm. H. Buchman, Sept. 1, 1886, 14 ft. by 72 ft. 2,900
Jasper st., S. E. s., 89 ft. E. Albert, Helwig Kuetzeknabe to Christian Irion, Aug. 26, 1886, 14 ft. 3 in. by 67 ft. 6 in. 1,400
Lawrence st., W. s., 258 ft. N. Diamond, Cyreneus Z. Bookhammer to Michael McLaughlin et ux., Aug. 14, 1886, 15 ft. by 89 ft. 7½ in.. 2,825
Lehigh ave., 728, M. L. Heist to Wm. W. Sweisfort, Sept. 1, 1886, 15 ft. by 74 ft. 4,000
Lehigh ave., 730, M. L. Heist to Annie Piercey, Sept. 1, 1886, 15 ft. by 74 ft. 4,000
Montgomery st., N. E. cor. Ninth, Cath. Frice et al. to Dan'l Kuehner, Sept. 1, 1886, 16 ft. by 65 ft. 3,300
Ridge ave., N. E. s., 322 ft. N. Master, Provident L. and T. Co., admrs., to Wm. B. Zuck, Aug. 17, 1886, 20 ft. by 110 ft. 8 in. g. r., $251 3,816
Sixteenth st., 1401 N. Denis Conway to Wm. H. Warder et al., Aug. 12, 1886, 21 ft. 9½ in. by 172 ft. 10 in. 13,000
Sedgwick st., &c., 5 lots, Estate Geo. W. Carpenter, dec'd, to Hugh McLean, Aug. 23, 1886 3,218
Broad st., 1408 N., Thos. J. Martin to Anne J. Willing Huber, Aug. 21, 1886, 25 ft. by 160 ft. 25,000
Twelfth st., 1416 N., John J. R. Craven to Chas. F. Escher, Jr., Aug. 23, 1886, 16 ft. by 70 ft. 5,850
Warren st., N. E. s., 288.10⅝ ft. S. E. Fifty-second, Robt. T. Friley et al. to John Brophy, Aug. 21, 1886, irreg. shape 1,800
Twenty-third st., 1510 N., John K. Cuming to Wm. Agar, Jr., Aug. 31, 1886, 15 ft. 6 in. by 54 ft. 2,500
York st., N. s., 250 ft. E. Twenty-fifth st., Stewart, Jr., to Sam'l B. Stewart, Aug. 31, 1886, 15 ft. 6 in. by 54 ft. 2,500

THURSDAY, Sept. 2, 1886.

Carpenter st., N. s., 86 ft. W. Twentieth, Max Bluebert to Michl. F. Kearney, Aug. 26, 1886, 16 ft. by 70 ft., g. r., $90 $1,200
Chelten ave., N. W. s., 125 ft. S. W. Boyer, Morris R. Bockius to Jas. Turner, Aug. 30, 1886, 25 ft. by 153 ft. 3¼ in. 500
Eleventh st., E.s., 92 ft. 9½ in. N. Locust, Jno. H. Hinckley, ex., to Fredk. A. Acer, Aug. 26, 1886, 14 ft. 11½ in. front 7,750
Fairhill st., E. s., 294 ft. S. Cumberland, Ernest Fatignet to Wm. Wolf, Aug. 26, 1886, 14 ft. by 69 ft. 6 in. mtge., 1600 950
Fernon st., S. s., 64 ft. 6 in. W. Ninth, Patk. O'Brien to Anna McCrory, Aug. 26, 1886. 14 ft. by 46 ft. 6 in. g. r., $43 200
Fourth st., 131, 135 S., Estate John Poulson, deceased, to John C. Bullitt, Aug. 6, 1886, irreg. 80,000
Fourth st., 137, 141, S., Morton McMichael, ex., to John C. Bullitt, Aug. 14, 1886, irreg. 150,000
Forty-fifth st., E. s., 308 ft. S. Wyalusing, ave., William Biern to Mary Quinn, July 23, 1886, irreg. shape, g. r., $66 550
Germantown ave., N. E. cor. Somerset, Anthony Pape to Patrick Carr, Aug. 31, 1886, 16 ft. by 61 ft. 9½ in.. 5,000
Germantown ave., E. s., 59 ft. 10 in. S. Venango, D. A. Kilpatrick to Frederick Hasenfus, Jr., Aug. 26, 1886, 20 ft. by 102 ft. 2,700
Gratz st., 1610, David O. Swire to Wm. Lentz, Aug. 31, 1886, 18 ft. by 77 ft. 5⅞ in. 3,250
Huntington st., S. W. cor. Ninth, John Longhran to Christian Deegler, Aug. 27, 1886, 16 ft. by 70 ft. 5,700
Hunting Park ave., S. E. s., 258 ft. 10 in. S. W. Erie, Thos. A. Kershaw to Walter D. Allen, Aug. 27, 1886, irreg. shape 3,600
McKean st., N. s., 103 ft. 3 in. W. Twentieth, John B. Hoffman to Sam'l G. Rosengarten, Aug. 28, 1886, 17 ft. 3 in. by 86 ft. 50
Mechlin st., 4 lots, N.W. s., 143 ft. 11⅞ in. S. W. Raynton, John Rufe to Geo. Scratchard, Aug. 21, 1886, irreg. shape 2,200
Mole st., 1545, John Frill et al. to John Devlin, Aug. 30, 1886, 14 ft. by 47 ft. g. r., $92 1,150
Mole st., 1547, John Frill et al. to John Devlin, Aug. 30, 1886, 14 ft. by 47 ft. 1,150
Ninth st., 2618 N., M. H. Heist to Cyrenius Z. Bookhammer, Aug. 21, 1886, 15 ft. by 97 ft. 3,300
Ninth st., W. s., 272 ft. N. Huntingdon, M. H. Heist to Betsey Taylor, Aug. 2, 1886, 30 ft. by 97 ft. 6,600
Orthodox st., 230 E., Septimus Marsden, trustee, et al. to Hans Henry C. Burmeister, Aug. 6, 1886, 20 ft. by 95 ft. 1,950
Ridge ave., S. W. s., 64 ft. 2½ in. S. E. Jefferson, Harry Rowland to Elizabeth R. Sutch, Aug. 24, 1886. 2,500
Tatlow st., N. s., 62 ft. 9 in. W. Eighteenth, Bridget McCullough to Jas. Crowley, Aug. 20, 1886, 16 ft. by 38 ft. 1,850
Tiernon st., 1420, Wm. R. Matcheft to Martha Chadwick, Sept. 2, 1886, 15 ft. by 74 ft. 2,450
Torrar st., N. s., 436 ft. 7⅝ in. W. Lancaster ave., Hy. W. Hancock, ex., to Mich'l Welsh, Aug. 24, 1886, 20 ft. by 112 ft. 9⅝ in. 500
Twenty-second st., E. s., 17 ft. N. Wallace, Thos. Craven to Julia T. Craven, Aug. 21, 1886, 17 ft. by 85 ft. 3¾ in. 800
Venango st., S. s., 93 ft. E. Seventeenth, Lawrence H. Clark to C. Harry Showaker and Fred'k J. Geiger, July 30, 1886, 15 ft. by 74 ft. g. r., $120 2,000
Venango st., S. s., 123 ft. E. Seventeenth, L. H. Clarke to C. H. Showaker, July 30, 1886, 15 ft. by 74 ft. g. r., $120 2,000
Venango st., S. s., 63 ft. E. Seventeenth, 15 ft. by 74 ft. g. r., $120 2,000
Venango st., S. s., 138 ft. E. Seventeenth, L. H. Clarke to Fred'd J. Guiger, July 30, 1886, 15 ft. by 74 ft. g. r., $120 2,000
Also, S. s., Venango, 33 ft. E. Seventeenth, 15 ft. by 74 ft. g. r., $120 2,000
Warnock st., E. s., 138 ft. 1⅝ in. N. Poplar, Val. Wagenhauser et al., exrs., to Wm. H. Louis, Aug. 31, 1886, 18 ft. by 60 ft. 2,500
Watkin st., S. s., 212 ft. W. Front, moiety, A. J. Gilbert to Geo. W. B. Quigley, Aug. 28, 1886, 14 ft. by 46 ft. 487
Franklin st., 1320, De Witt C. France to Chas. F. Lance, July 27, 1886, 17 ft. 5 in. by 100 ft. 6 in. g. r., $132, mtge., $800 3,500

FRIDAY, September 3, 1886.

Atlanta st., 3825, Chas. Palmer to Robt. Paine, Aug. 20, 1886, 14 ft. by 70 ft. $2,150
Brewster ave., lot 40, sec. B. Suffolk lots, Twenty-seventh wd., Geo. Laycock to Hy. E. Taylor, Aug. 31, 1886, 25 ft. by 100 ft. 100
Eighth st., W. s., 43 ft. S. Catharine, Hy. Hazlehurst to Josiah Eddy, Aug. 31, 1886, 14 ft. by 160 ft. Also W. s., Eighth, 57 ft. S. Catharine, 14 ft. by 60 ft. nom.
Fifty-third st., W. s., 160 ft. N. Westminister ave., Jas. Waldron to Timothy Murray, March 18, 1886, 32 ft. by 123 ft. 2,400
Frankford rd., E. s., 159 ft. N. James, Samuel K. Chamberlain to James Getty, Aug. 16, 1886, 40 ft. by 151 ft. 525
Gray's Ferry rd., S. E. s., 44 ft. 9 in. N. E. Catharine, Hugh Forsythe to John Cooney, Aug. 31, 1886, 2 lots, and 1 on Twenty-fourth st 3,500
Also, Herman st., 2620, 2628 3,000
Huntington st., N. W. cor. Ninth, M. L. Heist to Wm. Weber, Aug. 25, 1886, 16 ft. by 72 ft. 5,700
Lingo st., N. E. cor. Dickinson, Sarah Dickinson to Mary McNally, July 31, 1886, 16 ft. by 48 ft. g. r., $66 1,000
Lombard st., N. s., 202 ft. 3 in. W. Sixth, Henry Hazlehurst to Josiah Eddy, Aug. 31, 1886, 16 ft. by 65 ft. nom

Mascher st., 2222, Jas. Graham to Sophia Kouen, June 25, 1886, 13 ft. 10 in. by 49 ft..... 2,100

Melon st., N. s., 157 ft. 9 in. E. Thirteenth, R. P. Thackara to Kate C. Thackara, Aug. 31, 1886, 16 ft. by 78 ft. 3 in..... nom.

Ninth st., W. s., 96 ft. N. Reed, Christian Gross to Louis F. Schoenthaler, Aug. 31, 1886, 32 ft. by 105 ft. g. r., $64..... 3,733

Oakford st., S. s., 307 ft. W. Twenty-second, Robert Paul to Margaret Coulter, Sept. 2, 1886, 15 ft. by 5 53 ft. 2 in. g. r., $48..... 950

Oak lane, E. Seventh, John Evans to Frs. E. Shattuck, Aug. 31, 1886, 1½ acres..... 9,025

Percy st., 2104, Annie M. Gregg to Daniel Kreader, Aug. 28, 1886, 14 ft. by 53 ft..... 2,000

Richmond st., 248, Edmund E. Masson to Henry Heiligman, Sept. 2, 1886, 20 ft. by 100 ft..... 2,800

Rodman st., S. s., 108 ft. E. Eleventh, Henry Hazlehurst to Josiah Eddy, Aug. 31, 1886, 16 ft. 6 in. by 48 ft... nom.

St. John st., E. s., 65 ft. S. Green, Lydia Krupp, ex'x, to Peter Hansen, Aug. 30, 1886, 16 ft. 6 in. by 40 ft..... 1,915

Saunders ave., E. s., 17 ft. N. Filbert, R. P. Thackara to Kate C. Thackara, Aug. 31, 1886, 17 ft. by 80 ft.... nom.

Sixth st., E. s., 17 ft. S. Cambria, Wm. H. Senderling to Fannie C. Mann, Aug. 31, 1886, 17 ft. by 68 ft. 10½ in..... 4,000

South st., N. s., 100 ft. W. Fifth, Isaiah C. Wears et al., ex'rs, to Hy. Hazlehurst, in trust, Aug. 31, 1886, 20 ft. 90 ft. Also, 19 others on Seventh, Bedford, Sixteenth, Mulberry, Edwin, etc..... 2,312

Susquehanna ave., 2340, Amanda Storock to John O. Hughes. Aug. 27, 1886, 15 ft. by 58 ft. 3 in..... 2,850

Memphis st., N. W. cor. Jackson, Edw. Cadwalader to G. W. Gauss, Sept. 1, 1886, 116 ft. 1½ in. by 105 ft. 10 in..... nom.

Page st., 2232, E. H. Flood to Laura C Jarman, Aug. 26, 1886, 16 ft. by 63 ft. 9 in..... 3,000

Dunton st., 1148, Thos. Murphy to Bridget Murphy, Aug. 27, 1886, irreg. shape..... 2,200

Stenton ave., N. W. New, Sam Goodman to John S. Jenks, Aug. 31, 1886, irreg. shape..... 8,000

Third st., W. s., 100 ft. N. Somerset, Isaac and Hy. Norris, trustees, to Ludwig Lambreck, Aug. 31, 1886, 115 ft. by 102 ft. 6 in. g. r., $460..... nom.

Thirteenth st., E. s., 30 ft. N. Bainbridge Manypenny, admr., to John Droescher, Aug. 5, 1886, 15 by 61 ft. g. r., $937, $4000 mtge..... 1,875

Twenty-second st., E. s., 102 ft. S. Vine, Sarah W. Cooper to Annie B. Bayliss, Sept. 1, 1886, 17 ft. by 188, g. r., $39.50..... 6,000

Twenty-third, st., 1902 N., Edw. H. Flood to Dollie W. Sollers, Sept. 1, 1886, 19 ft. 5 in. by 87 ft. 9 in..... 6,250

Washington ave., N. s., 103 ft. W. Fifth, John L. Kendlehart to Thos. Dillin, Aug. 25, 1886, 14 ft. by 57 ft. 2,500

Washington ave., S. E. cor. Chew, Twenty-second ward, Alfred Moore to Oliver P. Fisher, Sept. 1, 1886, 261 ft. by 312 ft..... nom.

Susquehanna ave., 203, L. B. Dougherty to Ludwig Schwartz, Aug. 30, 1886, 16 ft. 6 in. by 51 ft. 2 in..... 2,300

Fourth st, W. s., 63 ft. S. Dauphin, P. R. Theobald, ex., to Wm. Sonneborn, Aug. 25, 1886, 51 ft. by 47 ft..... 2,000

The Lumber Trade.

The following lumber review for Chicago contains so much that is applicable to the East that it is reproduced.

The handler of lumber has now reached a point in the season's progress when he is balancing one against another several weighty considerations. There is a probability of logs hung up, of logs that will come down on late rises; there is the probable country demand, as affected by the crop outcome and the prices farmers shall realize for their crops; there is the railroad demand, the farmer's demand, and the prospects for building in the cities. Above all is the attitude of the manufacturers, which is one of firmness like unto a rock. Now is the crucial time of the season. The dealer in lumber is passing through a period of anxiety. Whether to buy unsparingly, or to go forward cautiously, is the burning question with the dealer, just now. To cease buying is to stop business; to go ahead, is to do it blindly and at a hazard. And yet the movement of lumber is increasing rapidly, especially in the northwest and southwest, and mill stocks are being absorbed at higher prices than prevailed last year in spite of any dealer's exigencies or fears. There is a demand for lumber in the country at large sufficient to absorb the cut of the mills, at advancing prices, whether the jobber be able to make a profit in his business or not. This seems to be a peculiarity of the situation.

All along the line, from Minneapolis, on the upper Mississippi, to Cleveland, on Lake Erie, there is a movement looking to higher yard prices. In this city there has been some success in the movement; in respect to other points we cannot speak from positive knowledge. Certain it is that if the jobbers save their interests they will have to take a decided stand for higher prices. A rising demand throughout the fall will help them in this effort, for without a requirement that shall be urgent and sweeping there can be no material rise in the value of yard stocks. The demand must reach that pitch that it will overcome the baneful influences of competition. So far as the jobber is concerned, all depends on this.

Reports from the east indicate a slight improvement in trade at nearly all the leading seaboard points. It is also noted that the distribution of lumber throughout the eastern interior is increasing, particularly in eastern Pennsylvania, and all over the state of New York. Old towns, that were supposed to have got their growth and gone to seed, are renewing their youth and building up anew.

Generally stated, prices in the yards have a firm bottom and a tendency upward. The period of weakness has passed. Owners of stock now have a price to name that they are not ashamed of, and do not hesitate to utter. Dealers make estimates on bills without trepidation. Having their hands full of business, an over-anxiety to secure orders does not bother them as much as it did. This attitude is conducive to firmness of prices. It cannot be said that there has been an actual advance of the entire list of dimensions, but some items are selling for a little more than formerly, while all are firm at the list prices.

The Chicago building department issued for the week ending August 21, 99 permits for 149 new buildings to cost $675,600, and to have a frontage of 3,798 feet, or more than two-thirds of a mile. Alterations and additions numbered seven, to cost $10,600. Included were a dwelling on North State street to cost $20,000; a residence on Prairie avenue to cost $30,000; a flat building at 1623 Wabash avenue to cost $25,000; a row of cottages on Oakley avenue to cost $30,000; six cottages on Idaho street to cost $30,000; a 5-story warehouse on West Monroe street to cost $70,000, and five dwellings, 3640 to 3648 Grand boulevard, to cost $60,000. It is noticeable that while not a single permit reached the $100,000 mark, the total cost represented was at a rate of $35,000,000 a year. The record of the previous week was of 92 permits for 117 buildings, to cost $626,700, and to have a frontage of 2,897 feet.

Health Notes.

—It was intended at one time to connect Gunner's run with Frankford Creek, by a canal two miles long.

—The Sanitary authorities are at a loss how to remove the complaint caused by the Gunner's run nuisance.

—During August, 153 vessels passed up the river; 145 visits were made outside of the channel, and only one vessel was detained. The number of passengers examined was 2360; of whom 2059 were foreigners.

—At the instance of district committees the Board declared the open lot from 613 to 633 Tasker street, and the open lot in the rear of the Seventh street houses, between Moore and Pierce streets, to be nuisances, which were ordered to be abated.

—There is not a sufficient flow of water through Gunner's run to carry off the foul matter emptied into it. The nuisance seems to the committee one so prejudicial to public health that it recommends the Board to call the special attention of City Councils to it, by submitting to Councils a copy of this report, with the suggestion that a brick culvert take the place of the open stream, or if that is unpracticable at this time, that the canal be dredged of its disgusting contents.

Miscellaneous.

—An educational committee in this city has under consideration, the question of incorporating the kinder garten system with our public school system. The matter is under consideration, though no immediate action is probable.

—N. Snellenburg & Co.'s new clothing house will have a frontage at Fifth and Passyunk avenue of 105 feet, depth 225 feet; width on South street, 48 feet. It will be four stories high. The building will have a mansard roof and four central towers 75 feet high.

—The Masonic Temple has been made absolutely fire proof. The recent improvements took 55,000 brick. The columns in all the corridors, and in the most of the lodge rooms, and the panels of the lower corridor have been freshly painted, adding considerably to the appearance of the interior of the Temple. The ventilation of the building has been also largely improved by adding more power to the fans. This necessitated cutting through the solid foundation six feet in thickness to supply more air from beneath the pavements, a work which took two weeks to accomplish.

—The report made to the municipal association in regard to the garbage contract states, "The collection of garbage has been very much neglected this year, especially in the northern and southern portions of the city. A number of persons have complained that no garbage has been collected from their homes this year, and many others that the streets are not properly cleaned, and in some localities not cleaned at all, add that they are now in a very filthy condition." The bulk of the report is taken up with specifications of the condition of unpaved roads in the First, Twenty-first, Twenty-second, Twenty-third, Twenty-faurth, Twenty-fifth, Twenty-sixth, Twenty-seventh and Twenty-eighth Wards.

—It seems the Traction Company, who had an opportunity to get a good grip, but

did not take it, because it cost too much money, have at last hit upon an entirely novel contrivance, in the way of a truck. Experiments were made a week ago. On Monday, of last week, the Traction Company placed car number 104, fitted with a new system of trucks, on the track, and it ran all week satisfactorily. It turns sharp curves without jerks. Mr. Brill says:—"The great difficulty in our experiments was the fact that the grip arrangement interferred with the use of a king-bolt, or centre-bearing. By this device we are enabled to dispense with a king-bolt and get a swing motion without the use of links. There are springs on each end of the bolsters, which take off all lateral thrust and jar of the car, instead of the king-bolt, we have a circular slot bearing, which permits the truck to turn easily in going around curves, and is better than a king-bolt in that the car does not tilt or rock. The company has for some time been considering the introduction of double-deck, open, excursion cars on their Market street line. What their conclusion will be I do not know but there can be no doubt that they would be a great improvement. The cars are much longer and have a seating capacity of sixty below and forty on the upper deck."

PAPER ROOFS.—A roof pronounced superior to that of slate, because of its lightness and other advantages, is now made of any fibrous pulp. From this material tiles of any shape desired are formed by pressure under machinery or by any other method which may suggest itself. Pressed into the designs wished for, the pulp tiles are partially dried previous to being subjected to a water proof solution. Thoroughly impregnated with the preparation to resist moisture, they are baked to harden them in the water proof mixture. After the baking the tiles are surfaced; to this is added a coating of sand, whereby the pulp is rendered proof against the action of heat or flame. By the use of different colored sands, a variety of tints may be imparted to the tiles, which, after the application of the enameling mixture and sands, are baked a second time, after which they are ready for use.

Besides the inherent lightness of the pulp tiles, which obviates the necessity of a heavy frame to support a weighty roof, the pulp tile being tough and not brittle like slate, is far less liable to be broken from blows, stones thrown upon them, or human footsteps. Again, slate tiles cannot be laid compactly together on a roof on account of their brittleness, which prevents their being drawn tightly together by nails. Through the fibrous pulp nails may be driven as close home as in shingles, thereby binding them closely to the bed and together without any possibility of lateral movement, or being blown away in high winds, as slates loosely fastened on roofs usually are. Nails penetrate the pulp tiles more easily than shingles, and lie closer together, being more elastic than wood.—*Boston Journal of Commerce.*

THE ARCHITECTURAL ASSOCIATION of Iowa at their recent semi-annual convention at Davenport passed the following resolutions:

1. That competition on private work is unprofitable and undesirable, and should be discouraged.
2. That the soliciting of work and offering to perform services when it is known that a fellow member has professional relations with the person whose clientage is sought is unbecoming and undignified conduct,
3. That offering to perform services for an amount less than the customary fees, in order to get work from a fellow member, is beneath the dignity of an architect, and any member who shall be proven guilty of such conduct shall be suspended from the association,
4. That speaking disparagingly of the character or manhood of a fellow member in the presence of contractors and builders, should be discouraged and discountenanced.
5. That unfriendly criticism of the works or abilities of a fellow member, in the presence of his clients is beneath the dignity of an honest man.
6. That each member should be ready and willing to lend assistance to his fellows, and help them professionally or otherwise.

THE demand for fire-proof buildings at reasonable cost, wherein expensive iron beams (which themselves have to be protected to render them serviceable in a fire) may be dispensed with, has led to many inventions for covering the ordinary wooden joists in general use or suspending fire-proof ceilings beneath them.

The attempts to fill up the spaces between the joists have not been successful. They add too much weight to the floors, and induce decay in the joists.

A continuous fire-proof ceiling suspended beneath the joists is the only practical device, and depends, for its usefulness in a fire, upon its integrity being preserved from wall to wall. This cannot be done by any combination of plastic materials with light iron work such as sheet iron lathing or wire cloth, covered with plastering. In the case of iron lath, being in long stiff sheets, heat causes it to warp and throw off the plaster; while with wire lathing, as the plastering applied to it contains plaster of paris, when heated water softens and washes it away. Any ceiling supported on long metal strips is subject to the same contingency as iron lath, whether it be of tiles or any other materials. But ceiling made of fire clay tiles, each attached individually to the wooden joists, locked together, and requiring no pointing up, forms a continuous surface of tiles, and is ready for plastering as soon as set. The plastering is clinched in the cross joints, which are made wide; and while the plastering, which should be of pure lime and sand, is less liable to be washed off than gauged mortar, such as is employed with wire lath, the clinch will hold and keep the joints full, even if the plaster should fall.

Under such circumstances it is as effectual in resisting fire as any of the other systems of filling between iron beams.

The ceiling, being the most vulnerable point in a building, must receive the greatest care in its construction.

It has been demonstrated, that even as a substitute for lathing, our tile ceilings are better adapted to fine plastering than any others. They show no uneven smoke stains or fine cracks, such as plastering on lath, and are therefore best adapted to fine dwelling house work which is to receive permanent decoration. For apartment houses they add the greater advantage of protection from fire where it is most needed, and at very reasonable cost.

Over 1,000,000 *feet of this ceiling has been put up within the past two years.*

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst. Treas.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of MEN'S BUSINESS SUITS is what we want you to see before you buy. Novelties constantly being received for BOYS' and CHILDREN'S WEAR. The Norfolk Takes the Lead this Season. We never before carried such a select stock in MEN'S FURNISHING.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

THE

Day Sewed Shoes.

We wish to call the attention of the public to our principal object in opening the Day Sewed Shoe Store. The Day Sewed Shoe Manufacturing Co. was organized to introduce the Day Sewed Shoes, and this could only be brought about by getting the manufacturers to make them, and the quickest way to accomplish this was to give them this opportunity to dispose of their goods. We make our finest goods at our own factory, and are careful to have every pair perfect. We earnestly request that every pair of shoes purchased of us be returned for exchange if not as represented, whether they have been worn or not.

THE DAY SEWED SHOE MFG. CO.,

Under the management of W. W. Apsley,

No. 23 N. EIGHTH STREET.

Open until 10 o'clock on Saturday night, Sept. 4.

SPECIAL NOTE.—Do not forget that we make to measure for crippled and tender feet and make a specialty of all kinds of repairing at moderate prices.

MR. H. S. BEEBE, No. 231 North NINTH Street, dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.
1903½ Oxford Street, Philadelphia.

ALSO FOR THE **DWELLING** FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

A Most Delicious and Elegant
POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

OUR **PIANOS AND ORGANS**
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - *Par Value, $10,00.*
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.
D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphi**

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 36. PHILADELPHIA, MONDAY, SEPTEMBER 13, 1886. PRICE 15 CENTS

Items of News

—Beverly, New Jersey, is to have new water works.

—The personal estate of Mary Pearsall is appraised at $46,445.67.

—Apartment houses are to be erected in Pittsburg by Eastern capitalists.

—Apartment houses are to be erected in Pittsburg by Eastern capitalists.

—Gowen's plan for the reorganization of Reading will, it is said, require $42,000,000.

—The nail mill at Lock Haven is to be enlarged to accommodate increasing business.

—The Western Union's quarterly statement shows a decrease in net earnings of $250,000.

—They say that I. L. Miller's new house at Media is one of the handsomest in Delaware county.

—The personal effects of the estate of the late Anna J. Rutter have been inventoried at $31,706.58.

—Geo. W. Hancock has been mentioned in connection with the presidency of the Real Estate Exchange.

—The Riverside Glass Works, at Wellsburg, West Virginia, were burned on Wednesday. Loss $50,000.

—The new church at Buckingham Valley, Bucks county, has been completed and will soon be ready for dedication.

—It has become quite fashionable for Real Estate Brokers and Conveyancers to make extended trips through Europe.

—A lumber camp has been established on Younghomans Creek, Clinton county Pa., to cut 2,000,000 feet of pine timber.

—A new building, which is to cost $50,000, is being erected in South Bethlehem by the Lehigh Valley Railroad Company.

—A fire at Middlebury, New York, Thursday morning, destroyed several dwellings, stores and barns, causing a loss of $35,000.

—Mrs. Cleveland was greatly pleased when she learned through the Real Estate Record that James P. Mornen's new town is called Folsom.

—The interest due on the Glentworth and Hartmyer & Myer coal tracts will be purchased by the Receivers of the Reading Railroad at 5 per cent.

—There are now 1,000 ovens in course of erection in the coke region of this State, and all of them will be ready to put in blast before the close of this month.

—The stockholders of the Bank of America have voted to increase the capital stock of the corporation from time to time until the limit of 5,000 shares has been reached.

—The stockholders of the company organized to fish out the sunken treasures on the Spanish coast which were lost in 1788 expect to realize $10,000,000 in Spanish gold.

—Several Philadelphia capitalists have purchased the bluff on the Pensaukin Creek, near Palmyra, and are mining large quantities of kaolin and other clays used in potteries.

—An old dwelling on Front street, above Indiana avenue, occupied by B. F. Lippincott, for the storage of hay, was destroyed by fire Thursday evening. Loss $5000. Origin unknown.

—Hard baked fire-brick is said to be a success when properly laid for street pavement. It makes a splendid roadway, is easily kept clean, and should be tried in Philadelphia.

—The work of tearing down the old Market street bridge has at last been begun. The public has become sick of the sight of the old temporary structure. The work will be pushed without delay.

—The stockholders of the Gloucester and Salem Turnpike Company have agreed upon the 20th instant as the date of the formal abandonment of that portion of the pike between Woodstown and Swedesboro.

—William F. Alexander, President of the Commercial Ice Company, died at his late residence, 1510 Brandywine street, early Friday morning, of peritonitis. He was ill only three days. Mr. Alexander was born in Philadelphia in 1844.

—The Baltimore and Ohio Railroad Company has notified the Gas Trust that it is ready to lay its tracks through the Market street works property, and will begin the work in a few days. A 36-inch supply main will have to be removed.

—The number of cars of lumber daily passing over the Philadelphia and Erie Railroad for this city from along the line of that road during the past two weeks amounts to 100. It is expected that the number will be increased to 200 in October.

—The district south of South street and east of Broad street has been suffering for some time from a short water supply. The Chief says the trouble arises from the Broad street mains being entirely too small, and that the trouble will soon be removed.

—The Burlington county Board of Assessors met at Mount Holly, N. J., on Monday last and fixed the rate for school and county purposes at 75 cents on the $100. The total valuation taxable is $25,000,000, and the amount to be raised for all purposes is $190,000.

—The returns issued by the London Board of Trade show that the imports decreased during August as compared with those of the corresponding month in 1885, £1,490,000, and that the exports increased, as compared with those of the same month last year, £250,000.

—Walter Scott, Teller of the Manufacturers' Bank, has resigned from that position to become Cashier of the Tenth National Bank, on Columbia avenue. R. H. Rushton, Cashier of the Tenth National Bank, has been appointed to a similar position in the Fourth Street National Bank.

—The Cambria Iron Company, at Johnstown, has petitioned Governor Pattison for the appointment of 188 policeman, whose names have been submitted. The company does not anticipate any trouble, but its property is so widely scattered that such precaution is deemed necessary.

—The School Board of the Twenty-second ward has presented a resolution to the Board of Education asking for 7,200 from the unexpended $50,000 appropriated by Councils for new school buildings, to be added to $10,000 already appropriated to this ward, with which to erect a new school building at Coulter and Morris streets.

—The architects are divided as to the merits of an article, criticising their profession, which appeared in the columns of the Real Estate Record on August, 9th, Brick Bats rejoinder to Mr. J. C. Worthington's communication has excited considerable comment. Much more upon the same subject is promised at an early day.

—In the suit of the city of Pittsburg against Dr. Hostetter to recover damages for breach of contract on the part of Andrew Hartupee, contractor for the new city water works, a compromise has been effected yesterday by Dr. Hostetter agreeing to pay the city $143,000. Hostetter, who was surety for Hartupee, has paid to the city altogether over $400,000.

—At a meeting of the Building Trades' Council, Thursday evening, at Eighth & Locust streets, the following officers were elected: President, J. L. Duffy; Vice President, W. J. Ford; Recording Secretary, C. E. Burleigh; Financial Secretary, P. T. Purcell; Sergeant-at-Arms, Charles Knopf; Trustees, I. F. Heise, James Dey and Chas. Fritz.

—The will of General Lloyd Aspinwall, written on half a sheet of legal cap and dated May 1, 1886, was filed on Friday at New York. He directs that all his property, real and personal, with a few exceptions, is to go to his wife. To his son Wm. H., he gives $10,000; the same to his son Lloyd, Jr., and his grandson Lloyd Aspinwall. He bequeaths to his friend, General William T. McMahon, $2500.

—Messrs. John J. Weaver and Wm. Harkness, Jr., who as citizens obtained a preliminary injunction to restrain Geo. W. Blabon from laying a drain across the back yards of twelve houses on the north side of Hunting Park avenue, east of Twenty-second street, under a permit issued by the Board of Health, last Wednesday, withdrew their application, and suit was begun in the name of the Commonwealth.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.

Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

REAL ESTATE
EDWARD J. PAXSON, BROKER,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

ALSO FOR THE DWELLING
A. J. WEIDENER CHURCH LAMPS
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities, " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 36. PHILADELPHIA, MONDAY, SEPTEMBER 13, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, SEPT. 13, 1886.

THE architects speak encouragingly of fall and winter work.

THE servant girls now want to become Knights of Labor.

THE tearing out of house fronts and putting in stone continues.

AN unusual amount of repairing has been done in churches this summer.

EVERYTHING is quiet in the Building Trades. Country labor is attracted to some extent to the city.

THE academy of the Protestant Episcopal Church at Locust and Juniper Streets has been greatly improved.

THE Knights of Labor of Charleston have injudiciously advanced the rate of wages during the rebuilding period. Business is business.

THE slate quarries have been worked full time all season, except in a few cases where the location was not favorable for close competition.

IT is sad to contemplate that business is to be still further hampered with labor troubles. The outlook for Fall trade, outside of possible labor contingencies, was never better. The alarm felt at the outset of the labor troubles, and which continued during the Spring, naturally enough expressed itself in trade circles; but now that the alarm has subsided, and buyers are already in the market and feel justified in buying largely, it is too bad that differences between employers and workmen, even in isolated cases, cannot be permanently adjusted.

BUILDING is booming in the northwestern section of the city. There are rumors of important building enterprises to be undertaken next year.

THE roofers have had a large amount of work on hand all summer, and several large contracts have been placed within a few days for work to be done next month.

THERE is certainly a bad out-look for the glass workers of New Jersey. The manufacturers seem determined to keep their factories closed until they are allowed to employ apprentices. The rising generation may yet have a chance to become something better than tramps and editors after all.

IT seems difficult of explanation why two or three large fine structures for business and manufacturing purposes, should be permitted to stand almost without a tenant for months, in a business centre, while hundreds of little manufactories and shops, and office keepers are packed away like sardines in some old structure with narrow stairs and no light, no elevator and no accommodations worth speaking of. Such is the fact, There are two or three splendid equipped buildings of from four to six stairs, almost tenantless. Are the rents too high?

BY hook or crook the Traction company will squirm out of its pretended magnanimous agreement to bear the extra expenses the city will incur by the addition of a conduit to the new market street bridge.

A deficiency of "carbonate of lime," in the material of which the new bridge is to be built may not be offered as an excuse for the Traction company for not paying its share, as was the case in the pavement around the new City Hall, but the refreshing ingenuity of Mr. Widener will be equal to the emergency, and don't you forget it.

SOME one says rents ought to come down on the thoroughfares between Vine and Pine streets. What particular good will that do. What is more needed is, that the floor space in that business section be multiplied two or three times by more elegant business structures. There are a few creditable structures on Arch, Filbert, Market and Chestnut streets, but the great majority of them are remnants of a past generation. They ought to be torn down and when property owners fully understand their highest interests they will disappear. Property is and ought to be too valuable for the block after block of these dingy old houses that were built when old men were boys to occupy the grounds now.

TWO or three builders want to know who are building houses of the bonus pattern. We dont know. It would be a serious allegation to make. Workmanship varies in different houses and different jobs; as a rule good substantial work is done. Tenants and buyers of houses do more or less complaining about the multitude of repairs even in the comparatively new houses. Under mistaken notions of economy a good deal of infirm house building has been done in times past. The tendency is to improve in workmanship and to use better material. It is well it is so. Carelessness does not pay even the builder of cheap houses.

GUNNERS RUN was declared a nuisance by the Board of Health on the 4th inst. It seems hardly possible that such a palpable nuisance should have been tolerated for so long a time. In our issue of May 31st ult., we pointed out the filthy condition of the run at that time, and called the attention of the Board of Health to the fact that our reporter had counted six dead and rotten carcasses of animals, saw lots of filth of all kinds, dying vegetation, the water the color of ink, with a scum like oil floating at the top and a vapor arising therefrom that almost took away his breath, and that all this filth was emptying into the Delaware river a short distance from the Kensington Water Works. We have also quite recently referred to the prevalency of the worst type of typhoid fever in this vicinity, and yet our incomparable Board of Health has just found out that it is a nuisance, and have condemned it. It is this old fogyism that merits for our city the appellation of "country village."

REAL ESTATE prices in large cities have been subject to ups and downs, but it may be questioned whether actual values have changed much. Actual values are difficult to ascertain, experts often as widely differing as contractors differ sometimes, in their trials for work. Nothing has done so much to determine the values of properties in New Yore city and vicinity, as the existence of an exchange. It is a levelling machine. Individual notions and erroneous impression must give way before it. It is simply because one property is placed in competition with another property through the mediumship of an exchange, that the true value of each and all are ascertained. Under the old system, where each buyer sought each individual seller, the tendency naturally was to enhance values, or at least to encourage the asking of the highest price, which the seller imagines there is a probability of getting.

This has been demonstrated in several instances this year. There is to-day considerable business hanging fire in this city, simply because the right sort of competition cannot be had between the selling parties. Much money is no doubt lost to buyers, through not having the benefit of this controlling factor.

The opportunity for reflection on the subject of a real estate exchange has considerably enlarged the area of mental vision as to what a real estate exchange could and should do. The next meeting will develop more liberality, more comprehension of the needs and opportunities, and when the start is made, it will be made better than would have been possible last spring. The intention is to have an exchange worthy of the real estate interests and of the city of Philadelphia.

FAMILY pride if not decency's sake should have suggested to Mayor Smith's relatives the propriety of with-holding the publication of their family troubles until after the present investigation at least.

THE collecting of segar stumps from the streets and filthy gutters by Italian children is a matter that should be looked into at once by our Board of Health. Besides demoralizing the children through filthy associations, it is really a question that involves the health and safety, and perhaps the lives of a large number of people. It is well known that these stumps are collected as a source of profit. They are picked from the gutters while soaked with filth; they are then washed and sold to the manufacturers of cigarettes and smoking tobacco and put upon the market under fancy brands and are bought and consumed by thousands of people who have no idea of the risks they run. Many of these stumps are thrown away by men afflicted with the worst form of syphilis and other blood diseases, besides which it is not certain that other contagious diseases are not retailed indiscriminately as so much per pack. This is too serious a question to be trifled with, and should be stopped anyhow, if only for decency's sake.

THERE appears to be a little falling off in the demand for small houses among buyers. Renters are picking up everything offered. Buyers say prices are too high. Owners and agents show no disposition to shade their figures. A good many hundred houses have been and are being built to sell, and investors will be disappointed if they can not find buyers. A dearth of houses is not an immediate probability but a dearth of houses to sell is a probability. It may be supposed that houses would sell if only a reasonable margin were insisted on. It may be thought that the falling off in demand is due to the unreasonable prices asked. While these facts do not appear they may exist. Big margins on houses at the present rate of construction is an impossibility. Competition will control here as elsewhere. It only helps the renters to obtain tenants more easily and better rates, for owners to insist on extreme prices. As time goes on it will be more and more difficult to sell houses anyhow, because of the ultimate high cost under the instalment system. While there is no complaint that rents are unreasonable there is a possibility of a depression in rents from several causes, none of which, however, are operating at this time. Cheaper rents will discourage ownership. The Building and Loan Association will make steady progress in distributing ownership, while individual efforts will be discouraged. Those who can afford to stand out of their money for years can and will afford to sell. The margin credited by defaults is an important item just as live insurance margins are made considerably greater through withdrawals.

THE suggestion to loan Charleston or rather its property owners, five million dollars or so to rebuild is a good one, from a business standpoint. Charleston has gone back simply because its people of late years were too proud to work. "Trade," there, was almost as dishonorable as among the English nobility. Nevertheless, there is an element there that would take hold if the opportunity was presented. Charleston's young men have left for better opportunities elsewhere. They have found them in Atlanta, Columbus, Birmingham, and a score of other rising industrial cities in the South. Charleston can be made a new city, a strong commercial city, and capital can do it. Real estate now almost valueless could be greatly enhanced. The valuable shipping facilities could be improved, commerce could be increased, industry could be encouraged, Charleston can become the New-York of the South as it was in Anti-bellum days.

The attempt ought to be made because it would pay to do so. Chicago arose out of her ashes a mightier city. So Charleston can arise from the debris of her earthquake and become by the magic touch of capital and the inspiriting thrill of a new enterprise, a new city—an honor to the South.

WHAT rules should govern church architecture? Real originality, real genius knows no rules. Shakespeare made grammar, Napoleon established new war methods. Americans have followed too closely the European notions of art. If a religious enthusiast was an architect, and was able to build a church for himself, he would build it different from the average church. Our modern church is built too much with the idea and thought of death in view, whereas the idea should be that of life, for what is death but the gateway to a higher life. They are too gloomy, too grave-like, too suggestive of the darker side of religious contemplation. The church should suggest eternal facts, and future probabilities. It should be emblematic of future life. Its little bee-hive doors, down in one end of a massive stone structure are ridiculous. They have a "stay out" look and a "get out if you can" look when you get in. The inside looks like an immense stone coffin, with bespattered windows suggesting in a faint way that there is an outside world. About some of our churches there is the appearance of the remnant of a stone quarry having been dumped ont and piled up. The roofs are not in taste. The spires are simply spires. Let us pitch our church architectural notions out of the fifth story window and start anew.

STEPS are being taken for the formation of a company to move furniture from house to house. The projectors propose to obtain from each real estate agent from time to time a list of his tenants who will move shortly. The tenants will then be waited upon by the company and arrangements made for moving. The company will have printed forms to be filled up and mailed by the agents to their office, giving the names and addresses of occupants whose leases expire. There will be certain private marks to indicate the paying qualities of the tenants; whether they leave their houses in good or bad condition; whether they are desirable tenants, and so on. This information will be supplied regularly to all agents furnishing news. It will be strictly private information. The intended effect of this system is to enable an enterprising company in the first place to secure business, and in the second place to furnish landlords and agents with information which will do them some good. There seems to be nothing wrong in this, excepting that the present movers will look upon it as a monopoly. The intention is to have large, conveniently arranged vans, such as they have in London and some other foreign cities, by which the entire contents of a large house can be moved at once and with less danger of injury. There are a good many people in this town who live without paying much rent, dodging from house to house between two days. If this class of people can be caught it will be a service. The system seems to have some good features about it. Real estate men are being called upon to lend their assistance.

MR. JOSEPH L. CAVEN, who is now travelling in Europe, has favored the *Times* with a letter, describing the manner of street cleaning in Stockholm, Sweden. It seems, according to Mr. Caven's letter, that the owner of each property must provide for the cleaning of that part of the street in front of his premises. He can either clean it himself or employ a servant or an association to do it for him. The Philadelphia *Record* usually very practical and particularly sound on municipal affairs, recognises great merit in Mr. Caven's suggestions wherein he recommends the adoption of this system by our own city government, and the *Record* pleasingly points to the present clean condition of Chestnut street as an evidence of what individual enterprise can do. Individual enterprise is one thing and compulsory cleaning of street fronts is another. If the owners of property in this city were all Singerley's or Wanamaker's, suggestions of this kind would be needless, but the fact is a system similar to

that now in vogue in Stockholm might do on Chestnut or similar streets, but to apply it to our whole city is only to invite dirtier streets and greater dangers, for when it is borne in mind that it is only by the closest scrutiny and the most persistent efforts of the Board of Health that the occupants of these self same premises—many thousand of whom are owners of the property—can be made to keep their cellars from becoming little better than death-breeding pest holes, spreading contagion and pestilence right and left, it is a far fetched idea to suppose that they can be made street cleaners par-excellence compared with the contractors we now have. The fault is in our own weakness, municipal incompetence, the result of our elective system. The ring of contractors are beyond any question not only all-powerful from the prostituting influences of their money but this very power is derived from that worse prostitution of what should be regarded as a thing too sacred to be trifled with, but which, seeming ly, goes no farther in the minds of most men than allegiance to party and the consequent elevation of wire pullers who seek an office only for the sake of the shekels this self- same prostitution will bring them, to wit: the elective franchise.

So long as our citizens vote for the "regular nomination" without regard to qualification or respectability, just so long will contractors who shirk their duty grow fat and flourish.

A NEW class of men have appeared in trade and are making their influence felt. These men are the high-priced men. They do business on the merits of their work. They do only the very best work, and strive to build up the name of being a high-priced house. It requires some courage to do this class of business, but we find these firms are invariably prosperous. Many people are sick of cheap houses and botch work. The man who thinks price alone governs trade labors under a mistake. Price does govern trade with the poorest class of customers in the world, a disagreeable class to do business with, a class who want everything for nothing, and no amount of cutting in the world will satisfy them. They are often, too, the poorest paying class of customers in existence. We are glad the high-priced men are making their influence felt, and we have no doubt of their success.

AN important consideration in the use of stone for expensive buildings is that of having it quarried, stored and seasoned for some considerable time before being hewed, or at least before being placed in the walls By these means the water naturally contained in the stone is allowed to evaporate, and the stone is tested as to its quality. On breaking open a piece of the hardest granite or quartz the that has just been extracted from a point in earth below the permanent water-line, and often from much above that line, the several walls will be found to be completely saturated with water, and in quantity sufficient to moisten the hand or saturate a handkerchief. Seasoning adds to the cost, but the money so expended is well spent in preventing the otherwise rapid wasting away of the stone from rains, frost or other atmospheric influences, which last, especially in cities, soon acts upon the surface of newly-quarried stone.

Stone that is quarried one day and built into a wall the next day is in a green state and unfit for durability. It is at its weakest point of endurance either of pressure or of atmospheric influences. Its pores are open and ready to absorb not only moisture, but all the gaseous and disfiguring influences which tend to its destruction. Every stone mason knows that to get a polished surface on a stone the same must have laid for some time out of the quarry and exposed to the drying influences of the sun and weather. This is a sufficient hint to the builder to see to it that stone of which he would rear a permanent structure must be thoroughly seasoned before it is placed into a wall.

OUR New York contemporary states we are having an unprecedented movement in real estate—in building as well as buying. Under the head of buildings projected, our readers will see that the August of this year is far ahead of the August of last year and the year before. It will also be noticed that more money has been put into new structures for the eight months ending with August 31st, than for the whole twelve months of 1885. At the present rate of building, from sixty-five to seventy million dollars will be expended on new buildings this year against forty-five million dollars for the whole of last year. If this were an isolated fact it would simply show that New York was advancing in population and wealth with rapid strides, but the same activity in building is true of all cities of the country. There is a vast movement of capital into real estate, greater than ever before known in the history of the United States. The official record of conveyances tells the same story, for the eight months show some 9,500 conveyances against 7,600 last year, while the consideration for the past eight months is some $48,000,000 more than for the same period last year. Unfortunately the amounts paid for realty are not accurately given in the official list, and in 1,600 cases no sum is mentioned in the deeds; but it is safe to say that about $200,000,000 has been invested in realty purchased during the past eight months, which is about the amount expended during the twelve months of last year. Of course this did not require $200,000,000 of new money, as the transfer of property involved the assuming of the old mortgage obligations by the new purchasers. Philadelphia is trotting closely behind her big metropolitan cousin.

A NEW YORK letter states: A man who had been riding up town said to me yesterday: "I have never seen such activity before this in New York in the building business." And he was right, I presume. I know that it is the most wide awake time in building that has been seen during the past five years. Before that I was not interested in the growth or development of the city from year to year, although I remember the changes in general from the time the cattle used to graze in the pastures about Forty-second street.

The projections for new buildings and alterations for the past week numbered 269, and are a sure evidence of future operations. The permits for new buildings in both cities were phenomenally large for the season, almost double that of the same week last year, and altogether of a nature to please those who furnish lumber, as generally the buildings will require much lumber, only a few being of iron construction. Spruce and yellow pine timber are being extensively used, and the new buildings to follow will still call for large quantities.

The manner of buying at present in vogue with some builders, especially in Brooklyn, is rather vexing to the yard men. One day the builder will step in and take a few floor timbers and material for the outer work of the first story and have it delivered. Not another move will be made in buying until something else is wanted; then he will purchase enough for two or three days' more labor, and so on, buying piece-meal, thus securing himself from any loss by idle stock if there should be a strike. This is a positive proof of the want of confidence. Formerly the builder would prepare his schedule and order the whole at once. If a man came along who had not been a regular buyer he would have to pay an extra price for this peddling lot; but the yard men do not wish to go back on old customers, fearing that it would drive them to other yards.

THE *California Architect and Building News* reports a case involving points which have made trouble in other States. The story runs thus: Some year or more ago, a lady called on Mr. T. J. Welsh, architect, and entered into an arrangement for plans, specifications, etc., for two buildings, to cost $10,000. The agreement for compensation was fixed at five per cent. for full professional services, and two-and-a-half per cent. should the buildings not be erected. They were not, and the architect allowed his claim to remain unsettled; to save an "outlaw," suit was commenced in a justice's court for the sum of $250, being an agreed sum for plans, specifications, etc. Rather than meet the case in court, the lady, by her attorney, proposed a compromise, and the claim was settled for $150, and receipt in full passed. No demand at time of settlement was made by the client for possession of the plans, etc., but a few days afterward the architect was asked to surrender possession of the papers. This he refused to do upon the ground that all plans, drawings and specifications were the property of the architect producing the same, and that the client had no right to their possession beyond the uses to be made of them in case the work went on.

The lady client not being satisfied with this, upon the advice of her attorney, commenced an action against the architect to recover the plans, etc, and also the money paid him, claiming that he had not performed his contract with her. The case occupied about a full day of the time of the court, and the testimony adduced by the architect proving conclusively that by the rules of the architectural practice in this State, and generally throughout the United States and in Europe, the plans and specifications made by the architect are his, and not the client's, possessory property, beyond the uses for which they are intended to be applied in the progress of the work proposed to be done under them. Judgment was rendered in favor of the defendant.

PHILADELPHIA ought to be able to pay as good school salaries as any other city in the union. Its facilities are not inferior to any city in the country, not even Boston, which claims to have the best school system in the country.

The average pay of Philadelphia teachers for 1885, exclusive of what was paid to sewing and night-school teachers, and including the salaries paid in the High, Normal and Manual Training Schools, was $517 51. Contrasting this average pay with that given in the cities of San Francisco, Boston, New York, Chicago, Washington, D. C., Newark, Milwaukee, Minneapolis, St. Louis, Brooklyn, Kansas City, Detroit, Indianapolis, St. Paul, Providence, Louisville, Cincinnati, Buffalo, Baltimore, Nashville and Pittsburg it will be found that the cities named pay on an average $129 86 or 25 4-7 per cent. more per year to a public school-teacher than is paid by Philadelphia.

Contrasting our city with the first four cities in the above list we have the following results: San Francisco pays her teachers on an average 89 9-10 per cent, Boston 80 3-5 per cent, New York 37 1-10 per cent and Chicago 36 4-5 per cent more than Philadelphia pays to her teachers.

A CITY contemporary lately contained an article in its farm department, which argued that the time would soon come when brick would have to be substituted for wood in the building of houses and barns on farms, because lumber would become so scarce and high. That time may come, but it will be in a future so dim and distant, that is scarcely worth while talking about it now. Pine lumber for farm building can be now bought as cheaply as five years ago. It has been higher within that period than it is now. There certainly has been no visible sign of a lack of supply. When we consider the new sources of lumber that are being developed in the south and on the Pacific coast, there does not appear to be any reason why farmers should go into the brick business for the purpose of obtaining building material. Farmers will be able to build wooden houses and barns to their hearts' content for many years to come.

REFORM has been started in the City Controller's office. The Controller, under date, of September 9, called the attention of department heads to this ordinance of Councils approved November 28, 1868: "That on the receipt, by any of the departments, of money due to the city, it shall be the duty of the person receiving the money to obtain a signature of the person paying the same to the memorandum of payment on the books of the department. The said memorandum of payment to be dated the day the money is received, and to be attested by the clerk or other person receiving it."

The provisions of the ordinance will be brought into effect by this order of Controller Dechert: "Hereafter the auditors of this department, in auditing the accounts of the several departments of the city, will require a strict enforcement of the provisions of the ordinance." The circular was mailed yesterday to each officer having at any time the funds of the city in his hands prior to their final resting place in the municipal treasury.

The U. S. Treasury Balance.

The United States Treasurer states that on the 10th instant the balances in the Treasury were as follows:

Gold coin and bullion, $239,532,145; silver dollars and bullion, $185,203,739; fractional silver coin; $27,701,485; United States notes, $44,833,165; national bank notes, $284,907; national bank notes in process of redemption, $2,021,916; deposits with national bank depositories, $13,716,668; total 513,297,-025. Certificates outstanding—Gold $83,052,-137; silver, $89,636,522; currency, $9,200,000.

Landlord and Tenant.

A rather novel suit has just been closed in the Camden District Court. Mrs. Sarah A. Peacock rented a house on Kaighn avenue of Casper Grant, who agreed to make certain repairs. He subsequently refused to comply with his promise, and the tenant then brought suit to compel him to do so, and the jury returned a verdict for her in the sum of $162.50, being the estimated amount of the cost for the repairs.

A New Combination.

We are informed on good authority of a combination being formed in connection with the manufacture of whiting and English cliff stone, and Paris white, which combination will take in Philadelphia, New York and Boston. The reason, as ascertained, this action as taken is from the fact that manufacturers are losing money (say one dollar on each ton), and it is the intention of this combination to fix the prices as follows, so as to enable them to make a living profit: Commercial whiting, 40 cents; Gilders whiting, 65 cents; American, 75 cents: and English cliff stone Paris white, 75 cents. This change has been found by manufacturers to be compulsory. The consumption of this material is not so great in the Eastern States as in the Western by a big majority, the reason shown for this being very plain: in the West soft coal is greatly used, if not entirely, which naturally blackens the walls, and is the cause of wall papers being less used, and calsomining taking its place, while in the Eastern States hard coal is used, which allows of houses being handsomely decorated with wall papers. In 1856 Philadelphia had but one manufactory of this kind, which was Mr. Chas. Hasse, who at that time was making some hundred barrels weekly, while to-day the same firm, which is carried on by his son is manufacturing. The production in this City instead of 5,000 as formerly 75,000 annually. A few figures will at once go to show the necessity of this combination now organizing. In 1856 manufactured material was fetching exactly the same prices as to-day, but as a contra account, we find that in 1856 chalk was worth 25 cents per ton, while to-day it realizes $3.00; and again, labour at that time for this particular work was worth $4.00 weekly, against (at the lowers), $12.00 to-day. So that under all these circumstances none can, we think, but agree that this combination is a correct one, and should have been organized sooner.

Charters Granted.

Honesdal Electric Light, Heat and Power Company; capital, $15,000. Philadelphia and Conshohocken Stone Quarry Company; capital, $100,000. Bridgewater Building Association, of Beaver county; capital, $208,000. Schuylkill Valley Knights of Labor Stove Manufacturing Company, of Spring City, Chester county; capital $30,000. Renovo, Gas and Oil company; capital, $5000; to mine gas and coal in Clinton, Lycoming and Centre counties, and to supply consumers in Lock Haven, Renovo, Jersey Shore, Williamsport and Bellefonte. Excelsior Oil Company, of Oil City; capital, $500,000; to refine and manufacture petroleum and transport it by pipe line; T. D. Cummer, of Cleveland, is Treasurer. Excelsior Pipe Line Company, of Oil City; capital, $10,000; to transport and ship petroleum in Venango, Clarion, Butler, Washington, Forest and Warren counties. Bellevue and Davis Island Incline Plane Company, of Pittsburg; capital, $25,000.

—The Chicago and Connellsville Coke Company, of Scottdale, Westmoreland county, with a capital of $300,000.

Charleston Damages.

The City Appraiser publishes the following estimate of the damages by the earthquake. The assessed value of the real estate for the year 1885 was $16,753,760. The reassessment completed August 31, 1886, on a basis not exceeding 90 per cent. of the market value, was $20,000,000. This does not include Government, State, county, city and other public property, nor churches, schools and other charitable property exempt from taxation, which willamount to at least $6,000,-000 more. A careful estimate of the damage done by the cyclone of August, 1885, was made amounting to about $1,500,000. Of this about $1,000,000 had been expended during the past year to replace the damage by the cyclone, in addition to which permits have been issued from this office since August 1, 1886, for new buildings and improvements, the actual estimated cost of which is reported at $486,975, which from experience does not represent over three-fourths of the actual cost.

—Peter Herdic has leased the water works at Canton, Bradford county, Pa.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE real estate interest in Media, was never so prosperous as at the present time, says one of our prominent real estate brokers.

J. T. THORNTON, builder, South Fifth street, is erecting forty compact two-story dwellings with ornamental brick fronts and brown stone trimmings.

LYON & HENRY, 737 Walnut street, have just completed the sale of twenty three-story houses, situated on Twenty-fifth street and Brown, between Brown & Parish, for $8400.

GEO. W. CARSON, 1916 Columbia avenue, reports renting of houses over the usual demand for this season of the year and collections good. Within the last few days has just completed the sale of a property 1541 Page street for $2800.

WM. S. RINGGOLD & Co., 629 Walnut street, real estate brokers and conveyancers, report prospects in real estate as being very encouraging, and that within the last thirty days considerable business in mortgages and transfers has been transacted.

AT A meeting of the Board of Directors of the Commonwealth Title, Insurance and Trust Co., held August 20th, the following resolution was adopted: That an additional 15 per cent. (the second installment) of the stocks of this company payable November 1st, to the Penn National Bank.

GEO. F. GIBSON is erecting fifteen houses on Berks, Seventeenth and Monument avenue. They will have a three-story front and two-story back. The steps and trimming will be of brown stone. The sanitary arrangements which are of the most improved, will be carried out by L. O. Howell, Jr.

J. R. MASSEY & SON, Thirteenth and Green streets, real estate brokers, has just completed the sale of a three-story front dwelling at Thirty-first and Page street for $1400. Mr. Massey looks upon the prospects of the real estate interest for this fall, as being bright, they report medium size houses as renting freely.

WENDELL & SMITH, 1430 Penn Square, builders and contractors, are erecting five cozy two-story brick dwellings on Thomas street, Frankford, for Mr. Thomas Gilmour. They report the building interests as being very satisfactory and the inquirers for houses to purchase, numerous, but the results so far are somewhat slow.

F. KLEMM is building ten houses on Ontario street, below Twenty-second street. They will be three-story back and front, and set back from the building line. They will be finished in the most approved style. The sanitary arrangements will be executed by L. O. Howell. The builder is Mr. B. M. Walker, 3869 Girard avenue.

FRANK HESS, 205 South Sixth street, reports that he never knew more houses renting than at the present, and, as far as his experience goes, never fewer buyers, he reports inquiries as being numerous, but speculators are looking for properties for less than cost. He has on his books some very desirable properties which he will dispose of on easy terms.

C. G. Henderson, 1428 Columbia avenue, real estate broker, has completed the sale of one of his new houses, situated on Nineteenth and Berks streets. They are three-story with fine white marble fronts, for $5500. This row consists of nine in all. Mr. Henderson will shortly build five others on Nineteenth street, south of Berks. The corner to be a store.

JAMES SADLIER, 605 Walnut street, real estate broker, reports that house renting with him is all that can be desired, he not having an empty house on his list, and the demand for them is still increasing, more especially central. Mr. Sadlier, in reviewing the real estate market, is of opinion that it never looked more flourishing than at the present time.

DR. WARDER is making extensive alterations to his house on the N. E. corner of Sixteenth and Master streets, for the purpose of making it into a Homœopathic Hospital. Mr. L. O. Howell, Jr., is putting steam heaters, perfection water closets, wash tubs and trays all over the establishment. The reconstruction of this building is under the doctors own supervision.

HARRY R. SHOCH, Builder, is erecting a fine stable on Montgomery avenue, east of Ridge avenue, it is being fitted up with handsome box stalls, the flooring will be laid on concrete and granolethic pavements, each stall will be severally ventilated which is governed by house drainage, it will be fitted up with water closets, wash stands, self feeding iron troughs The carriage house will be drained from the centre. The building will be two-stories, with ample accommodation for coachmen and hay loft

C. E. WILLIAMS AND R. E. WILLIAMS, now successfully carry on the business running under the title of Chas. Williams' Sons. This house since the 1st of June has been doing a very heavy business, employing over 50 hands, and are still being kept fully employed, and from business already done, and orders ahead, they feel safe in saying that, they will turn out some 400 "heaters," and some 2000 slate mantels. Amongst their specialties is a fine make of tile work, both of home and foreign production, for which they are having an increasing demand.

MESSRS. RICE & GILBERT, 2150 Ridge Road, Real Estate and Insurance Brokers say that they for many years never saw it brighter than at present, with them inquiries for properties are much on the increase, but complain that purchasers do not feel disposed to pay the demand made for them. They have just made a sale of two lots, at Twenty-seventh and Huntingdon streets, to Mr. J. D. Hevener who will shortly erect two dwellings on them, the cost of the lots was $800. Messrs. Rice & Gilbert will this season put up eleven two-story houses in the north west section of the city. With them properties are renting well, and have no complaints as to collections.

PAGE BROS., owning properties on the north side of Page street, below Sixteenth and Seventeenth streets, are making extensive alterations in the sanitary arrangements of these houses, by taking out the old privy wells and houses, and replacing them by thoroughly ventilated hopper closets, and thoroughly ventilating the whole sanitary arrangements through the house, making them equal to new properties. Each house will be severally drained to main sewer on Page street. The action of these gentlemen is a note-worthy one, and should be followed by other owners of old properties. We think that if this was made more general, our fine old dwellings would not stand empty many days. Mr. L. O. Howell, Jr., has the management of this work.

DORSEY & SMITH, 111 North Seventh street, are large manufacturers of heaters and ranges and also carry on an extensive business in bricklaying. They have just completed the Catholic Home, at Eighteenth and Race streets; also the digging, stone and brickwork of Holy Trinity Church on Sixth and Spruce streets; also the digging, stone, and brickwork of ten houses for Mr. John Forepaugh, and putting in heaters and ranges. They are at present engaged on the brick work of the Lasalle College, on Broad and Stiles, also building a fine stable for W. S. Frank, of which, Mr. Hewett is the architect; also making additions to St. John's Orphan Asylum at West Philadelphia. Mr. D. F. Durang is the architect. Mr. Smith in referring to the general outlook of the building trade reports it as being very encouraging, more than has been noticeable for some years past.

CHARLES WILLIAMS' SONS, manufacturers of heaters, ranges, grates, slate and marble mantels, 1132 Market street, will, on the first of next month have reached their 50th year on the one stand. In 1836 the firm was started by Mr. Samuel Lloyd, and was carried on by him until '45, when he took into the business Mr. Feltwell, and in 1850 Mr. Lloyd retired and was then replaced by Mr. Baker in 1851. The house again changed its name to Baker & Williams, the latter gentleman having been with the firm from its commencement, starting as an apprentice, and in 1857. Mr. Chas. Williams bought out Mr. Baker and run the firm under the style of Chas. Williams, which he continued to do until 1872, when he took into the firm his sons, styling the firm Chas. Williams & Co., and in 1878 retired from the active portion of the business, leaving the entire management to his two sons.

HEROY & COMPANY, 56 North Seventh street, are extensive importers of French and English plate glass and window glass. This firm have at present some very extensive contracts. One of the most important being from Messrs. Carlyle & Joy, painters and decorators on Chestnut street, to supply three of the largest French plates that were ever imported into Philadelphia, to be used in the building now in course of erection for Messrs. Hersh & Co., umbrella manufacturers on Market above Thirteenth street, on the north side. The size of the plates will be 13 feet by 10 feet 8 inches. The experience of this house is that within the last five years the demand for plate glass has increased at least 50 per cent. The demand in the Western States for plate is fast increasing, so much so that they are unable to meet the demands made upon them. The plate used principally in the Eastern States is for the most part imported, in consequence of our own manufacturers being unable to keep up with the demand.

New York Notes.

RENTALS during the past week have been fairly active, although up-town sales are few, and those of no special importance.

IN the tenement districts in and about the central part of the city values continue much about the same as at this time last year.

STORES in good localities on both sides of the city are difficult to get, and those only at advanced figures, with an increasing demand.

FLATS and apartment houses between Forty-second and Fourteenth streets are holding their own—the figures being about the same as last year. On the west side, however, above Forty-second street, there is a slight reduction, while on the east side the reduction is still more noticeable.

THE New York trade schools open their sixth season on October 25. There is an attractive display in the window of a New York plumber, of specimens of plumbing work made by the class in the plumbing department. The advantages offered by this benevolent and practical scheme of Col. Auchmuty are too well known to require elaboration.

IN the suburbs, particularly in New Jersey along the lines of the New York & New Jersey and the Northern New Jersey Railroad, there is a noticeable increase in the number of small cottages that are being erected, particularly at Carlstadt, Rutherford, Woodridge, Corona and other points where there is a marked influx of thrifty Germans who, on favorable terms, extending from periods of from three to five years, can purchase their dwellings from $2,500 to $3,000 apiece. The same feature, on a smaller scale is also true of some parts of Staten Island.

Western Notes.

THE call for brick during the present month has been greater than during the corresponding month in any previous year in the history of Chicago. The output to date from the yards in and about the city has been 240,000,000 bricks, against 200,000,000 for 1885, or an increase of 20 per cent. The price of bricks also shows an advance, and it is now selling at $7 to $7,50 per 1,000, according to quality, or from 50 to 75 cents above last year's figures.

THE Chicago Warehouse and Manufacturing Company is about to proceed with a building enterprise which will be of no small importance to the manufacturing interests of Chicago. This company lately leased the property at the southwest corner of Washington and Market streets which was sold to Jake Relm for $200,000 not long ago. It is intended by the company to construct thereon a six-story building which will be a centre for the lesser manufacturing industries, as it will be sublet with power to makers of small wares.

FOR the week ending August 28 the Chicago city department of buildings issued 93 permits for 145 new buidings, to cost $560,600, and to have a total frontage of 3,453 feet, or nearly two-thirds of a mile. Included were a six-story wholesale building, to cost $60,000; a block of flats on North Clark street, to cost $26,000, and a warehouse on West Lake street, to cost $60,000. During the month of August 399 permits were issued for 545 new buildings to cost $2,575,050, and to have a frontage of about 14,000 feet. It is worthy of note that the above record was made without the aid of any million-dollar permits. Only two structures were included which were scheduled as high as $100,000.

A Population of 973,641.

Accepting the basis of four voters for every seventeen of our population, which was the proportion that prevailed when the United States census of 1880 was taken, it would appear from the return of assessed taxable voters which was completed yesterday, that the total population of the city of Philadelphia is 973,641, or within less than 27,000 of a round million. The same computation indicates that the increase of our population since 1880 has been 126,661, or an average yearly increase of 21,110. In view of this large annual addition to our numbers it is not surprising that there is a constant demand for the new dwellings that are being built in outlying districts at the rate of 4000 a year. The average yearly increase of population in the decade from 1870 to 1880 was 17,295, so that if this deduction from the Assessors' lists correctly represents our growth we are moving forward with accelerating speed.—*Phila. Record.*

—The Atlantic City Council has appropriated $86,627.90 to run the city government for the coming year. The revenue is derived principally from taxes and licenses. Owing to the large increase in the assessments the tax rate has been reduced from 2½ to 2 per cent.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

BUILDING CONTRACT.

One who with knowledge of the facts enters into a contract to erect a building upon property which is subject to a prexisting mortgage cannot create a mechanic's lien upon such property to the prejudice of the mortgagee.

DEED.

A conveyance of a lot calling for the side of an unopened street, but which is laid out by law, as a boundary carries title to its centre; and on a subsequent opening of the street, the grantee is entitled to damages for the taking of the land.

EASEMENT.

A right of way by necessity arises not from mere necessity, but from a presumption of law, in the absence of any expression on the subject, that the parties did not intend that land to which the owner had no access should be retained or conveyed.

LEASE.

M. hired certain premises and entered into and occupied them under the terms of the lease. The lease was signed with fictitious name of E. as lessee. In an action of ejectment to recover possession of the premises. Held 1. That M. was estopped from denying that he signed the lease. 2. That plaintiff was entitled to recover although the proceedings were instituted against the fictitious person E.

MECHANICS LIEN.

A claim against the real estate of a married women must aver not only the contract of the wife, but that the work was done or materials furnished for the improvement or repair of her real estate, and substantially that the application was so made. The claim must also show upon its face that the work or material was necessary for the proper improvement or repair of her separate property. A mechanic's lien may be obtained for machinery furnished under a contract, though the work was not done upon the ground, but at the shop of the mechanic.

SALE.

By the sale of a lot bounded by a street, title passes to the centre thereof, if the street is not expressly or by express implication reserved.

VENDOR AND PURCHASER.

If a vendor who cannot in some material particular perform the covenants on his part, brings ejectment to recover the premises from the vendee for failure to pay the purchase price, he cannot recover until he has refunded the purchase money already paid and compensated the vendee for his improvements. If at an assignee's sale of real estate it is stipulated that if the vendee does not comply with the conditions of the sale he shall forfeit the amount of his deposit, that the vendor shall then be at liberty to resell, and the vendee shall be liable to make good any deficiency and the expenses of such resale, if in such case the vendee fails to comply and the vendor rescinds the sale and the premises are resold, the former may recover back all money paid by him above the actual loss sustained by the latter by reason of his default.

F. R. SHATTUCK,
Attorney at Law,
58 S. Third St.

—Camden, N. J., is to have a new $13,000 school house.

Gas Trust Business.

THE Committee on works of the Gas Trust directed the Chief Engineer to have excavations made and windows put in the retort house of the Ninth Ward Works for the purpose of furnishing light and air to the lower floor, West end of the retort house. The bill of Floyd & Kreischer for $72,000 for work done at the Ninth Ward Works was favorably reported to the Finance Committee. The Chief Engineer reported that the officials of the Baltimore and Ohio Railroad were ready to cross one of their mains with their tracks and offered to pay for all work if the the Gas Trust would remove the main at once. The matter was referred to the Trust.

THE Finance Committee reported Floyd & Kreischer's bill for payment. An appropriation of $192,419 70 was made to the cashier's account for the payment of bills, and an additional appropriation of $86,110 45, which, with the amount already to his credit, makes a total of $80,000 for the payment of wages due September 15 and all emergency bills.

THE Gas Trustees met last Friday and disposed of some accumulated business.

Chief Engineer Park recommended that the Board change the route of the new main to Germantown and Chestnut Hill, so as to avoid Washington lane, using Tulpehocken street from Wayne to Green instead, an account of the amount of blasting that would be required in Washington lane, the distance being about the same. The Board agreed to the change.

Mr. Park also reported that the Schuylkill River East Side Railroad Company was ready to lay its tracks through the property of the Market street works. He was authorized to do all the work necessary to allow the tracks to be laid, at the expense of the railroad company, according to an existing agreement.

Chief Walker, of the Electrical Department, submitted a list of gas lamps superseded by electrical lamps, and Superintendent Boon was directed to discontinue the use of such gas lamps. Communications were received from the Southwestern National Bank and the Bank of America asking to be made depositories of moneys of the Trust, which were referred to the Finance Committee.

Across the River.

—A large number of houses will be erected at all the watering places this fall.

—A number of new buildings will be erected in the grove before next season opens.

—A company has been organized at Ocean City to build an excursion house at a cost of $20,000.

—Hammonton has decided to purchase a hook and ladder truck and a small fire-engine.

—Owing to a large increase of the valuation of the property in Atlantic City, as shown by the assessors' returns, the tax rate has been reduced from $2 50 to $2 on the hundred dollars.

—The following appointments have been made by the Superintendent of the Philadelphia division of the Baltimore and Ohio Railroad: W. P. Savage, agent at Philadelphia; Perry S. Shaffer, cashier; L. R. Geisenhainer, acting assistant agent east side of the Schuylkill; G. H. McCully, assistant agent at pier 62, Dickinson street wharf; George W. Rutter, assistant agent at pier 35½, Brown street wharf. A. J. Benjamin has also been appointed acting agent at Chester.

—The Westminster School House has been vacated.

CONVEYANCES.

PHILADELPHIA.

MONDAY, September 6, 1886.

Almond st., N.W. s., 148 ft. 9 in. N. E. Westmoreland st., Patrick Coyle to Neal Coyle, August 17, 1886, 1 5 ft. by 65 ft; also lots on Belgrade, Clifton, Edgemont, Eighth, Eleventh, Front, Livingston, Miller, Moore, Prime, Rush, Second, Seventh and
Alaska st., 630-632, Hy. Hazle- Thompson sts..... Nom
hurst, trustee, to Isaac C. Wears, August 31, 1886, 28 ft. by 60 ft; also on Bainbridge, Fourth ward; Mulberry, Twenty-third ward; 517 S Seventh; Sixteenth, S. McKean; South st., Fifth ward, and rear 531 Lombard..... Nom
Berks st., N. s., 48 ft. 2 in. E. Gratz, J. Louis Kates to Rinehart P. March, August 31, 1886, 16 ft by 82 ft., mtge, $3,500..... $2,800
Chelten av., S. E. s., 250 ft. S. W. Sprague, Margaret Peck to Geo. W. Boyer, April 1, 1886, 50 ft. by 200 ft., g. r. $20..... 200
Chester av., S. E. s., 90 ft. N. E. 67th —Robt. Jordan to Jas. A. O'Brien, August 17, 1886, 30 ft. by 102 ft. 6 in..... 200
Clifton st., 22d ward, N. W. s., 173 ft. 3½ in. N. E. Green—Jos. L. Greenwald to Reada A. Block, August 30, 1886, 14 ft. by 49 ft. 9 in..... 900
Edgemont st., S. W. cor. Emory—Saml. Pollock to Hannah Halloran, August 13, 1886, 21 ft. 10 in. by 100 ft..... 3,800
Fifth st., 486 N.—E. S. Carrigan et al. to Chas. Beck, July 9, 1885, 20 ft. by 98 ft. 2 1-16 in.; g. r. $120..... 3,500
Greenwich Island, 1st ward—Lewis Louderbach to William Rementer, Sept. 6, 1886, 6 acres and 39 perches and 4½ acres and 35 perches respectively..... 3,000
Hancock st., E. s. 60 ft. N. Huntington—Carl W. Schuler et al. to Geo. Martin, July 6, 1886, 18 ft. by 92 ft. 6 in..... 350
Kennedy st., S. W. s., 289 ft. 11¾ in. S. E. Emerald—Chas. J. Miller to John Martin, August 30, 1886, 18 ft. by 81 ft..... 225
Miller st., S. E. s., 649 ft. 9 in. N. E. Westmoreland—Isaac Gallagher to Wm. Scout, Sept. 22, 1886, 15 ft. 6 in. by 60 ft..... 200
Ogden st., 925—Jas. A. Beckett et al. to Franz X. Geiger, Sept. 1, 1886, 18 ft. by 77 ft. 2 in..... 3,300
Passyunk road, 757—Jno. A. Burns to Peter T. Hallahan, Sept. 3, 1886, 18 ft. by 73 ft..... 5,000
Ringgold st., 1816—Emerson Conrad to Jos. E. Kay, Sept. 6, 1886, 14 ft. by 48 ft. 6 in..... 1,785
Second st., W. s., 128 ft. 6 in. S. Arch —Richard P. Dimond to Guarantee Trust and S. D. Co. in trust, Sept. 3, 1886, 14 ft. 7¾ in. by 50 ft..... Nom
Second st., W. s. and S. s. Somerset—Wm. W. Keefer to Wm. L. Elkins, August 31, 1886, 17 ft. by 121 ft; g. r. $504..... 7,600
Second st., 3411 N.—Alpheus Wilt to Henry Mohr, August 26, 1886, 20 ft. by —..... 1,925
Sixth st., W. s., 272 ft. N. Cambria—Joseph Johnson to Holstein De Haven, August 6, 1886, 17 ft. by 184 ft. 4½ in..... 1,133
Twenty-first st., E. s., 67 ft. N. Filbert—Hy. Kane to Peter McPartland, August 19, 1886, 14 ft. by 67 ft. 6 in.; g. r. $35.88..... 1,802

Walnut lane, N. W. s., and S. W. s. Adams—Wm. L. Elkins to Wm. W. Keefer, Sept 1, 1886, 53 ft. 3 in. by 172 ft. 10⅝ in..... 12,200

Woodland av. 3713—Rebecca P. Ritter to Elizabeth P. McElroy, Sept. 4, 1886, 30 ft. by 55 ft.; mtge, $4000. Also, Sansom st., 3218, 16 ft. by 75 ft., mtge, $2500..... 2,500

Susquehanna av., 201—Lawrence R. Dougherty to Joseph Schachte, August 31, 1886, 16 ft. by 51 ft. 2 in..... 600

Berks st., 2414—Robert J. Wenner, Jr., to Henry C. Altemus, Sept 1, 1886, 16 ft. by 58 ft.; g. r. $210..... 2,000

Fifteenth st., E. s., 174 ft. N. Dauphin—John Baird to Lemuel A. White, Sept. 1, 1886, 17 ft. by 88 ft. 11 in.; g. r. $42. Also E. s. 15th, 140 ft. N. Dauphin, 17 ft. by 88 ft. 11 in.; g. r. $42. Also, E. s Philadelphia, 157 ft. N. Dauphin; 34 ft. by 88 ft. 11 in.; g. r. $54..... Nom

TUESDAY September 7, 1886.

Adams st., S. W. s., 52 ft. S. E, Kensington av.—Margt. Bippus to Benj. H. Loveless; Aug. 17, 1886; 30. 4 sq. perches..... $950

Almond st., N. W. s., 68 ft. N. E. Anthracite-E. S. Brooks to Robert W. Skelton; Sept. 1, 1886; 12 ft. by 75 ft..... 1,265

Barker st., 1830—Hy. Ritter to Hy. B. Foulke et al.; Sept. 1, 1886; irreg. shape; mtge.. $2200..... 1,500

Boudinot st., W. and N. s. Somerset-F. T. Peet to Jas. C. Moore; Aug. 4, 1886; 200 ft. by 112 ft 6 in..... 6,500

Callowhill st., 1109—Wm. Nuttal to Cornelius E. Spenceley; July 2, 1886; 19 ft. 6 in. by 124 ft..... 8,500

Carlisle st, W. s., 190 ft. S. York—Geo. A. Twibill to Lemuel A. White; Aug. 30, 1886; 17 ft. by 88 ft. 11 in..... 650

Columbia av., 2524. 2526—Michael Cooney to Frank A. Mulikin; Aug. 28, 1886; 32 ft. by 74 ft. 10 in.; G. R. $100. Also, 2521 Nicholas st.; 16 ft. by 56 ft. 2 in.; G. R. $72. Also, 2523 and 2525 Nicholas st., each 16 ft. by 56 ft. 2 in.; each subject to a G. R., $100..... 5,000

Eighth st., 2648 N.—Harry Brocklehurst et al. to Paul Woolschlaeger; Aug. 25, 1886; 13 ft. 8½ in. by 59 ft. 2,600

Fernon st., N. s., 226 ft. 6 in. W. 20th—James McNickar to Nelsen Z. Graves; Aug. 16, 1886; 14ft by 44 ft.; G. R., $36..... 750

Forty-second st., W. s., 106 ft. 0⅜ in. N. Haverford—Louis C. Smith to John J. Bevan; Sept. 3, 1886; 13 ft. 8½ in. by 70 ft..... 2,300

Forty-ninth st., 27 S.—John J. Bevan to D. S. Lindsay; Sept. 3, 1886; 14 ft. by 73 ft. 6 in..... 2,000

Franklin st., E. s., 273 ft. 2 in. N. Huntingdon—Courtland Rhodes to Peter Campbell: Sept. 7, 1886; 14 ft. 2 in. by 66 ft. 6 in..... 2,600

Gaul st., S. E. s., W. Emlen—Hannah L. Sutton to Jno Boardman: Aug. 26, 1886; irreg. shape..... 1,350

Hancock st., E. s., 147 ft. 9 in. N. Jefferson—The Safe Deposit B. and L. Ass'n. to James Crawford; Aug. 30, 1886; 17 ft. 6 in. by 80 ft.; G. R., $78.75..... 887

Howard st., W. s., 206 ft. 11½ in. S. Thompson—Hiram Miller to Rose Flanagan, July 29, 1886; 16 ft. 3½ in. by 59 ft. 10½ in..... 1,000

Huntington st., N. s., 85 ft. 6 in. E. Hutchinson—M. L. Heist to Salome Haney; Sept. 2, 1886; 14 ft. by 72 ft..... 2,900

Jasper st., S. E. s. and N. E. s. Ann—T. W. Smaltz to Theod.. Werner; Aug. 17, 1886; 16 ft. by 53 ft. 3,400

Jasper st., S. E. s., 786 ft. N. E. Firth—Raphael Morlock to Rudolph Wickelmann; Sept. 6, 1886; irreg. shape..... 1,600

Kimball st., N. s. 169 W. 20th—Jas. W. Algel to Mary Scott; Aug. 26, 1886; 15 ft. by 48 ft.; G. R. $45 900

Laylock av., S. E. s., 100 ft. N. E. 79th—Geo. Laycock to Martha Gallagher; July 27, 1886; 25 ft. by 100 ft..... 150

Lowe st., N. s., 57 ft. 10 in. E. 16th—Wm. J. McFarland to Wm. F. Shaw; Aug. 26, 1886; 14 ft. by 51 ft..... 900

McKean st., N. s., 141 ft. W. 9th—Thos. W. Gardiner to John D. Basso: Aug. 31, 1886; 16 ft. by 60 ft. 1,800

Mifflin st., N. s., 139 ft. W. 11th—Geo. A. Twibill to Cath'ne Harshaw; Aug 5, 1886..... 300

Mole st., 1543—John Friel et al. to Geo. F. Parker; Sept. 2, 1886; 14 ft. by 17 ft.; G. R. $42..... 1,150

Nineteenth st., N. E. cor. Federal—John White to Jas. Chambers; Aug. 28, 1886; irreg. shape..... 6,000

Oakford st., S. s., 322 ft. W. 22d—Robt. Paul to John Kerr; Aug. 26, 1886; 15 ft. by 53 ft. 2 in.; G. R., $48 1,000

Orrianna st., W. s., 170 ft. 2½ in. S. Cambria—Harry E. Chambers to Frank Stein; Aug. 13, 1886; 13 ft. 2 in. by 45 ft..... 1,450

Passyunk road, N. W. s., 14 ft. N. E. Mifflin—John Doyle to John McGuckin et al.; May 20, 1884; irreg. shape..... 1,700

Reese st., 2211—Joseph A Volk to Bridget Kerns; Sept. 3, 1886; 16 ft. by 54 ft..... 1,650

St. Bernard place, N. E. s., 248 ft. S. E Springfield av., 27th ward—Thos. Robb. to Adolph Ahrens, Jr.; Sept. 1, 1886; irreg. shape..... 4,500

Somerset st, S. E. cor. 12th—Joseph Lomax to John J. Woods; Aug. 28, 1886; 16 ft. by 75 ft. G. R., $124..... 1,500

Spruce st., 1015—Harris S. Way et al. to Albert James, Jr.; Aug. 5, 1886; 17 ft. by 75 ft..... 6,800

Spruce st., 1015—A. James, Jr., to Thos. R. Bell; Aug. 28, 1886..... 7,000

Thompson st., S. E. s., 84 ft. S. W. Neff—Mechanics' Insurance Co. to Patrick McGovern Sept. 2, 1886; 14 ft. by 58 ft. 7 in..... 850

Warnock st., E. s., 96 ft. N. Cumberland—Martin Cleary to Daniel Kreader; Aug. 28, 1886; 28 ft by 48 ft..... 2,700

WEDNESDAY, Sept. 8, 1886.

Arch st., S. E. cor. Twenty-second st., Jos. W. Crawford to Annie Isabella Decan, Sept. 3, 1886, 20 ft. by 111 ft. 8 in..... $9,000

Collowhill st., N. s., 133 ft. W. Eleventh, Wilhlemina M. Rheim et. al, ex'rs, to Wm. Nuttall, July 21, 1886, 19 ft. 6 in. by 121 ft..... 6,000

Carpenter st., N. W. s., 120 ft. N. E. Green, Twenty-second ward, Geo. J. Zoll to Jacob G. Zoll, Sept. 6, 1886, 30 ft. by 189 ft. 6 in..... 1,500

Catharine st, S. s., 144 ft. E. Fifteenth, Hugh Gerrity to Mary Gerrity, Sept. 6, 1886, 18 ft. by 91 ft. 4 in.; also, W. s. Fifteenth, 194 ft. N. Catharine, 18 ft. by 81 ft..... nom.

Chelten ave, N. W. s, 368 ft. S. W. Chew, Robert Coulter to Walter J. Crowder, Aug. 31, 1886, 30 ft. by 155 ft. 8 in..... 1,000

Eighteenth st., W. s., 18 ft. N. Brandywine, John L. Kendlehart to George Hay, Sept. 4, 1886, 18 ft. by 86 ft. 10 in..... 9,000

Fairmount ave., S. s., bet. Fourth st. and Old York rd., African M. E. Church to David M. Hess, Aug. 30, 1886, 42 ft. by 90 ft. 8½ in..... 5,000

Fawn st., E. s., 303 ft. N. Master, Wm. Davies to Carrie B. Williams, Aug. 18, 1886, 15 ft. by 46 ft..... 2,400

Forty-second st., 612 N., Louis C. Smith to Loretta L. Ackley, Sept. 7, 1886, 13 ft. 4 in. by 70 ft..... 2,300

Fifty-second st., S. W. s., 175 ft. N. W. Whitby ave., Wm. S Boyd to Robt. Wilde, Sept. 2, 1886, 25 ft. by 100 ft..... 450

Frankford rd., S. E. s., and S. W. s. Ontario. Lewis Hillegass to German Evang. Ref'd St. John's Congregation, Aug. 31, 1886, irreg. shape..... 4,000

Germantown ave., E. s., 175 ft. N. Huntingdon, F. A. Collamer et ux. to Wm. H. Lucas & Co., Sept. 4, 1886, irreg. shape..... 8,000

Gray's ave., Twenty-seventh ward, J. B. Craighead to Elizabeth G. Brasington, Sept. 4, 1886, 200 ft. by 230 ft..... 3,000

Jefferson st., N. W. s., 379 ft. S. W. Selig. F. S. Cantrell to Jos. Mellors, Sept. 4, 1886, 25 ft. by 155 ft. 300

Leiper st., 4527, Twenty-third ward, Robert Dunlap to George P. Oldham, Sept. 7, 1886, 12 ft. 2 in. by 126 ft. 4 in..... 630

Market st., 1836, Thos. S. Harper et al., ex'rs, to Jacob Ludy, Sept. 6, 1886, 20 ft. by 176 ft..... 1,700

Market st., 1838, T. S. Harper et al., ex'rs, to Patrick J. Colahan, Sept. 6, 1886, 20 ft. by 176 ft..... 1,600

Martin st., N. W. s., 100 ft. N. E. Pechin, John McGee to Sarah B. McGee, Sept. 1, 1886, 100 ft. by 125 ft..... 6,300

Mutter st., 2400, Jacob Fuhs to Theodore Feil et ux., Sept. 3, 1886, 14 ft. 3 in. by 40 ft..... 2,200

Nineteenth st., 3412, N., Allex D. Irwin to Robert P. Brown, Sept. 6, 1886, irreg. shape..... 7,200

Oakdale st., 1119-1423, J. D. Thornton to John S. Cummings, Nov. 10, 1884, 42 ft. by 43 ft., g. r. $50... 3,000

Oakford st., S. s., 93 ft. E. Twenty-second, William Elkens to John Cheatley, Aug. 28, 1886. 15 ft. by 43 ft.; g. r. $60..... 925

Oakford st., S. s., 213 ft. E. Twenty-second, William Elkins to James Conlin, Aug. 28, 1886, 15 ft. by 43 ft. 2 in.; g. r. $60..... 1,000

Ringgold st., N. E. cor. Berks, Hy. R. Shock to Ida E. Tully, Aug. 30, 1886, 16 ft. by 50 ft..... 4,500

Thirty-third st., N. E. s., 130 feet N. W. Bowman, Samuel Bradbury to Jas. McGarity, July 22, 1886, 40 ft. by 100 ft..... 666

Wyalusing ave., N. s., 157 ft. W. Fifty-third, Samuel L. Smith to John D. Roy, Aug. 14, 1886, 80 ft. by 184 ft..... 900

THURSDAY, September 9, 1886.

Albert st., 1907—Geo. Weidmann to Robt. Black, Sept. 7, 1886, 14 ft. by 66 ft..... $1,750

Crothers av., S. E. s., 150 ft. N. E. 87th—Elmwood Mutual Land Co. to Alexis Dean, July 21, 1886, 50 ft. by 100 ft..... nom

Crothers av., S. E. s., 200 ft. N. E. 87th—Elmwood M. L. and I. Co. to Charles S. Warfield, July 21, 1886, 50 ft. by 100 ft..... nom

Dauphin st., N. s., 123 ft. 4 in. W. 9th—Geo. Howard to Fred'k Peters, Sept. 1, 1886, 16 ft. 7 in. by 150 ft.... 3,675

Ditman st., S. s., 60 ft. W. Ann—

Jonathan M. Kile to Wm. Duddy, et. al., Sept. 6, 1886, 20 ft. by 100 ft. 175
Eighth st., S. E. cor. Tree, 1st ward—Michael Morrison et al. to Michael Foley, August 31, 1886, 15 ft. by 65 ft.; g. r. $60.... 1,600
Fourth st., W. s., 40 ft. N. George—Henry Larkin to Thomas Flynn, August 3, 1886, 20 ft. by 99 ft. 11½ in.... 5,200
Fifth st., 608 and 610 S.—Mich'l J. Dunn to Nathan Snellenburg, Sept. 1, 1886, irreg. shape. Also, 504 South irreg. shape.... 18,850
Filbert st., 1024—E. S. Horne to Morris Dannerbaum, August 26, 1886, 25 ft. by 76 ft.... 12,500
Frankford rd., S. E. s., 35 ft. 2¼ in. S. W. Ontario—F. Dieterich to German Evang'l Refd. St. John's congreation, Sept 6, 1886, irreg. shape.. 1,500
Franklin st., 1338—Isaac Kratosky to Urias Wasserman, Sept. 6, 1886, 175½ ft by 100 ft. 6 in., mtge, $3,500.... 2,400
Germantown av., N. E. cor. McFerran—Wm. H. Root to Wm. Kerbaugh et al., July 2, 1886, 22 ft. by 115 ft. 6 in.... nom
Greenwich st., N. s., 99 ft. 1¼ in. E. 2d—Jno C. Atkinson to Cornelius Alexander, Jr., Sept. 7, 1886, 16 ft. by 75 ft.... 1,300
Grove st., S. E. s., 173 ft. N. E. Perkiomen—Jno. K. Cuming to Eliz'th A. Dale, Aug. 31, 1886, 13 ft. 6 in. by 54 ft.... 2,300
Lambert st., 2134—Jacob Rightly to Wm. McBride, Jr., July 23, 1886, 15 ft. by 60 ft.; g. r. $102.... 800
Lambert st., 2136—J. Rightly to David P. McCutcheon, July 23, 1886, 15 ft. by 60 ft.; g. r. $102.... 800
Lark st., E. s., 28 ft. N.—William Hyman Harris to Betsy Cohen, Sept. 7, 1886, 14 ft. by 54 ft.... 1,050
Lawrence st., E. s., 127 ft. 6¾ in. S. Diamond—Chas. Carr to Michael Daily to Ann Carr, Sept. 4, 1886, 32 ft. by 47 ft.... 3,625
Lawrence st., E. s., 84 ft. S. York—John Savage to Ellen Meller, Aug. 25, 1886, 14 ft. by 45 ft.... 1,900
Lawrence st., W. s., 152 ft. S. Indiana—Thomas L. Kelly to Robt. Marschall, Sept. 4, 1886, 14 ft by 44 ft. 3 in.... 1,550
Laycock av., S. E. s, 200 ft. S. W. 87th—Elmwood Mut. L. and I. Co. to Robt. Dixon, July 21, 1886, 50 ft. by 100 ft.... nom
Orkney st., E. s., 115 ft. N. Lehigh av.—Jno J. Torpey to Jas. Schofield, Sept. 6, 1886, 15 ft. by 34 ft. 3 in.... 1,450
Spring Garden st., N. s., 158 ft. W. 34th—Jos. O. Colladay to Eliza B. Allen, Sept. 21, 1886, 23 ft by 110 ft.... 10,500
Tasker st., S. s., 55 ft. E. 21st—Fidelity Ins. T. and S. D. Co. Trustees, to Saml. G. Rosengarten, August 21, 1886, triangular.... 30
Thirteenth st., 813 N.—Geo. W. Carver et al. to August Gampe, Sept. 2, 1886, 17 ft. by 79 ft. 8 in.... 4,150
Thirty-six-and-a-half st., W. s. 100 ft. N. Aspen—Louis C. Smith to Wm. Eppley, Sept. 6, 1886, 14 ft. by 73 ft.... 1,700
Wayne st., S. W. s., 16 ft. N. W. Tulip—Selig Cohen to Hyman Harris, Sept. 7, 1886, 16 ft. by 52 ft.... 1,350
Ninth st., 1005 S.—Francis B. Haldorn to Angela Lea, Sept. 4, 1885, irreg. shape.... 3,350

FRIDAY, September 10, 1886.

Belgrade st., S. E. s., 135 ft. S. W. Westmoreland, Timothy C. O'Rourke to Jno. E. O'Rourke, Sept. 2, 1886, 16 ft. by 122 ft.; also, S. E. s. Belgrade, 151 ft. S. W. Westmoreland, 23 ft. by 122 ft. 6 in.; g. r. $48.... nom
Boyer st., N. E. s., 170 ft. S. E. Gowen av., Jno. H. Burrell, Jr., to Anna W. Lutz, Sept. 6, 1886, 60 ft. by 132 10¼ in.... $1,500
Brown st., S. s., 34 ft. W. Holly, Wm. H. Thorn to Wm. C. Robinson, Sept. 9, 1886, 15 ft. by 85 ft.... 2,577
Callowhill st., N. s., 80 ft. 3 in. E. 24th, Rufus B. Geoman to Jno. W. Priestly, Sept. 7, 1886, irreg. shape.... 4,922
Cambridge st., S. s., 128 ft. 6 in. E. 30th, Malinda C. Peiper to Mary Louisa Peiper, Feb. 7, 1886, 16 ft. by 79 ft.... nom
Clearfield st., S. W. s., 18 ft. N. W. Salmon, Henry Christian B. and L. Assy to Louis Goldstein, Aug. 20, 1886, 35 ft. by 100 ft., g. r. $87.50 1,400
Darien st., 2613, Amos D. Kennedy to Rudolph Gartzke, Aug. 31, 1886, 14 ft. by 40 ft.... 1,800
Darien st., E. s., 100 ft. S. Lehigh av., H. Brockelhurst to Wm. H. Kaisinger, Aug. 20, 1886, 12 ft. by 4 ft.... 1,500
Deshong st., W. s., 73 ft. W. 27th, Wm. Davis to Wm. Stewart, Sept. 2, 1886, 14 ft. 3 in. by 37 ft.; g. r. $39 475
Dilwyn st., 340, Frank Logo to Jos. Schneider et ux., Sept. 3, 1886, 20 ft. by 78 ft.... 3,500
Fourth st., 2535 N., A. E. Eldridge et al. to Anne Purdy, August 9, 1886, 15 ft. by 62 ft.... 2,685
Fifteenth st., W. s., 170 ft. N. Columbia, George R. Massey to John W. Priestly, July 20, 1886, 20 ft. by 100 ft.... 10,000
Franklin st., E. s., 539 ft. 7½ in. N. Poplar, Abraham Kirschbaum to Millie May, Nov. 19, 1886, 49 ft. 5¾ in. by 61 ft. 7½ in.; mtge, $4600.... nom
Freeland av., N. E. s., 141 ft. N. W. Roxborough, Charles Thomson Jones to James Winterbottom, July 24, 1886, 40 ft. by 110 ft.... 500
H st., N. W. s., 310 ft. 11 in. S. W. Levick, Cheltenham Mutual Land Association to J. A. McLaughlin, August 17, 1886, 44 ft. 5 in. by 140 ft.... 196
Haverford av., S. s., 221 ft. 2¼ in. W. Forty-first, Hy. M Dechert to Ann Newell, August 16, 1886, 29 ft. by 170 ft.... 7,000
Juniper st., 513 S., Elizabeth Rodgers to James Jones, Sept. 9, 1886, 15 ft. by 51 ft.... 2,400
Kensington av, S. cor. Wellington, Michael Boyle to Hugh Brown, Sept. 8, 1886, 19 ft. by 103 ft.... 4,320
Locust st., S. s., 75 ft. E. Thirty-ninth, Samuel Martin to James W. Vogdes, Sept. 7, 1886, 25 ft. by 100 ft.... 10,500
Fitzwater st., 1334, Eliza Moore to Hy. Watson, August 31, 1886, 16 ft. by 91 ft.... 2,300
Fitzwater st., 1336, Sarah A. Duhring to Henry Watson, August 31, 1886, 18 ft. by 94 ft.... 2,300
Longshore st., S. W. s., 35 ft. 4¾ in. S. E. Edmund, Mary M. Scott to Hy. Ruetschlin, August 12, 1886, 25 ft. by 149 ft. 8½ in.... 525
Mascher st., E. s., 192 ft. S. Dauphin, Wm. E. Allen to Geo. Bille, Sept. 2, 1886, 14 ft. by 50 ft.... 2,425
Mole st., E. s., 171 ft. 3 in. N. Tasker, John Friel et al. to Chas. L. Sinexson, Sept. 1, 1886, 14 ft. by 47 ft.; g. r. $12.... 1,150
Mount Holly st., 1526, Elizabeth Miskey et al., exrs., to Joseph Windsor, August 9, 1886, 14 ft. by 50 ft.... 1,000
Percy st., 2104, Danl Kreader to Andrew Kammerer, August 30, 1886, 14 ft. by 53 ft.... 2,500
Sixth st., W. s., 20 ft. S. Alaska, David Ehrlich to Beneficent B. Assn., Sept. 8, 1886, 14 ft. 9 in. by 3 ft., g. r. $26.06.... 1,200
Sixth st., W. s., 51 ft. S. Alaska, David Ehrlich to Rose Ehrlich, to Sophia Ehrlich, Sept. 7, 1886, 16 ft. by 58 ft.... 2,000
Sixty-second st., W. s., 30 S. Locust, Jno. M. Walls to Jno. Bradley et ux., Sept. 8, 1886, 40 ft. by 100 ft.... 350
Suffolk st., 844, Caroline A. Bell et al. to Jno. E Allen, Sept. 8, 1886, 12 ft. by 30 ft. 6 in.... 700
Third st., W. s., 208 ft. S. Market, ⅓ int., Wm. Bettle to Mary Bettle, June 28, irreg. shape.... 753
Twenty-second st., E. s., 68 ft. N. Lombard, Edw. S McGlue to Thos. Robb, Sept. 6, 1886, 10 ft. by 178 ft.. 10
Thirty-sixth st., W. s. and N. s. Rockland, John W. Short to Chas. Hagan, Sept. 9, 1886, 54 ft. by 55 ft. 3,500
Venango st., S. W. s., 16 ft. N. W. Lambert, Saml. Wanner to Jos A. Johnson, August 28, 1886, 16 ft. by 72 ft.... 900
Warnock st., E. s, 96 ft. N. Cumberland, Danl. Kreader to Andrew Kammerer, August 30, 1886, 28 ft. 48 ft.... 3,000
York st., S. W. cor. Carlisle, Geo. W. Scawinn to Susan H. Lewis, Sept. 6, 1886, 18 ft. by 88 ft.... 6,850
Eighth st., E. s., 72 ft. S. Huntingdon, Adolph G. Boger to Roseanna Glackin, August 13, 1886, 14 ft. by 68 ft.... 2,900

SATURDAY, September 11, 1886.

Berks st., 2341, T. W. Smaltz to Fred'k C. Scherr, Aug. 31, 1886, 14 ft. by 66 ft. 6 in.... $3,900
Chadwick st., E. s., 146 ft. S. Reed, Margt. McLaughlin to Michael J. Maher, Sept. 2, 1886, 14 ft. by 52 ft. nom.
Christian st., 2308, 2310, 2312, Mercantile Beneficial Ass'n to Geo. Gill, Aug. 26, 1886, each 16 ft. by 60 ft.... 6,000
Daly st., N. s., 222 ft. and 306 ft. W. Seventh, Wm. F. Albrecht to Jas. Hastings, Sept. 7, 1886, each 14 ft. 50 ft. 6 in. Also, W. s., Seventh, 175 ft. S. Jackson, 60 ft. by 65.... 5,600
Eighth st., E. s., 160 ft. S. Jackson, Wm. F. Albrecht to Michael Morrison, Sept. 7, 1886, 75 ft. by 65 ft. 2⅜ in.... 5,500
Fifth st., 8129 N., Thomas L. Kelly to Geo. Kaucher, et ux., Sept. 8, 1886, 15 ft. by 72 ft. g. r., $90.... 1,250
Forty-second st., W. s., 120 ft. 9½ in. S. Walnut, Hy. C. Gibson to Wm. C. Hannis, Sept. 8, 1886, 23 ft. by 125 ft.... 12,500
Margaret st., N. E. s., 225 ft. 1⅛ in. N. W. Adaline, Decatur B. Ass'n to Thos. Twigg, Sept. 6, 1886, 30 ft. by 86 ft. 8⅜ in.... 800
Orkney st., E. s., 18 ft. S. Cambria, Chas. H. Volkmar to Christoph Lang, Sept. 2, 1886, 5 lots, each 12 ft. by 39 ft. 6 in.... 7,000
Palethorp st., E. s., 143 ft. 4½ in. S Thompson, Enoch Remick to Charles B. Roberts, Aug. 16 1886, 36 ft. by 50 ft.... 1,500
Passyunk rd., S. W. cor. Juniper, Jos. D. Wells to Chas. A. Dillan to Jno. C. Wilson, Sep. 10, 1886, 19 ft. 7 in. by 71 ft. 6 in. g. r., $63.... 200
Reed st., S. E. cor. Clarion, Hy. B. Foulke to M. Hawley McLanahan, Sept. 8, 1886, 16 ft. by 66 ft.... 1,000
Rittenhouse st., N. W. s., 121 ft. 6¾ in. N. E. Green, Hiram Hoffman to Geo. McDermond, Aug. 31, 1886, 15 ft. 7½ in by 101 ft. 5 in.... 3,800
Seventh st., 3537 N., Israel Hecht to Wm. W. Marlor, Sep. 8, 1886, 15 ft. by 82 ft. 2 in., g. r., $96.... 900

Thompson st., 2314, E. Alleghany ave., B. and L. Assn to Wm. F. Deener, Sep. 6, 1886, 14 ft. by 60 ft. 450

West College ave., 846, Charles W. Henry to David Fetch, Sept. 8, '86, 16 ft. by 49 ft 3,500

Wilson st., 2333, Zibiah S. Vaughn to John Spearman, Sept. 21, 1886, 12 ft. by 61 ft..... 1,400

Ellsworth st., N. s., 138.8 ft. E. 22d, Robt. Marshall to Chas. A. Topping, Sept. 10, 1886, 15 ft. 4 in. by 74 ft. 3 in..... 2,200

Front st., 2342 N., John McDade to John Scott, August 27, 1886, 18 ft. by 106 ft. 6 in..... 6,000

Judson st., 1919, E. H. Flood to Isabella C. Travis, Sept. 8, 1886, 19 ft. 5 in. by 87 ft. 6 in..... 5,500

Uber st., 2132, E. H. Flood to Jas. R. Shivler, September 1, 1886, 20 ft. by 86 ft. 5 in; mtges. $4,000..... 1.250

Building Permits.

H. G. Schultz, 2633 Germantown avenue, three-story store and dwelling, 2021 Germantown avenue, 16 ft. by 68 ft.

R. Hey, 4337 Belair street, four-story warehouse, Main street, below Shur's lane, 110 ft. by 50 ft.

D. H. Bluyler, 1328 Olive street, three-story new front, 2040 Vine street, 18 ft.

T. F. Miller 544 West Lehigh avenue, one-story church, Front street, above Berks, 47 ft. by 67 ft.

J. Little, 2921 E street, three-story store and dwelling, E street, near Indiana avenue, 15 ft. by 42 ft.

J. Hamilton, two-story house, E street, near Kensington avenue, 13 ft. by 38 ft.

J. Maginn & Sons, 4016 Powelton avenue, addition to St. John's parsonage, Thirteenth street, below Market.

W. W. Bozorth, 128 South Second street, two-story stable, Brandywine street, near Twenty-second, 44 ft. 9 in. by 32 ft.

A. Lagomarsino, three three-story houses, Hubell street, near Fitzwater, 11 ft. 8 in. by 26 ft.

W. S. Thomas, 311 Marshall street, three-story house, Marshall street, above Wood, 20 ft. by 17 ft. 7 in

T. Abbett 443 Maria street, new front wall, 1105 Fairmount avenue, 18 ft.

H. Rue, Adams street, below Johnson, two two-story houses, Church street, near Chew, 15 ft. by 32 ft.

Renfuss & Sons, 1316 South Broad street, three-story addition to factory, 1313 Fernon street, 16 ft. by 40 ft.

J. Kinners' Sons, 106 East Chelten avenue, Germantown, three-story store and brick-house, Green street near School, 28 ft. by 41 ft.

J. H. Dorff, 48 Elmwood avenue, two-story back building, Goodman street, near Garibaldi, 18 ft. by 14 ft.

McLaughlin & McNamara, Clinton street, Nicetown, four two-story houses, Cayuga street, below Sixteenth, 15 ft. 4 in. by 40 ft. 7 in. Also, five two-story houses, Nice street, near Bart, 14 ft. by 30 ft.

Dr. L. K. Slifer, Tenth and York streets, addition to stable, York street, above Tenth, 18 ft. by 16 ft.

J. C. Pharoah, 1841 Girnodo street, second-story bay window, 838 Windsor square, 4 ft. by 10 ft.

C. K. Smith, 951 North Seventh street, four three-story stores and dwellings, Dickinson street, near Meadow, 14 ft. 5 in. by 8 ft.

A. F. Cotton, 2523 Franklin street, second-story bay window, 2213 St. James place, 7 ft. by 4 ft.

R. Christy, Creshiem road, Germantown, six three-story houses, McCallum and Carpenter streets, 20 ft. by 50 ft.

F. H. Vogdes, 3959 Lancaster avenue, bay window, 3704 Spring Garden street, 10 ft. by 4 ft.

D. M. Jaquett, 5 South Thirty-eighth street, one-story kitchen, 12 ft. by 13 ft.

S. Hart, 923 Noble street, alterations, 841 North Broad street.

H. Brown, 64½ Callowhill street, two-story house, Sixty-fourth street, above Vine, 16 ft. by 45 ft.

C. Buckwalter, Sixtieth and Vine streets, two-story house, Sixty-fourth street, above Vine, 16 ft. by 45 ft.

A. Schrieber, 2030 Howard street, three-story house, Front and Norris streets, 25 ft. by 50 ft. Also, front wall, Front street, below Norris, 24 ft. by 12 ft.

M. L. Heist, 712 West Cumberland street, fifteen two-story houses, one with store, Hutchinson street, above Huntingdon, seven 12 ft. by 28 ft , one 13 ft. by 42 ft., and seven 14 ft. by 42 ft.

T. Matthews, 2334 Hancock street, one-story addition, Dauphin street, near Front, 61 ft. by 50 ft.

W. A. Morgan, 265 Sepviva street, four 2-story houses, Ontario street near G. 15 ft. by 38 ft.

J. C. Sneden, 1227 Dickinson street, six 2-story houses, McClellan street above fifth, 14 ft. by 28 ft.

H. Petit & Bro., 606 Vine street, 2-story store and dwelling, Sixty-and a-half and Callowhill streets, 16 ft. by 45 ft.

F. Thuranger, 1618 North Nineteenth street, 2-story rear wall, Christian street and Passyunk av., 26 ft. 9 in.

I. scales 2519 N. Twenty-third st., two 2-story houses, Fletcher st., above Twenty-seventh st., 14 ft. by 10 ft.

W. C. McKie, Chestnut av., Chestnut Hill, six 3-story stone houses, Wissahickon av. and Cresheim road, 20 ft. by 48 ft. Also 1-story addition, Norwood and Willow av's., 20 ft. by 18 ft.

J. J. Joyce, 223 Armat st., Germantown, 3-story house, Haines st., near Hancock, 16 ft. 8 in. by 32 ft.

E. Semid, 1713 Mascher st., four 3-story houses, Vienna st., near Cedar, 16 ft. by 46 ft.

G. C. Vandyke, 1223 Warnock st., altering dwelling to store, 15 S. Thirteenth st., 16 ft. by 38 ft.

R. Berry, 4100 Ludlow st., rebuild two 2-story houses. Ludlow st., below Forty-first, 16 ft. by 30 ft.

C. Kienner, Twenty-first and Westmoreland sts., two 2-story houses, Clearfield st., below Twenty-first. 17 ft. by 30 ft.

Leslie Douglass, 1632 Bailey st. 1-story back building, 116 N. Eighth st. 16 ft. by 7 ft.

J. Tiers, 2216 Trinity pl., interior alterations and make two doors on Front st., Front and Chestnut sts.

J. W. Leamy, 523 S. Forty-second st., addition, Pear st., near Dock, 32 ft by 50 ft.

W. Martin, Nineteenth and Dickinson sts., six two-story houses, Tasker st., near Eighteenth, 16 ft. by 45 ft.

C. A. Kauffman, 3010 Richmond st., three-story addition ; 3036 Richmond st., 20 ft. by 28 ft. ; also, three-story house, 3038 Richmond st., 20 ft. by 56 ft.

J. M. Anderson, 1321 S. Eighteenth st., front alteration, 907 Vine st.

J. J. Sharpe, 5101 Adams st., Germantown, three-story house, with mansard roof, Pulaski ave., near School lane, 17 ft. by 33 ft.

C. Fogg, 1114 Mt. Vernon st., three-story store, 449 N. Fortieth st., 40 ft. by 25 ft.

C. E. Stebbing, Seventy-second st. and Woodland ave., 2½-story frame store and dwelling, Woodland ave. bel. Seventy-second st., 18 ft. by 35 ft.

F. A. Hanby, 1740 N. Twenty-fifth st., four three-story houses, Twenty-fifth st., bel. Montgomery ave., 15 ft. by 52 ft.

F. A. Collamer, 2518 N. Fifth st., thirty-six two-story houses—four with stores—Reese st., near Clearfield, 13 ft. by 28 ft.

J. Strickey, 1505 Cumberland st., twenty two-story houses, Wensley st., near Jasper, 14 ft. by 28 ft.

R. C. Winnals & Bro., 4620 Worth st., two-story store front, Orthodox st., near Worth, 18 ft. by 10 ft.; also, two-story store and dwelling, Orthodox st., near Worth, 18 ft. by 52 ft.

J. D. Caldwell, Wister st., second-story bay-window, Wister and Rubican sts., 10 ft. by 4 ft.

Wendell & Smith, 1430 S. Penn sq., five two-story houses, Thomas st., ab. Green, 15 ft. by 28 ft.

W. Goodfellow, 405 Lyceum ave., Roxborough, three-story house, Terrace st., near Adams, 15 ft. 4 in. by 44 ft.

J. Zell, Fernwood, Del. co., two-story house, Mulberry av., bel. Sixty-second st., 16 ft. 8 in. by 40 ft.

J. W. Lowry & Sons, 901 Walnut st., one-story coal shed, Lombard st., near Schuylkill river, 66 ft. by 150 ft.

C. Hill, 1511 N. Seventh st., two bay-windows, Seventh st., bel. Oxford, 11 ft. by 5 ft.

Einwechter & Sons, 2019 Wishart street, two-story factory, Fourth street, above York, 44 ft. 9 in. by 102 ft. 6 in.

G. Burton, 2218 Cedar street, front alteration, Seventh street, above Dauphin, 16 ft.

Steinmetz & Thompson, 844 Union street, four two-story houses, with frame bath, Liberty street, near Parrish, 14 ft. by 48 ft.

C. W. Bowman, 1639 North Eighteenth street, two-story back building, 923 North Eleventh street, 12 ft. by 10 ft.

Gray & Sheppard, 1604 Sansom street, two-story laundry, Sixty-fifth and Lansdown avenue, 24 ft. by 50 ft.

W. E. Hall & Co., 223 South Second street, one-story addition to factory, 624 Richmond street, 40 ft. by 80 ft.

H. Zwin, Jr., 1627 Albert street, bulk window, Jasper and Albert streets.

E. Anderson, Cotton and Belair streets, two two-story houses, Freeland avenue, near Leverington street, 17 ft. by 43 ft.

F. Dietrich, 2735 North Front street, two-story house, Clearfield street, near Emerald, 14 ft. by 48 ft. Also three-story store and dwelling, Clearfield and Emerald streets, 18 ft. by 55 ft. Also three two-story houses, Fourth street below Dauphin, 17 ft. by 40 ft.

L. Schwab, 101 West Thompson street, two-story back building, 534 North Thirteenth street. 12 ft. by 12 ft.

J. D. Arthur, 223 Levant street, three-story house, Forty-ninth street, near Chester avenue, 25 ft. by 30 ft. Also four three-story houses, Springfield avenue, below Forty-ninth street, 15 ft. by 48 ft. Also second-story bay window, 407 South Twenty-second street, 3 ft. by 8 ft.

J. Wilson & Sons, 1222 North Eleventh street, alterations and additions, 927 North Tenth street, 12 ft. by 4 ft.

T. Garnon, 1629 Christian street, three-story back building, 1712 Catharine street, 12 ft. by 12 ft.

M. Andreas, 1602 North Eighteenth street, three-story house, rear of 918 Race st., 20 ft. by 45 ft.

L. W. Goodman, 3602 Sansom street, one-story back building, and alterations, 1227 Christian street, 12 ft. by 10 ft.

C. Roth, 5 Silver street, two-story store and dwelling, Mervine street, near Somerset, 19 ft. by 34 ft.

J. P. Leonard, 1502 S. Twentieth st., thirteen two-story houses, Hillary st., below Twentieth st., twelve 13 ft. 4 in. by 40 ft. and one 15 ft. by 40 ft.

B. Gecker, 133 Greenwich st., five two-story houses, Sixth and Winton sts., three 14 ft. by 28 ft. and two 16 ft. by 40 ft.

W. Keas, 4849 Penn st., Germantown, two-story mill, Oxford and Josephine sts., 43 ft. by 50 ft.

Rea & Riley, 627 Filbert st., fire wall on building, 48 N. Sixth st., 200 ft. deep.

J. Cairns, 2739 Kensington ave., two-story back building, 1517 Hancock st., 14 ft. by 14 ft.; also, three-story store and dwelling, Frankford avenue and Ontario st., 17 ft. by 60 ft.

C. C. Linahan, 3203 Ridge ave., three-story store and dwelling, Monroe st., below Fiftieth, 20 ft. by 44 ft.; also, two-story house, Spencer and Thirty-sixth sts., 17 ft. by 30 ft.

J. C. Moore, 605 Walnut st, two-story store and dwelling, Eighth st, near McKean, 18 ft. by 38 ft.; also, three two-story houses, Dudley st., below Ninth, 14 ft. by 28 ft.

C. H. Carpenter, Monument road and City ave., one-story stone wagon-house, Fifty-first st., near Thompson, 15 ft. by 15 ft.

J. Havel, 2742 N. Front st., front alterations, Second st., below Butler.

W. P Buzby, 1037 Sansom st., second-story bay window and back building, 1020 Spruce st., 16 ft. by 4 ft.

W. Powell, 5605 Vine st., three two-story houses, Fisher's ave. and Arch st., 13 ft. 6 in. by 38 ft.

C. Ross, 2945 Rorer st., two two-story dwellings and stable, D st., near Cambria, 16 ft. by 46 ft.

H. S. Steele, 2431 Jefferson st., two-story store and dwelling, with bath, Fletcher st., below Twenty-seventh, 18 ft. by 50 ft.

J. C. Kelly, 1218 Brown st, three-story factory, Carlton st., below Twentieth, 45 ft. by 45 ft.

W. C. McPherson & Sons, 319 Cherry street, three-story house, Walnut street, above Thirty-eighth, 47 ft. 4 in. by 57 ft.

G. Speck, 2044 Lawrence street, one-story kitchen and two-story house, 2026 North Fifth street, in rear on Manakin street, 9 ft. by 14 ft. and 12 ft. by 28 ft.

J. M. Buchanan & Bro., 1618 Vienna street, two-story front addition, Aramingo street, near Tulip, 16 ft. by 16 ft.

L. Lambrecht, 2438 Lawrence street, seven two-story houses, Third street, above Somerset, 16 ft. by 41 ft. Also eight two-story houses, Orrianna street, above Somerset, 14 ft. by 37 ft.

W. Smith, 1319 Moore street, two-story stable, Tasker street, above Eighteenth, 13 ft. by 16 ft.

D. W. Blulyer, 1328 Olive street, new front, 2038 Vine street, 18 ft.

P. Thompson, 2037 Filbert street, front alterations, 142 Dock street.

C. M. Lam, 619 Commerce street, two-story back building, 305 South street, 10 ft. by 21 ft. 6 in.

JUDGMENTS.

PHILADELPHIA.

Entered September 2, 1886.

*Atkinson H F C—Cath Sherer (Execution issued) 3 J 86 961 301
*Atkinson H F C—Andrew Zane (Execution issued) 3 J 86 962 500
*Aaran David—Henry Ruhl 3 J 86 965 200
Barry Thomas—W T Lewis 2 M 86 705 371
Christman Geo M—J H Rohrbacker 1 J 86 154 ..... Shff Costs
*Dillon John and John T—B F Teller 3 J 86 996 65
*Davis Wm H—Annie Boyer (Execution issued) 3 J 86 993 566
Follmer E. Herder E—Penna Co for Ins etc 3 J 86 963 ..... E J
*Gunther Leopold—John Spaeth et al (Execution issued) 3 J 86 1005 132
Hindoo Salamander Paint Mfg Co—B H Jenks (Execution issued) 3 J 86 1004 43
*Jones A H—Prospect Brew Co (Execution issued) 3 J 86 1010 555
*Knodler Fredk—Caroline Fritz 3 J 86 1018 150
Lance Chas F — Kensington Bldg Asso (Indemnity Bond) 3 J 86 1016 5,600
*Lance Charles F, Shearer Saml C—Kensington Bldg Asso (Bond and Warrant) 3 J 86 1017 1,300
*Oakford Julia S — Theo Colladay (Execution issued) 3 J 86 1013 300
*Oakford Julia S—H H Collady (Execution issued) 3 J 86 1014 290
*Oakford Julia S—M Colladay (Execution issued) 3 J 86 1015 1,500
Pfautz D M, Maull Wm M, Gumper Jacob J, Fields Geo F—City 2 J 81 355 17,505
*Regan Michael—Geo A Smith 3 J 86 1007 440
*Weston Jos H—Henry B Mahn 3 J 86 970 100

Entered September 3, 1886.

Bostick Emanuel P and Sarah J—H A Smith 2 J 86 801 590
Bartlow Warren B—E Raymond 3 J 86 1038 ..... E J
*Cox Chas H—Thos J Carroll 3 J 86 1033 40
*Clifton John J—J A Consterdine 3 J 86 1037 200
Donnelly John—M Schlessinger 2 D 75 1072 ..... S F
*Ellett Harold J—B G Jones 3 J 86 1042 110
Gilman Cornelia—Geo Barrie 4 J 84 772 ....
Hamburger H—W T Carter 3 M 85 123 ....
*Hendorf Henry—C Benzinger 3 J 86 1022 666
*Kerr Stephen—Henry C Webster 3 J 86 1020 100
*Kelly Edward—S C McIntyre 3 J 86 1027 300
*Kutz Wm, Barth Philip—M J Little (Bond and Warrant) 3 J 86 1031 ... 2,500
*Kluebert Max—J C Hungerbuhler 3 J 86 1048 500
*McCarron Catharine—Thos J Carroll 3 J 86 1032 100
O'Neill Chas and Jas—City (Bond) 3 J 86 1029 and 30 ....
*Schofield Thos R and Chas R—Wm Stahler 3 J 86 1026 110

Entered September 4, 1886.

Arnold Saml F—John T Schwartzkopf 3 J 86 1084 1,000
*Apfulbaum Leopold, Brenner Gabor —M Selig & Co (Execution issued) 3 J 86 1102 10
Bockius Jas E—Theo W Wolf 3 J 81 615 ..... S F
*Chance Geo, Evans John T, O'Farrel John — Cora E Innes 3 J 86 1153 522
*Cooper Wm H—J R Rhoads 3 J 86 1162 400
Dierkes Wm E, Calhoun John—St Thomas B and L (Secretarys Bond and Warrant) 3 J 86 1119 1,000
Dunlap Robert—L M Jackson 3 J 86 1106 ..... E Suit
*Donohue Michael, Tighe Anthony —Metropolitan Mfg Co (Salesman Bond and Warrant) 3 J 86 1097 500
*Griffis Clarence H, White E M—A P White (Execution issued) 3 J 86 1156 2,082
*Griffis Clarence H, White E M—A P White (Execution issued) 3 J 86 1157 3,629
*Griffis Clarence H, White E M—A P White (Execution issued) 3 J 86 1158 281
*Griffis Clarence H, White E M—A P White (Execution issued) 3 J 86 1159 214
Glanney John and Daniel, McCunney Richd—E Browning D C D 69 92 ..... S F
Galligan Jas—St Thomas B and L (Treasurers Bond and Warrant) 3 J 86 1120 2,500
*Gerlach Charles H, Fritz Louis—J Wagenmann 3 J 86 1096 600
Hackett Michael, McGinn Patrick—City (Bond) 3 J 86 1107 500
*Kahn Ada—Nellie Roberts (Execution issued) 3 J 86 1101 300
*Moore Frank—J M Ridings 3 J 86 1078 270
McFarland John, Hayes Geo A—City (Bond) 3 J 86 1105 2,850
*Paul Robt—John Kerr (Bond and Warrant) 3 J 86 1160 1,000
*Peterson Jacob—R H Wakeling 3 J 86 1174 200
Starr Jesse W Jr—C Frazier 1 J 81 140 148
*Saybolt Margt and Chas F—John J Donnelly 3 J 86 1072 121
*Smith Wm C—Cath H Smith 3 J 86 1083 82
*Walker Edwd R—S Birchall (Execution issued) 3 J 86 1130 175
*Wilkinson Elias P—Susan Pugh 3 J 86 1177 500

Entered September 6, 1886.

Abbott M A and M G—Thos Weil 2 J 86 112 175
Bevington Saml—R J Dobbins 3 J 86 1210 ..... E Judgt
Bontgen Fredk A—D H Garrett et al 1 J 86 603 94
Bumm George W and Wm H—C H Parsons 1 J 86 419 455
Collins John W, Steiner Jacob J—W A Church 1 J 86 442 191
Carr John—Fidelity Ins etc 1 J 86 499 6,551
Chadwick Sager, Quackenboss P P, Chadwick Copying Book Co—Phila Tageblatt 1 J 86 582 33
Cooper Benson P, Cohen Isaac—Scoville Mfg Co 1 J 86 587 400
Carpenter Richd L—Penn Nat Bank 1 J 86 750 6,062
Coyle Patrick—Jas B Riley 3 J 86 1206 400
De Rousse Harry—J G Howe et al 1 J 86 746 390
Dickel Geo H—A Ledig & Son 2 J 86 265 273
Devlin Michael—John Morris 1 J 86 115 ....
Eshelman Wm D, Penrose Pierson M—A Middleton 1 J 86 427 885
Flanagin Wm J—W O Scudder 2 J 86 386 ....
Frantz J C—Joel Thomas 1 J 86 247 .. 206
Garner Harrison B—Penn Nat Bank 1 J 86 411 194
Grant Jas, Faries Wm J—Penn Nat Bank 1 J 86 412 194
Garner H B—Independence Nat Bk 1 J 86 467 351
Grant Jas, Faries Wm J—Independence Nat Bank 1 J 86 468 351
Greene Arthur M, Clarke Wm H, Tasker Wm H—Ninth Nat Bank 2 J 86 330 714
*Horan Chas T—M J Horan (Execution issued) 3 J 86 1207 336
*Heilner Walter S, Scherf Chas C—C Rennel 3 J 86 1212 500
*Heilner Walter S, Scherf Chas C—C Rennel 3 J 86 1213. 250
Harley P T B—George Woods 1 J 86 688 170
Holland Dennis J—T M Locke et al 1 J 86 194 181
Kettenring Jacob—Sarah Dawson 1 J 86 393 1,599
Kettenring Jacob—Sarah Dawson 1 J 86 394 2,132
Kettenring Jacob—H Shoosmith 1 J 86 408 3,736
Kettenring Jacob—Geo Hemmerle 2 J 86 297 301
Keystone Light & Power Company,

Muckle M Richards—City (Bond) 3 J 86 1214 .....
*Lyons Jos L, Lyons & Nash—C E Arms & Co (Execution issued) 3 J 86 1211 1,443
Levy Ella—P P Rouse 1 J 86 740 117
Loeur H—H Heller 2 J 86 80 372
Lobb Henry W—Frank Vallette 2 J 86 195 230
Loney Chas L—W T Linderman et al 1 J 86 395 334
Lippincott Jos J—M A Cartwright 2 J 86 233 132
Miller William H, Miller Packing Works—Star Rubber Co 1 J 86 425 .. 171
Mooney Wm F—D McAlaine 1 J 86 426 190
Metcalf John W—H O McLear et al 1 J 86 475 654
Miller Valentine Jr—Phœnix B and L 1 J 86 503 4,255
McGettigan Edwd W—Nat Security Bank 1 J 86 534 1,466
Murfit John T and Leah—Jos Byers 2 J 86 192 2,255
Mitchell Bobt M—9th Nat Bank 2 J 86 329 714
*Melbourne Geo W—Patk Flynn 3 J 86 1205 50
Nathans David—J Loucheim et al 1 J 86 462 448
O'Rourke Michael—Wm Boyle et al 1 J 86 101 763
Oakford Julia S—E M Tichener et al 1 J 86 400 113
Phila and Reading RR Co—Penna Co etc 1 J 86 464 7,462
Phila Coach Material Co—J B Simmons 1 J 86 557 235
Penn Guarantee Asso — Consolidation Bldg Asso 1 J 86 607 6,481
Philada Whiting Co—Detroit White Lead Works 1 J 86 658 580
*Peel John and Annie—Peter Boyle 3 J 86 1199 135
Rhoads Gilbert—Michael Meehan 1 J 86 618 1,786
Richardson Geo E—W P Ellison et al 1 J 86 347 61
Schweizer Jacob—B F Paul et al 1 J 86 87 .....
Supplee Chas D—T B Harkins 1 J 86 205 281
Snyder Harry—S Twitchell et al 1 J 86 248 513
Sterne J—J Frieberg et al 1 J 86 357 .. 439
Snyder C H—T B Hagstoz & Co 1 J 86 410 .....
Smythe David C—G H Richardson et al 1 J 86 418 276
Selser Chas N and John A, Turner Geo W—Vinceuttown Bank 1 J 86 438 7,605
Shank Thos S—J Blumenthal 1 J 86 476 139
Smyth D C—H G Mackinney 1 J 86 502 110
Sunderland Jas C—John S Swope 1 J 86 517 938
Scherf Chas C, Heilner Walter S—Nat Security Bank 1 J 86 535 1,466
Shattuck Frank R—W L Diver 1 J 86 595 205
Supplee Chas D—Geo L Yerkes 2 J 86 106 .....
Seguin Norcom L—T S Young 2 J 86 206 .....
*Snyder John F—P J Murphy 3 J 86 1200 439
*Shedaker Sallie J—A A Hirst 3 J 86 1197 400
*Searl Jos—E S Horne (Execution issued) 3 J 86 1209 19
Wiener Wm—Gouck & Maier 1 J 86 356 108
Wilson Wm C—News Publg Co 1 J 86 493 527
Williamson John L—R Shoemaker & Co 1 J 86 615 421
Widdecombe Thos—J L Tyson 2 J 86 371 181
*Wust Wm and Emil—J Kahlmus et al (Execution issued) 3 J 86 1208 261
Atkinson Hy F C—Phila Lubric Co 2 J 86 396 145
Atkinson Hy F C—E A Landell 2 J 86 724 696
Allison John S—S D Wilson et al 2 J 86 503 2,933
Boulton J B—Independence Nat Bk 2 J 86 772 432
Boulton J B—Spring Garden Nat Bk 2 J 86 785 153
Boulton J B—C H Aborn & Co 2 J 86 533 .....
Boyle Owen—Bergner & Engel Co 2 J 86 802 261
Bruner Jas P—C E Ellis et al 2 J 86 625 .....
Badman Thos—W M Lansdale et al 2 J 86 716 36
Badman Thos—W M Lansdale et al 2 J 86 717 30
Badman Thos—W M Lansdale et al 2 J 86 718 30
Bumm Albert A—E A Calves 2 J 86 500 209
Beresford Chas and Elizth—James Knowlan 3 J 86 1216 33
Bald Geo M—E G Reyenthaler 3 J 76 1356 2,886
Bishop John H—J Madeley 1 D 80 641 ..... S F
Bishop John H—W D'Olier 1 J 81 408 9,983
Coyle Geo J—C B Rees et al 2 J 80 880 ..... S F
Cook A D—J & J Dobson 3 J 86 338 .. 1,084
Clark Jas and Patk—E Borda et al 2 J 86 408 .....
Clemens Amanda M—Geo H McLaughlin 2 J 86 586 403
Dimond R P—Robt Klee et al 2 J 86 701 325
Daniel M—H W Davis et al 2 J 86 502 316
Davis A B—B Thackara et al 2 M 79 68 .....
Ebert John A—A C Schafer 3 M 86 79 .....
Emery Elizth dec, Kearney Sarah admr, Kearney Richd trustee—R Kearney 4 J 86 314 .....
Fink Adam—R Stover 2 J 86 791 253
Free Geo, Knowlton Chas R—O Martimort 2 J 86 608 .....
Fleishman Jos—F W Parker 2 J 86 576 .....
Fort Edwin H—H Holmes 1 J 81 522 .....
Frantz Gabriel W—Githens & Rexamer 1 J 86 226 .....
Griffin Gilbert—John Baird 2 J 86 407 .....
Gardy Henry H—W J McHenry et al 2 J 86 760 .....
Galloway John L—J H Weeks 4 S 75 943 .....
Holmes J M—Independence Nat Bk 2 J 86 771 .....
Holmes J M—Spring Garden Nat Bank 2 J 86 787 .....
Hunsicker Clement H—J Hering 4 J 86 621 .....
Hartzell D K—Steppacher & Arnold 1 J 82 337 .....
Johnston J Keys—W M Huey et al 2 J 86 612 .....
Keenan Jos—John McQuaide 2 J 86 834 .....
Keas Wm—James E Cooper 2 J 86 720 .....
Lawrence Edwd S—W S Boswell D C M 67 964 .....
Lehman Saml—C Casper 2 J 86 642 ...
Lilley Jas—John S Ireland et al 2 J 86 714 .....
McIntyre John P—J F Betz & Son 2 J 86 788 .....
MacLean Geo—S Bache et al 2 J 86 606 156
Muldoon John, Bramble Jas—C H Clark 2 J 86 647 ....
McCurdy Jas C—M J Rodgers et al 2 J 86 690 454
McKinlay Wm A A, Horn Ellwood —S B Fleisher 2 J 86 392 696
Metzger Moritz—F L Archambault 2 J 86 596 ....
McCauley Edwd D—J Wanamaker & Co 4 J 86 304 234
Meyer Martin—John F Fowler & Co 4 S 76 476 217
Meyer Martin—John F Fowler & Co 1 D 76 502 229
Meyer Martin—John F Fowler & Co 2 D 76 64 180
Matthews Henry C—E Doane 1 S 79 47 ..... S F
McGarry M—C A Rees 2 S 81 148 ... S F
Nonamaker Saml H—John W Everick 3 J 86 356 .....
Neller Wm H, Fenner Henry Jr—J J Janeway et al 2 J 86 752 141
Potsdamer Napthalie—L Schiele 4 J 86 142 797
Rhoades Thos P—B Thackara et al 4 D 78 511 .....
Randall Wm F—J Wanamaker & Co 4 J 86 306 1,054
Raith Chas B—W Swindell et al 4 J 86 325 145
Ritenhouse A C—T P Crandall 2 J 86 629 104
Ryan A B—Independence Nat Bk 2 J 86 773 325
Regan Thos H—Jos G Harvey et al 2 J 86 782 146
Ruhl Henry—J F Betz & Son 2 J 86 789 111
Rooney Jas—A J G Hodenpyl et al 2 J 86 808 133
Supplee Chas D—W J Lanigan et al 2 J 86 746 310
Supplee Chas D—Wm Thomson 2 J 86 591 204
Sylvania Mut Land Asso—K Crossen 2 J 86 753 2,203
Seguin Norcom L—Geo S Hensel 2 J 86 764 ....
Seguin Norcom L—A A Lazarus et al 2 J 86 602 .....
Seguin Norcom L—C Conrad et al 2 J 86 665 231
Shirley Alfred J—Wm G Emley 2 J 86 480 107
Sharkey Wm—John Woodside 2 J 86 555 195
Stuckey Jos—M L C Biddle 2 J 86 558 to 574 75
Spackman Morris—Jos D Thornton 2 J 86 737 515
Savannah, Dublin & Western Short Line Rwy—F W Murphy 2 J 86 600 2,430
Sayers John—W T Barber 4 J 86 383 150
Sutphin Jas—Hannis Distilling Co 4 J 86 442 122
Sutton Geo W H—C M Foulke 4 J 86 661 106
Seidel Louis H—C Schmidt 1 J 86 472 183
Snyder A W, Daniels E R—A G Murphy D C J 73 2627 362
Shoemaker Jos T—Seth Pancoast 1 S 76 1093 301
Steffan Augustus W and Edwd W—C B Mitchell & Co 3 J 80 1267 .....
Sheetz Saml—B McNichol 3 J 86 280 200
Thomas J B—L J Powers 2 J 86 689 286
Thomas J B—S Worthington et al 2 J 86 768 161
Taylor J C—Joel Thomas 1 J 86 247 206
Vansant John T and Stephen E—Wm Roller et al 2 J 86 433 228
Wickersham John M K—C W Middleton 4 J 76 1236 1,033

White Edwd—George W Hall 1 S 81 182..... S F
White Edwd and Edwd Jr, Alexr and David—P S Hill 2 S 81 488... S F
Wright Fredk R—L Schiele 4 J 86 141..... 263
Weir Isaac—P J Kline et al 4 J 86 536..... 473
Wolf Philip — W Doughten 4 J 86 566..... 168
Williamson S — C T George 4 J 86 662..... 203
Williamson Saml—H A Mathieu et al 2 J 86 397..... 195
Wilson Wm C—G Peacock et al 2 J 86 506..... 501
Williamson John L — S Beymer et al 2 J 86 761..... 124

Entered September 7, 1886.

Bannon P H—White, Hentz & Co D C D 74 68..... 1,957
Bryant Geo B—E D Dougherty 3 J 86 160..... 1,942
Berks Archibald W and Laura L—Penna R R Co 4 M 86 86 897..... .....
*Bova Pasquale—R V Clemente 3 J 86 1219..... 2,000
*Cooper Benj B—H Schieffes et al 3 J 86 1226..... 83
*Cummings John S—E H Buckman (Bond and Warrant) 3 J 86 1227.... 8,000
Donnelly Sarah et al—R W Finletter Guar 3 J 86 1222..... ..Partition
*Davis E M—Est of Wm M Taylor (Execution issued) 3 J 86 1223..... 19
Falls Allen—White, Hentz & Co 1 D 74 282..... 1,287
Grottenthaler V—E Thomas et al 4 J 86 487..... 221
*Gorgas Benj, Marple Joel—Saml E Graver 3 J 86 1228..... 1,000
*Gerlach Chas H, Fritz Louis—Jno S Wesley 4 J 86 676..... 304
Kraft Fredk A — G Krouse D C M 66 416..... S F
Lafferty Chas E — White, Hentz & Co D C J 69 239..... 1,032
List J Fredk — Wm Harkness et al 2 J 81 570..... 512
*Locker Geo J and Geo H — L H Frank (Bond and Warrant) 3 J 86 1229..... 1,500
*Mellor Ellen—John Fitzpatrick 3 J 86 1220..... 300
Powell Wm, Atkinson John C and Jos L—City (Bond) 3 J 86 1225..... .....
*Sinixon C L — Empire B and L Asso 4 J 86 675..... 1,000
West Arthur, Groll Andrew—City (Bond) 3 J 86 1224..... .....
*Wurst Mary—Annie Krouse 3 J 86 1218..... 1,250
*Williams Frank—M C Loughry 3 J 86 1221..... 125

Entered September 8, 1886.

*Andrews Martin G—Frank C Kuehner 4 J 86 686..... 1,400
*Bower Joseph—H W Bower 4 J 86 685..... 751
Cooper John—S D Harper 1 J 86 360..... 678
Hopkins Enoch G—W Righter Jr & Co 2 M 81 313..... 6002
*Hacket Wm and Ellwood—A Bernhard 4 J 86 683..... 1,100
*Hall E F, Martin Wm W—C D Middleton 4 J 86 687..... 500
*Kane Margaret—Jos Peters 4 J 86 679..... 265
Kircker Geo and Jno Geo—D Wunderlich 4 J 86 680..... 500
Keilman Henry—Maria Hess 1 M 81 194..... S F
*Masters W G—David Masters (Execution issued) 4 J 86 677..... 538
*Mann Danl S—Ophelia Williams (Bond and Warrant) 4 J 86 684..... 2,142
*McFarlan Geo P—W D McFarlan (Bond and Warrant) 4 J 86 689..... 7,000
*Pizze Guizeppe—Jas Hyland (Execution issued) 4 J 86 678..... 58
*Ripp Samuel—B F Teller 4 J 86 688 200
Stout Harry F—Geo W Maag 4 J 86 690..... 35
Talmage Chas D—C Hilborn 3 D 85 206..... 889
Talmage Chas D—E R Bulkley 3 D 85 223..... 721
Wilson W C—Wilsonia M. C. Co. 1 J 86 296..... 122
Wilson W C—Wilsonia M. C. Co. 1 J 86 297..... 170

Mechanics' Liens.

Joseph Stuckey owner and cont—Anthony P Heyl claimant, N s Snyder ave, 136 ft W of 11th st..... 20
Joseph Stuckey owner and cont—Anthony P Heyl claimant, N s Snyder ave, 151 ft W of 11th st..... 20
Thomas Cocuran owner and cont, R W Hammell agt—Wm C Merritt claimant, S E cor Warnock and Diamond sts..... 295
Dultz Liney owner, Judge & Snyder conts—Hy Gordon & Sons claimants, N E s Monmouth st, 35 ft S E of Edgemont st..... 213
James S Simpsin owner and cont—Washington Simpson claimant, 4 bldgs S W cor 65th st and Elmwood av..... 415

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—a form of action invested to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S, September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

—Of the $10,000,000 of the 3 per cent. bond case, about $1,000,000 up to the 8th inst., has been presented for redemption. The purpose of the new departure was to obtain bonds for redemption from individuals and corporations willing to convert them into cash to use in more profitable investments, and thus obviate the necessity for calling bonds held by national banks, thereby forcing a surrender of national bank currency. The bonds redeemed under the Treasury invitation were surrendered by parties other than national banks. It is not expected that the entire $10,000,000 will be surrendered within the time specified, but whatever amount is thus presented will save the bonds of the banks to that extent.

Book Reviews.

Seaside and Southern Houses. Price $1.00. Sent by mail free of postage to any part of the world. Wm. T. Comstock, Publisher, 6 Astor Place, New York.

This is a series of twelve 11x14 plates, each giving plans and elevations, with some suggestions of detail, mostly for inexpensive frame cottages, estimated to cost $1,500 to $2,000 each. The designs are furnished by New York architects, whose names are attached in each instance. In general, the plans seem to be well arranged, and the exteriors are quite picturesque, while showing a simplicity of ornamentation which harmonizes properly with the aim to provide for cheap cottages. The authors' addresses being given in full on each plate, it is easy to apply for further information as to any design which might be selected for adoption. No definite estimate of cost is given for any individual design, the variation in prices in different localties rendering such estimates unreliable.

Specifications for Frame or Brick Buildings Costing $1,500 to $10,000. Palliser, Palliser & Co., New York.

One of the most difficult parts of the architect's task is the preparation of the specification, so that the particulars of his work shall be clearly presented and nothing be lacking. It is a document which is to specifically—not generally or according to an "*intent* or *meaning*" more or less perspicuously expressed—include the details of all parts of the construction and finish which go to make up the perfected building. For this end is required a logical and orderly mind, perfect familiarity with all the details of construction, the nature, production and conversion of materials, the methods of workmanship common to the many hardicrafts which have their part in the building, and clear and concise expression. That these qualifications are universally possessed by architects is very much to be doubted. The average specification is not only very general and vague, but is also defective, so much so that it has become almost an axiom that "one cannot build without having a bill of extras." That these extras come only because of changes in, and additions to, the work as originally planned, is very seldom the case. They most frequently arise from positive omissions in the specifications, and are most vexatious, both to the architect and client.

The intention of the revised edition of the specification before us, is that, by thoroughness and conciseness, while at the same time it is a labor-saving device, it shall commend itself to practitioners as a valuable aid in the routine of office work.

In general scope the specification is thorough and well covers all points; it is fully abreast of the times, while in many details it shows the results of careful study and a mature experience. In these especially, it may be followed advantageously.

The chief difficulty of the specification is that it is intended to serve equally well for buildings varying in cost from $1,500 to $10,000. Experience will readily show that the specification for a first-class house to cost $1,500 is essentially different from the specification of one to cost $10,000. The same specification can only be *made* to apply by restricting the former to a size that would fail to give the average minimum accommodation one must always assume to be required for the usual domestic features. The limit of least size is quickly reached, and the effort to bring this within the low price results in economizing in labor and workmanship. A larger building naturally carries with it better workmanship.

The specification as printed, therefore, would have to be materially modified to meet the exigencies of the class of buildings known as "small and inexpensive cottages."

As a form or skeleton on which to model a specification, the publication is most excellent. If all its stipulations and requirements were lived up to, a most thoroughly built house and one very superior to the average production would be the result. Many of the details mentioned are in the line of the best workmanship. Of ordinary brick-work the specification is very concise, while at the same time it involves the vital principles for a thoroughly good brick walling. The carpenter's specification is very full in items, and the requirements of most of them exact and exacting; as for instance, "Mantels," "Pantries," etc.

The "Painter's" specification, as a general document applicable to houses of a broad range of cost, is highly to be recommended. The same may be said of both that for "Slating" and "Tinning." As these three handicrafts have a relative degree of uniformity for all houses of the same class, they are consequently among the most valuable portions of the publication, and are capable of being used more often in their entirety.

The "Plumber's" specification while being a good model, does not have the same universal application as those just named. Slightly differing requirements in this department of building entirely change the character of the specification.

In general form the specification is well presented, and but few suggestions could be made for its improvement. One of these would be, to print the several subdivisions so that they could be detached from the main body of the paper and consequently be more conveniently used both in obtaining subestimates and in the prosecution of the work. For instance, in the mason's specification, brick-work, stone-work, iron-work, plastering, etc., should be practically printed separately; the new subject beginning a new page—never commencing in the center of the page. The same suggestion would also obtain in respect to the carpenter's specification, where separate divisions would be made for framing, doors and windows, stairs, hardwood or interior finish, etc. This method, while it might increase the number of pages, would give enlarged space for interlineations and additional clauses, and tend greatly to a more distinct understanding of the work. The process has as good an effect on the architect as it does on the building. Experience has proven that seeming trifles like this, whose object perhaps is only a greater clearness of presentation, produce, remarkable results in the subsequent work. Another suggestion is the use of a tougher quality of paper that will bear the rough usage incident to building operations.—*Building, N. Y.*

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*

TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,

—GO TO—

J. L. SMITH

MAP PUBLISHER.

27 S. SIXTH STREET.

PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,

JOHN NESBITT,
Yonkers, N. Y.

Summer Clothing.

We have a large stock of these goods new and fresh this season. Beautiful patterns in SEERSUCKERS, ALPACAS and SILKS. Foreign and Domestic manufacture. But our large stock of MEN'S BUSINESS SUITS is what we want you to see before you buy. Novelties constantly being received for BOYS' and CHILDREN'S WEAR. The Norfolk Takes the Lead this Season. We never before carried such a select stock in MEN'S FURNISHING.

Browning, King & Co.

910 & 912 CHESTNUT STREET.

THE

Day Sewed Shoes.

We wish to call the attention of the public to our principal object in opening the Day Sewed Shoe Store. The Day Sewed Shoe Manufacturing Co. was organized to introduce the Day Sewed Shoes, and this could only be brought about by getting the manufacturers to make them, and the quickest way to accomplish this was to give them this opportunity to dispose of their goods. We make our finest goods at our own factory, and are careful to have every pair perfect. We earnestly request that every pair of shoes purchased of us be returned for exchange if not as represented, whether they have been worn or not.

THE DAY SEWED SHOE MFG. CO.,

Under the management of W. W. Apsley,

No. 23 N. EIGHTH STREET.

Open until 10 o'clock on Saturday night, Sept. 4.

SPECIAL NOTE.—Do not forget that we make to measure for crippled and tender feet and make a specialty of all kinds of repairing at moderate prices.

Mr. H. S. BEEBE, No. 231 North NINTH Street dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED.

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LINDSAY, PARVIN & CO.,

328 WALNUT STREET, PHILADELPHIA

Iron and Steel Structural Material.

Agents for Cincinnati Corrugating Co.

Superior Corrugated Iron Roofing,

SIDING, LATHING AND PATENT STANDING SEAM ROOFING.

Send for Catalogue and Price List.

OUR

PIANOS AND ORGANS

Represent the

Best Makers in the World.

M. DE LONG & CO.,

1117 Chestnut Street.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

HALE & KILBURN'S FAMOUS FOLDING BEDS

Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.

RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.

DOORLESS COMMODES Air-tight Joint. Best ever made.

Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.

Send for Catalogue, and kindly mention this paper.

KEYSTOKE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

THE BRISTOW BROWNSTONE CO.,

OF VIRGINIA,

CAPITAL $100,000

10,000 Shares, - - Par Value, $10,00.

NON-ASSESSABLE.

Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelph**

H. MUHR'S SONS,

629 and 631 Chestnut Street, - - - - Philadelphia.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

Offices. [New York, 14 Maiden Lane. Chicago, 100 State Street.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 37. PHILADELPHIA, MONDAY, SEPTEMBER 20, 1886. PRICE 15 CENTS

Items of News.

—Roger Sherman, the printer, left an estate of about $400,000.

—The Fourth Street National Bank begins business with $1,500,000.

—About $45,000 have been subscribed for the Charleston, S. C. sufferers.

—A house and lot, 25x100, on Locust Street, east of 39th, sold for $10,500.

—A handsome property, w. s. 42d Street, near Walnut, 23x125, sold for $12,500.

—The property N. E. cor. Front and Almond Streets, 20x63½, brought $10,000.

—There are 100,000 buildings in Philadelphia, with an average valuation of $3,250.

—A fine dwelling, w. s. 15th Street below Columbia Avenue, 20x100, sold for $10,000.

—The Government has made its final payment for the Dolphin, to John Roach's assignees.

The Public School Teachers are asking for an increase of twenty-five per cent. in their salaries.

—The proposed Elevated Passenger Railway on Front Street with branches will cost $6,000,000.

—The price of gas in Norristown will be reduced from $2 25 to $1.60 per 1000 feet after October 1.

—At a public sale of the Bordentown and Columbia turnpike it was purchased by a syndicate for $200.

—Bridgeton N. J. is to have a new Baptist Church. A Philadelphia architect has had his plan accepted.

—The will of Abraham Kahn, bequeaths $1000 to the Jewish Hospital Association and $500 to the Foster Home.

—The Standard Oil Co. is endeavoring to secure the control of the natural gas supply in Western Pennsylvania.

—Ground was broken for the Third Regiment Armory, Broad street, above Wharton street, on Saturday morning.

—There is a strike in five of the largest stove foundries in the city. Fifty stevedores have asked for an advance from $3 to $4 per day.

—A company has been formed at Chattanooga, Tenn., with a capital stock of $175,000, to erect a new 100-ton blast furnice there at once.

—The ten locomotive engines recently purchased by the Reading Railroad Company are built to make a mile in forty seconds, if equired.

—Building activity in Brooklyn is steadily increasing. The number of permits taken out during August was 415, against 376 for August last year.

—Chicago is to have a public hall capable of seating 5000 to 8000 people. The building, which will be nine stories high, will also contain a hotel with 500 rooms.

—Thirty-two complaints from householders regarding the non-collection of garbage were entered in the "growler" at the Controller's office on Wednesday last.

—New York city has about 33,000 street lamps, the price of which varies from $17.50 for light to $30. The Consolidated Gas Company has 17,570, and charges $17.50 apiece.

—The Building Inspectors have issued a permit for the Mary J. Drexel Home on the German Hospital grounds. In dimensions it will be 245 by 195 feet and 3 stories high.

—It seems we are to have badly paved streets, poor water supply, poor school accommodations, and impure water for another year. Let us be thankful that it is no worse.

—The Southern Maryland Rail Road Company has had an execution issued against it as guarantee for its former President, S. S. Smoot, by John M. Moyer, a lawyer of this city.

— It is estimated that New York will spend nearly $70,000,000 in the erection of new buildings this year, this is an increase of about $25,000,000 over the amount expended last year.

—The *Railroad Gazette* reports the construction of 476 miles of new railroad, making a total of 3439 miles thus far reported in 1886, against 1627 miles at the corresponding date in 1885.

—Corner properties are in demand; the N. E. cor. of 46th and Chestnut Streets, lot 125x225, sold for $7,400; and the property S. W. cor. Fitzwater and Juniper Streets, 94x128, for $7,400.

—The Philadelphia and Northwestern Railroad Co., with a capital of $140,000, was chartered last Thursday by the State Department. It will run from Jenkintown to Greenwich Island.

—It will be a good thing if the Law and Order Society will succeed in having the fire escape law properly enforced. It requires very little looking around, to see where the law is not observed.

—The new school buildings at Westtown, in Chester county, under the care of the Yearly Meeting of Orthodox Friends, are about completed. They cost in the neighborhood of $200,000.

—The Board of Health has declared Grant street, between Ninth and Tenth, a public nuisance, owing to its ungraded and unpaved condition, and referred the matter to the Highway Department.

—A number of gentlemen of means, residing in Chester, are considering the feasibility of organizing a stock company in that place to manufacture cotton, woollen, silk and other materials into textile fabrics.

—From the last statement issued by the Mint Bureau it appears that the silver dollars coined under the Bland act have reached a total of 239,000,000, which is about equal in amount to the gold coin and bullion held by the Treasury.

— One hundred and five families of French Canadians who have settled in Lawrence and Lowell, Mass., have returned to the province of Quebec, 50,000 acres of land having been secured in the Ottoway district on which to found a colony.

—A steam barge has been built at Suffolk, Va., which is 167 feet long, 22½ feet beam and 8 feet depth of hold. It will carry 200,000 feet of lumber on six feet draft, and has two masts, schooner-rigged, to be used as auxiliary power when wind is favorable.

—The Wood Manufacturing Company of Camden, is building a marine railway 800 feet long and 50 feet wide, at the old Cooper's Point dry docks. It is to be built in two sections of 400 feet each, and will be able to float the largest vessels that come up the Delaware.

—The Franklin Institute has adopted amendments to the by-law providing for the establishment of a Board of Trustees, in whom shall be vested all the real and personal estate of the Institute, and also for the election of a Committee on Science and the Arts of 45 members.

—The departments of Sewerage and Boiler Inspection, Port Wardens and Managers of the House of Correction have been requested by the Committee from Councils to verify the City Treasurer's cash accounts to swear to the returns of their respective departments before the City Controller or the City Treasurer.

—The new bank, to the Presidency of which rumor some time ago accredited President Roberts, of the Pennsylvania Railroad Company, was on Wednesday authorized by the Secretary of the Treasury to commence business with a capital of $1,500,000. The bank will be known as the Fourth Street National Bank.

—The New York *Star* publishes some interesting trade statistics. Bricklayers are paid $4 per day; bricklayers' laborers, $2.50, carpenters, $3.50; granite cutters, $4; painters, $3.50; plasterers, $4; plasterers' laborers, $2.75; plumbers, $3.50; tin and slate roofers, $3.50; stone masons, $4; cabinet makers, $2.75; electric wire men, $3.50. The state of trade is reported brisk in all branches.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgages Collected, Insured, Notary Public.
TELEPHONE No. 842.

LUKENS & MONTGOMERY,
1135 Shackamaxon Street, 18th Ward,
Conveyancers & Real Estate Brokers,
Money loaned on Mortgages, Property bought and sold, Rents collected and Houses sold. Estates in all their interest managed. Real Estate Title Company Policies as Guarantee of Title procured when desired. Conveyancing in all its Branches.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 37. PHILADELPHIA, MONDAY, SEPTEMBER 20, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, SEPT. 20, 1886.

CHAMBERS BRO. & CO., of Philadelphia, will have an exhibit of brick machinery at the Cincinnati Industrial Exposition.

OUR correspondet "Brickbat" if we understood his recent letter, had no intention of castiag reflections upon the paper referred to in his communication.

GLAZED PIPE is the best material for sewer pipe. Well glazed pottery will resist the leakage of gas much better than even cast iron, and is nearly equal to glass.

THERE will be a national convention of brick manufacturers in Cincinnati this week on Wednesday and Thursday. Nearly all the prominent brick manufacturers in the West will be present. The organization will be completed.

ONLY four Pennsylvania brickmakers have agreed to be at the brick manufacturers' convention: Thomas Carlin, of Allegheny; J. George Stann, of Butler; H. C. Dunn, of Erie, and Jos Sweester, of Scranton.

CHARLESTON brick-layers insist on $5.00 per day, they are said to be very inefficient; this should make a good opening for a large number of competent workmen. Steady work during the entire fall and winter months at good wages should tend to attract northern brick-layers by the thousands.

THERE are two miles of streets in Bloomington, Ill., brick-paved. The bricks are burnt to flint hardness. Cobble-stones are barbarous and destructive; wooden blocks are expensive, and wear out; stone pavements are unnecessarily expensive. Flint-hard brick is said to be the best. A big demand could be opened up for the brick for street purposes, and the recommendations made are deserving of attention.

THE ordinance for the projected elevated railroad provides that 5 per cent. of the gross receipts from traffic carried within city limits, shall be set aside each year, and paid into the city treasury. Not less than thirteen feet headway is to be left clear beneath the elevated trains. The Company will have authority to construct bridges and viaducts over streets, alleys and public ways, and to erect stations and all appliances necessary for the proper conducting of the business.

A SUIT is pending in the United States Circuit Court at Chicago in which the Bell Telephone Company is the complainant and the American Cushman Telephone Company, organized a short time ago for the purpose of manufacturing telephones, defendant. The company antedates all previous claimants to telephone patents, claiming that Cushman, the inventor, constructed and publicly operated a telephone identical with the Bell instrument at Racine, Wis., in 1851.

ROOFING TILE is coming into much more general use. One objection to slate is that it is a conductor of heat, making houses warmer in summer and colder in winter. Slate often cracks, and when the atmosphere is full of moisture slate roofs are liable to condense the moisture on the under side, which gathers in drops, runs on the timbers, and causes decay. Roofing tile made from clay is, in large part, a non-conductor of heat, and lasts a long time. A roof can be put on at from $8 to $10 per square. The reduced rate of insurance makes it desirable, other things being equal.

WHAT a splendid opportunity for a bald-headed monopoly the franchise asked for by Messrs. William Wharton Jr & Co. for a Gravity Road in the Park will present if granted by the Park Commissioners, and the purely disinterested motives of this firm in stipulating that the fare shall not be over three cents per mile is sufficient to entitle them to be enrolled among the noblest philanthropists of the Century. If the park commissioners want to do a good thing for the hundreds of thousands of our citizens who are entirely dependant upon the park for the breath of fresh air that the wealthier classes can enjoy at the sea shore or country, they should entertain no scheme that proposes a greater fare than five cents for the entire trip, whether one mile or twenty.

NOT long ago, a fire took place in a church, in which fifteen persons were burned and crushed to death, and nearly 150 more, were more or less seriously injured. The reason of this was, that they could not get out in time. The little hole at the end of the church called a door was not big enough. Narrow passages and crooked stairways are dangerous. Theatres and public buildings are amply provided with means of exit, but our churches are built upon the idea that there is no possibility of fire. It is very true that they are comparatively safe, but this does not relieve the architect from the responsibility of supplying more ample facilities for ingress and egress.

WE observe that a great many building patents, of one kind or another, are being taken out. A patent has been granted to Wm. L. Gregg, of Philadelphia, for an apparatus for burning brick; to Wm. Horrocks, to spiral stairways, and Wm. Stevens, for an elevator. A great many patents are being granted for combined furniture, such as winpow-seat and bedstead and couch, and window-seat and couch. A good many patents are granted for plumbing improvements. A patent has been granted to an Illinois man, to manufacture ornamental bricks from different colored clays; another to an Iowa man, for the manufacture of artificial stone; another to a Boston man, for ornamenting stone, etc. etc. A book published, showing all these improvements, would be very interesting reading for architects and builders.

THE elevated railroad builders are pursuing the only wise and sensible policy. They know a scheme to build a railroad east and west would arouse vigorous, but at the same time, selfish and unworthy opposition. They therefore propose to build a railroad along the river front, or near it, from the extreme northern limits of the city, to the extreme southern. After this road is built, it would be a wedge for the construction of another road, east and west. No doubt, strong opposition will be made to it, in an underhand way. If a ring of a half-dozen men can control the city, by preventing the construction of such an elevated road, as now projected, it is well for the city to know it.

A very sensible ordinance has been proposed to prevent street cars on double tracked streets from approaching too close to each other at street crossings.

THE Simpson Brick Press Co.'s machine is a Western machine, designed to make bricks

by the semi-dry process. It receives the clay through a hopper situated just back of the upright guides between which the pressing is done. Four bricks are made at a single pressure, which is said to be 400 tons. The loss, by plucking, in some Western yards is said to be fully one-third of the entire outfit. The manufacturers of this machine guarantee that there will be no plucked brick where this machine is used.

There is another machine out West which is attracting a good deal of attention. It is manufactured by Jonathan Creager's Sons. It has a new cam movement for instantly raising and lowering the mold table. It consists of a pair of eccentrics that work on a solid bearing, which bearing is adjusted by an iron wedge to suit molds of any depth.

A WORSE state of affairs could not possibly exist anywhere than those depicted in the *Philadelphia Record* on Monday last in connection with the management of Moyamensing Prison. If animals were treated to but a tithe of the cruelty and consequent misery and suffering that is imposed upon the poor devils who are so unfortunate as to fall into the clutches of the law, the indignation of the people of this city would be expressed in a manner not to be soon forgotten. What has become of the Samaritarian Societies whose long and euphonius names have such a beguiling influence upon a charitable public, why so much profession and so little practical good? Surely the society for the amelioration of the condition of the prisoner must have forgotten its title as well as the purpose of its organization, or this beastly condition of the city prison could not have existed, surely the condition of affairs will not be tolerated longer than it will take to remedy them, the fact that they exist is shame enough for Philadelphians to bear.

BY way of reply to our correspondent "Two Seas," we may say that we do not condemn the whole system to which he refers. When some of our present wealthy builders made their first start, with financial assistance, they did the very best work, better work than is now done by those who obtain a start in a similar way. It is not the dishonesty which is to be condemned, but the system which is calculated to breed dishonesty There is an abundance of money within the reach of responsible contractors and builders. Industrious but impecunious builders have the same right to obtain assistance, as others, and, other things being equal, they should be encouraged to do so. The only thing to be condemned is, the encouragement of a system whereby dishonest building can prosper. No doubt, our Mechanics Lien Law is not perfect. Numerous instances could be cited, wherein injustice has been done under it. The evil caused by bonus operators has worked itself out. Instead of repealing the Mechanics Lien Law, an improvement of it would be better, and we respectfully refer this defective law to the attention of the legislative committee which will no doubt be appointed by our coming Real Estate Exchange.

No profession is more ably and conscientiously served with good newspapers, than American Architects. From the great American Architect of Boston, down to the newest Chicago enterprise in journalism, there is a demonstration of ability, energy and enterprise, which is deserving of much more than a passing mention. Our architectural and building papers constitute a school and a library in themselves. The architect who keeps pace with current architectural and building literature, will be well informed. It is casting no reflection on our British cousins to say that we are leading them, in special journalism, at least. We utilize their best ideas and supplement them by boundless originality. Invention follows up with a thousand and one suggestions in the way of improvements and additions for house and office. New York is ably represented in this field. Cincinnati and St. Louis papers are creditably edited, and are fast securing the attention and patronage of architects and builders. Philadelphia, true to its conservative instincts, comes to the support of the pioneers in special journalism, with halting steps.

THERE is a great deal of activity in real estate along the line of the P. W. & B. Out of 726 lots laid out in the Suffolk Track, 500 have already been sold. The Mutual property comprises 650 lots, of which 400 have already been sold. The Elwood Tract comprises 850 lots, of which 841 were sold up to Saturday, to 700 different purchasers. The Leacock plot of 200 lots will probably all be absorbed in thirty days. These lots are sold at reasonable prices, on easy terms of payment. Perhaps it would not be saying too much, to say that never before has there been such a demand by individual lot purchasers as at this time. Building and Loan Associations are finding a wide field for profitable investment in this direction. We hear it stated that several other schemes of no small magnitude, are in hand, by which large tracts of land, now in meadow and woods will be converted into building lots next spring. The purpose of the bulk of the purchasers of the lots referred to, is to build within twelve months. This is one of the most encouraging indications of the times. Real estate speculators, it was mentioned in this paper some months ago, were looking along this line, with a view of making large purchases. They have since bought, and are now looking for further purchase, stimulated by their success in disposing of their property at good prices. The new Baltimore and Ohio Railroad will impart a stimulus to real estate and building operations in that section. There are quite a number of fine building sites still available.

A LEADING Real Estate Auctioneer stated a day or two ago, that he expected to handle an immense amount of real estate during the coming three or four months. This is putting the case pretty strongly. So far as we can learn there is no probability of any unusual movement in real estate, either among railroad buyers, or builders. The leading builders spoken to recently on the subject said they had most of their arrangements made for the coming year, but would, in all likelihood, buy more or less in the way of small plots and lots, where they could be had at a reasonable figure. The fact that auction sellers expect to handle a good deal of property, is a reason why our real estate people should, as soon as possible, put themselves in shape to do business. The real estate interests of this city need to be centralized. All recognise this fact. People are obliged to go to auctions, but would go to elsewhere, if they could do better. There is a good deal of property selling under orders of court every year, which could and would come to an Exchange. A little shading in prices of property would lead to a good deal of business. In some places, values are advancing nominally, in other places, they are at a stand-still. There is no reason why a good deal of property should not appear on the market for sale, during the next two months. Owners are slow to crowd their properties for sale, feeling that there is something to be lost by so doing. When our Exchange comes into existence, this reason for witholding property will not exist. Property can then be offered for sale, or withdrawn quietly, if offers do not suit.

NEWSPAPERS are lending their acclamations to the general rejoicings over the improving condition of trade and business. From one end of the country to the other, business men, manufacturers, and builders are rejoicing over the immense amount of traffic and transactions and operations of one kind or another. We have built 4,000 miles of railroad, or nearly so, and will probably finish 2,000 miles more by the end of the season. Manufacturers in every branch of industry are pleased with the amount of business coming in, and better pleased with the prospects before them. Prices seem to be improving, and there is abundant encouragement for larger production. While all this is true, it is very necessary that the producing and transporting interests should avoid the mistakes which have been made previously. It is as possible now to overdo, as it was then. With our immense productive capacity, trade channels could be gorged, and enterprise checked, and a downward tendency imparted to prices. Prosperity depends upon the exercise of the wisdom which we have learned from the mistakes of the past. There is a disposition to go slowly, and to perpetuate the healthful influences now surrounding all industries and markets. The iron and steel makers are pleased with the amount of business they are doing: the bridge builders have been in the market within a few days, for several thousand tons of material for bridges; the nail factories are nearly all running full time; our blast furnace production is all absorbed, as fast as turned out; our steel makers have sold over 150,000 tons of rails to be made next year; our car builders all over the country have, within

thirty days, gathered up enough business to keep them busy for two months; the locomotive builders are busier now than they have been for three years; the distribution of lumber has been greater than ever before in the history of the country, and the outflow of capital has been more rapid in general. These are all granite rocks upon which the trade of the country is resting, and with prudence, the volume of business will increase.

EMPLOYERS in every department of industrial activity are more or less disturbed on account of the labor question. Never before this year, was the possibility or probability of the mighty organization of labor contemplated. Employers have found themselves obliged to yield, and make the best of it. The demand for labor left them no other course. They regard the future with a good deal of concern. High prices for labor, means high prices for material, and a general increase in cost of products of labor of all kinds. This increase in cost discourages investments sometimes,—not always. The only thing which determines investments is, whether satisfactory dividends can be obtained from investments. Cost of material and labor, is a secondary matter. The year 1886 has been a satisfactory one, even with all our labor troubles. An adjustment has been quietly going on. Building labor has been especially in good demand. Contractors and builders have been greatly encouraged. Investments have paid well. Rents are satisfactory, and very little house room is on the market. There are inducements to continue this activity. Real estate has not advanced to prohibitive limits. Thus far, we have escaped any serious consequences from the labor agitations. The workmen have been gratified at their success in forming national organizations. No less than 20 trades have this year formed organizations of that character. Other branches will pursue the same course. The objective point is, to equalize wages, prevent competition sections, and prevent labor on strike from being supplanted by labor from a distance. These organizations will grow in number, power and influence. Labor may be encouraged to repeat next year, the experiment it tried last Spring. Employers are asking themselves this question: "Will labor do this?" The original labor programme was, to strike for an eight hour day. A compromise was had, on nine hours. If a renewed attempt should be made to establish eight hours, as a day's work, it will result seriously;—provided of course, the present active demand should be continued. Labor is acting in a conservative manner. It is seeking for relief and protection in political action. The Knights of Labor will, in all probability, pursue a conservative course, and avoid an eight hour strike, while encouraging organization and education.

AMONG the city improvements proposed are a sewer on Susquehanna avenue, between Third and Orrianna streets, the paving of Locust street from Eighth to Twenty-second streets, electric lights in the Third Ward, a station house for Manyunk and Roxboro, and three fire hydrants in the Twenty-fifth Ward.

Common Councils passed bills appropriating $19,796 for a school house in Germantown, $35,120 for one at Falls of Schuylkill, $8,333 to purchase a school at the corner of Marshall and Somerset streets, $19,979 to build an addition to the school house at Twenty-sixth and Jefferson streets, $9,375 for a lot at Sixteenth and Moore, $135,000 for excavating and masonry under contracts with R. A. Malone & Sons, at Holmesburg Junction. $1,500 for eight Siemens Regenerative Gas Lamps around the Dock Street Market; $7500 to pay architects and engineers for plans and specifications for the county prison.

Common Councils want the City Solicitor's opinion on the resolution passed by that body on November 5th, 1885, concerning the appropriation of money for school purposes. The Board of Education has asked $2,000,000, and Councils feels unwilling to appropriate that large sum of money under the circumstances. Archbishop Ryan states that 38,000 children are being educated in Roman Catholic schools in this city. Besides this, 30,000 children are being educated in other private schools. Members of Councils have raised the question whether it was the proper thing to spend so much money on the higher branches of education, while so many children were seeking education under other systems.

Among the bills introduced in Common Councils last week, were, one to erect electric light on Vine street, at Eleventh, Twelfth and Thirteenth streets. One to grade Frank street from Green street to Wissahickon avenue; to lay water pipes in Passyunk Road, between Carpenter street and Washington avenue; to grade Twenty-first street from Reed to Long Lane; to appropriate $28,581 to erect a school house on Sansom street between Thirty-fifth and Thirty-sixth; for a sewer in Cumberland street from Jasper to Emerald; to reduce the width of Pacific street from Twenty-second to Hunting Park, from 50 feet to 40 feet; to lease the Second Regiment a patch of ground at Thirteenth and Spring Garden streets, with the privilege of removing the building now there; for a sewer in Seventh street from Norris to Diamond; an electric light at Seventh and Race streets, and another at Sixth and Spruce streets.

THE tax on money at interest in this state shows that nearly three times the amount returned in 1885, has been returned this year. The new law is developing a great deal of loanable capital. The assessment for 1885 was, $145,286,762, upon which the 4-mill tax netted $581,149.06. The present tax is only three mills, and the result of the first year's workings of this law, increased the assessment to $390,749,556, or nearly three times as much. The amount realized by the State is, $1,172,248, or more than double the amount realized under the four mills taxation. The secret of the increase is, the fact that an oath is demanded, and it is made dangerous to report incorrectly, because a check is placed upon money lenders by the search for mortgages, judgments, and other liens.

MR. PILLSBURY in his speech at Lewiston said:

> At least three-fourths of the men employed in these lumbering operations in Aristook and Penobscot counties come across the line from the provinces beyond. Many of them take their teams across, giving bonds at the Custom House for their return, work during the winter, take their money and return home in the spring; others remain to work driving the logs down the stream, and some work at sawing in the mills for the season. These timber-owners are shrewd fellows. They work the protection racket at both ends. They make every man who buys a thousand feet of lumber pay this tax on it under the claim that it is done to protect us from the product of cheap labor in the provinces. After they have made you pay the tax for that purpose they go over the line and get the cheap labor itself and bring it over to do the work for them. Thus they make money at both ends, and the poor American laborer loses at both ends. You are obliged to pay the taxes on every stick of lumber you buy, and then the cheap labor of the provinces is brought in to work in the camp, upon the streams and in the sawmills, and thus force wages down to their standard, so that the American laborer is obliged to work at the same rate or not work at all. And so he loses both ways, and yet it is all done in the interest of the poor laboring man.

A BILL was introduced on last Tuesday afternoon in Select Councils, by Thos. Green, to permit the Philadelphia & Northeastern Railroad Co., to construct an elevated railroad on certain streets in this city.

It is proposed by the company to build a double track road from Jenkintown to Front and Westmoreland streets, either wholly or partly elevated, according to circumstances now unforeseen. Thence along Front street to Snyder avenue, at the southern end of the built-up portion of the city, it is proposed to construct a double-track elevated road. A branch elevated road, double track, is projected along Emerald street, from Front to Frankford suburb, and thence a double-track road, surface or otherwise, is planned to Tacony.

It is said that the entire road, equipped and ready for operation, would cost $6,000,000.

A meeting was held at Twenty-eighth South Third street, on Wednesday, and an organization was effected: George H. Boker was elected President; Frederick B. Esler, Vice President, and Ford C. Stevens, Secretary. The following were elected directors: George H. Boker, Charles B. Wright, Henry C. Gibson, James A. Wright, Frederick B. Esler, Samuel R. Shipley and Walter Wood.

THE finance committee, in recommending the tax rate at $1.85, has obeyed what it believed to be public opinion. Some are inclined to think that this is a narrow and unprogressive policy. If the people could be assured that an addition of five, ten or 15 cents would bring them certain needed improvements, they would put up with the additional taxation, for the prospective advantage. There is a vast field for municipal statesmanship, but we have very few promising candidates for public favor. Admission to Councils is controlled by a cable of politicians, who have not the good of the city at heart. And while this is the case, we cannot expect a broad and liberal municipal management. The people are tired of paying heavy taxes and have no confidence, or very little confidence in a thoroughly honest administration. Under the Bullitt Bill management, the people will be more willing to pay high taxes, and it will be found possible to put the next rate at $1.95, as well as $1.85. The Committe reported the following additional allowances over last year's expenditures, in the departments named:

Electrical Department	$30,000
Board of Education for new teachers	25,000
Fire Department	94,000
Highways	50,000
Law	8,050
Markets and City Property	40,000
Receiver of Taxes	4,500
Public Buildings Commissioners	100,000

TAXATION should be uniform. When the city authorities find themselves unable to secure uniformity or thoroughness, in the assessment of any subject, they should abandon it as an undesirable medium for the diffusion of taxation. Household furniture comes within this category. It is not completely assessed, only 11,000 property-owners in Philadelphia paying any tax on that subject, and the amount of the appraisement—less than $8,000,000—is ridiculously small when considered in connection with the number of dwelling-houses in Philadelphia and the value of the property that is furnished. The tax is an unjust one, because it is borne almost entirely by that comparatively small number of taxables who make honest returns of their property. To continue this tax would be to continue a premium on dishonesty. Unlike real estate, there are no established standards of valuation for household furniture which will equalize its burdens. The value of a house and lot may be very accurately and easily ascertained The value of the furniture in the house can only be approximately fixed by the Tax Assessors. At the best the rating is a matter of guess-work, and should be stopped. If questioned on the matter the Board of Revision of Taxes will probably admit that it is absolutely impossible to uniformly assess personal property. Why persist in maintaining this admitted inequality? A tax on household furniture is a tax on conscience. Abolish it and we will have taken a step that will put Philadelphia far in advance of most American cities.—*Philadelphia Record.*

THE Stock Exchange will shortly vote upon a proposition to purchase a large block of property at the Northwestern corner of Third and Chestnut streets. Since the withdrawal of the proposition of Drexel & Co. to sell the property at Fifth and Library streets a number of the members of the Exchange have been industriously looking about for a site that would suit. The frontage of the projected site is, 62 feet on Chestnut street, and 134 feet on Third street. The property will cost somewhere in the neighborhood of $300,000, on which it is contemplated to erect a building that will cost about as much more. The site includes the property now occupied by B. K. Jamison, R. Glendining & Co., and C. T. Yerkes & Co., and a number of offices north on Third street. All of the property owners, with a single exception, have given the snydicate a refusal of their property. This snydicate is composed of those brokers who were accused of having no public spirit and being opposed to any change whatever. The following prominent brokers voted against removal to Fifth and Library streets: —Barker Brothers & Co., R. Glendinning & Co., Sailer & Stevenson, C. K. Yerkes & Co., F. Smyth & Co., DeHaven & Townsend, E. W. Clark & Co., Charles Smith & Son, T. L. Lawson, C. & H. Borie, Elliott, Sons & Co., C. D. Barney & Co., George S. Fox & Son, P. H. Brice & Co., Collis & Levy. H. L. Graw & Co., B. K. Jamison & Co., W. W. Kurtz & Co., and many others.

Those having the scheme in hand, figure out an annual rental from all sources, of $35,000 per year which they consider would be a good dividend on the investment of $600,000. The architects plans have been completed, and are satisfactory to all who have seen them. The Stock Exchange will occupy the second floor, at a rental of $8,000. It is expected that the Exchange will subscribe $75,000 to the capital stock. and the snydicate, which is composed of members of the Exchange, and non-members, will take the rest. Some canvassing has been done among prospective tenants, and a guaranteed rental of $12,000 has been secured for the rooms on the first floor. The Exchange will shortly be called upon to consider the matter. It is a very cheap and convenient way out of the difficulty. Third street is the proper place for the Stock Exchange, and it is not likely that any proposition would be favored, which looked to leaving it.

Councils' Doings.

AN ordinance was submitted for electrical light on Broad Street at Dauphin and Lehigh avenue.

IN the Committee on Distribution the subcommittee to which was referred the resolution of Councils relating to the erection of Siemens lamps in the public squares, reported that they had decided to erect ninety-four lamps as sollows: Independence, 21; Washington, 23; Norris, 18; Jefferson, 16, and Passyunk, 16. The contract for lamps was awarded to Siemens, Lungren & Co., at $75 per lamp, and the posts to Morris, Tasker & Co. It was reported that the main running along South street had been tapped so as to supply the houses 831 and 833 South street with gas, which did not register on the meter. Mr. Fanning, the owner of the houses, was present, but denied all knowledge of the affair It was referred to the Sub-committee on Complaints.

THE Water Committee of Councils, at its meeting last Tuesday, passed ordinances for laying water pipes in the following streets: Emory, Ontario, Mifflin, Elizabeth, Washington avenue and Haverford street. The attention of the Board of Health was called to the unclean condition of the Mount Airy reservoir. The charges of neglect of duty preferred against Joseph Robinson, watchman at the Roxborough reservoir, were proven to be entirely without foundation. William Hyde, of Newark, and Mr. Williams, of Boston, were present and submitted plans for new filtrating machines. The matter was referred to the Chief Engineer and a committee of five, to be acted upon at the next meeting. Bids on pumping engines were received from various manufacturers and tabled for future consideration.

THE Council Committee on municipal government, considered three ordinances at its meeting, last Wednesday evening, intended to carry into effect the amended city charter.

It was decided to refer these bills, together with any other bills or documents connected with the matter, to a sub-committee composed of the chairman of the General Committee, the chairman of the sub-committees appointed some time ago, the Presidents of Councils, and Messrs. Grace and Etting. The sub-committee is, therefore, composed of Messrs. Clay, chairman; Bardsley, Maloney, Smithers, T. M. Thompson, Green, Anderson, Patton, Gates, Lawrence, Grace and Etting. The sub-committee will use the material committed to it in the preparation of one or more bills for the reorganization of the departments under the new law.

A NUMBER of petitions were presented in Common Councils and the following bills were introduced: By Mr. Welsh, for a sewer in Church street, from Frankford avenue to Tacony creek; by W. A. Miller to grade and pave Otsego sreet, from Moore to Mifflin; by Mr. Taxis, to change the voting place of the 16th division of the Twenty-ninth Ward from the northeast corner of Twentieth and Master streets to 1403 Forth Twentieth street; by Mr. Wilde, for water pipe in Ripka avenue, from Mansion avenue to Hamilton street; by Mr. Wisler, for a sewer in Orrianna street, from Dauphin street to Susquehanna avenue; by Mr. Kenton, for a sewer in Third street, from Stamper to Union; and by Mr. Weidner, a resolution, which was referred to the Gas Committee, to request the Gas Trust to light Fairhill Square with Siemens regenerative lamps.

COUNCILS have under consideration, ordinances for the laying of a great deal of water pipe in outlying sections of the city. Ordinances were introduced at the last meeting, granting permission to the Postal Telegraph Cable Company to lay underground conduits and cables from Third and Chestnut streets to Fifty-fourth street and Lancaster avenue; also, to the Bell Company of Philadelphia, to lay an underground service in the territory bounded by Vine and South streets and the Delaware and Schuylkill rivers; and also to the American Bell Company, of Pennsylvania, to lay underground conduits and cables along Walnut street and Lancaster avenue, between the Delaware river and the county line. This is said to be the first action of this kind taken under the General Underground Telegraph ordinance. The ordinances were accompanied by plans of the proposed construction and route.

AT a meeting of Councils Finance Committee last week, Chairman Bardsley presiding, a report, signed by Messrs. Clay, chairman, Green, Hammett and Iseminger, members of a sub-committee, was received, favoring the fixing of the tax rate for the year 1887 at $1.85.

Mr. Clay moved the adoption of the report, and said that the Controllers' communication to Councils showed that this rate would enable Councils to appropriate to the departments $1,132,932 more than was given to them for this year. Mr. Clay said that by allowing certain departments all that they asked for there would remain $900,000 from the tax levy for distribution among certain other departments, which, in the opinion of the sub-committee, should not get all they asked for. Besides this there would be a surplus from this year's account, estimated by the Controller at over half a million dollars, but which the sub-committee, in order to be on the safe side, had put down as $300,000.

Mr. Clay said it was proposed to give the Board of Education an increase over this year's appropriation of $25,000 for salaries of additional teachers. For the Police, Park, and Survey Departments no increase was contemplated. Increases of $30,000 for the Electrical, $94,000 for the Fire, $7000 for the Poor, $30,000 for the Markets and City Property, $50,000 for the Highway and $100,000 for the Public Building Department were proposed. The Water and Health Departments were "passed for the present."

Mr. Freeman moved that the tax rate be two per cent., and argued that a $1.85 rate would not produce all the money needed. By way of illustration, he said that building the county prison by slow degrees would cost more than if a contract or contracts for all the work were given out at once. Mr. Freeman's motion was defeated.

There were also other small items allowed on several accounts.

Chairman Clay, of the sub-committee, explained that with the tax levy at $1.85 and the estimates agreed upon as reported there would still be a surplus of $1,250,000 to be divided between the Highway Department, Board of Education, Water Department, Surveys and Electrical Department. The sub-committee's report was signed by Henry Clay, chairman; Thomas Green, Thomas M. Hammitt and Charles F. Iseminger.

Mr. Freeman moved to amend the committee's report by recommending a levy of $2. Lost by the following vote: Ayes, Claghorn, Freeman, Matthews, Patton and Thompson—5. Noes—Clay, Gates, Graham, Green, Hammett, Horn, Iseminger, Monroe, Reinstine, Rose, Shoch, Smithers, Webster and Bardsley—14. It was then agreed to report in favor of a levy of $1.85, and the committee adjourned.

Municipal Doings.

—Siemens regenerative lamps are to be placed in Independence, Washington, Norris, Jefferson and Passyunk Squares.

—About four and a half miles, or one-half of the new gas main from Ninth and Diamond streets to Germantown and Chestnut Hill, has been laid.

—The Controller says that the $1.85 rate will give the City departments $1,259,000 less next year than they received this year, counting in the Gas Trust surplus of $1,771,408.

—There is an urgent need for a thorough reorganization of the water facilities in the older section of the city. Some day a conflagration will spread because of the deficient water supply.

—The Board of Surveys have approved a plan for the extension of the tracks of the Thirteenth and Fifteenth Street Railway on Fifteenth street, from Dickinson to Jackson street, and thence to Broad street, and on Mifflin, from Fifteenth to Broad street.

—Callowhill street, from Twenty-fourth to Twenty-fifth, has been reported to the Board of Health as being in a very unsanitary condition. The names of twenty physicians who had failed to report the existence of contagious diseases were also given to the Board.

—Chief Engineer Smedley has appointed Frederick J. Amweg Assistant Engineer at $125 a month, Mr. G. Davis, leveler, at $60 a month, and Jules T. Jollivet, rodman, at $20 a month, John A. Wilson and J. H. Linville as consulting engineers to report upon the foundations of the Market Street bridge.

THE business men of Ninth street between Race and Vine streets, with a view to diminishing the number of disreputable characters who nightly loiter about that locality, have made arrangements for the hanging of eight electric lights upon alternate sides of Ninth street. They propose to defray all expenses.

—Chief Commissioner of Highways McDonald annulled the contract of Michael Daly, of the First district, and Arthur West, of the Fourteenth district, garbage collectors, for continued neglect to comply with the specifications of, or to execute their contracts. The contract of the First district was for $2000 and the other was for $1500. Both were dated from May 20 to December 13, 1886.

—The Almshouse hospital has 833 patients, a decrease of 55 over the same time last year. A new set of rules for the government of the training school was ordered to be printed prior to consideration. The Committee on Buildings had before them the subject of heating the insane wing now being rebuilt, and Engineer Ogden was instructed to act with Superintendent Roney in carrying the system into effect. There was no change in the number of inmates of the insane department.

—Deputy Attorney-general Snodgrass has asked for a rule against the following mutual insurance companies, citing them to appear in court on November 30 and show cause why their officers should not be removed and their business closed because of their failure to make a report to the Insurance Commissioner, under the act of 1873:

The Odd Fellows' Mutual Life Insurance Company, of Montrose; Mutual Life Insurance Company of Pennsylvania, of Harrisburg; Mutual Benefit Association, of Easton; Pennsylvania Mutual Aid Society, of Harrisburg, and the Pennsylvania Mutual Protective Association, of Pittsburg.

THE Board of Highway Supervisors, at a special meeting approved of the routes and plans submitted by the Bell Telephone Company, the Postal Telegraph and Cable Company, and the American Telegraph and Telephone Company for entering the public streets and laying conduits for telegraph and telephone wires. The routes proposed by these various companies are as heretofore published, except in the case of the latter company, which instead of going west on Chestnut street, continues from Fifteenth street out Walnut to Twenty-fourth street, and thence out Chestnut. Ordinances, covering the privileges asked by the above companies, were ordered prepared. The Penn Electric Light Company applied for permission to enter certain streets south of Chestnut street, for the purpose of supplying electric light privileges in stores and private houses. The general plan was approved, but action postponed until the detailed plans should be submitted.

THE lease of the Gas Works occupied the attention of Councils, at the last meeting The American Gas Co. desires to be a bidder. The President of that Company, in a communication submitted, desired that the Finance Committee should decide the length of time for which the lease shall be made, the amount of security required, the amount to be expended on improvements and the time in which it is to be expended, the rate per annum at which gas is to be furnished each street lamp, and the candle power of the gas required, leaving the bidder to make his tender at the rate per annum, payable in advance, at which he will lease the works. The communication was referred to the special committee having the subject in charge.

A number of appointments in the various departments were confirmed. Steps were taken looking to the removal of the market sheds from Callowhill Street. Mr. Hammett presented a communication from Hance Bros. & White, manufacturing chemists, Marshall and Willow Streets, in which they state that, having read in yesterday's Ledger that an effort was to be made to abolish the market sheds in the half square named, they desire to make known the fact that the objections to one square act on all other parts, and they ask Mr. Hammett to exert his influence to have all the sheds removed. They declare that their usefulness is limited; that they have become nuisances from dilapidation and offensive odors, and that they have become harbors for rats "hoodlums," "bummers," and other depraved characters. In conclusion, they say their presence retards the progress of the business interests of Callowhill and other streets more than can be easily estimated. The communication was referred to the City Property Committee.

Another Bond Call.

The Acting Secretary of the Treasury on Wednesday afternoon issued the 142d call for the redemption of bonds. The call is for $15,000,000 of the 3 per cent. loan of 1882, interest to cease October 16, 1886. Following is a description of the bonds called, the numbers being "original" and inclusive in each case:

$50—Nos. 56 to 103.
$100—Nos. 777 to 1521.
$500—Nos. 341 to 646.
$1000—Nos. 2835 to 4206.
$10,000—Nos. 8811 to 10,247.

—City Solicitor Warwick sent an opinion on Thursday to Chief of Police Stewart, in reply to an inquiry as to whether it is the duty of policemen to prosecute for breaches of market ordinances, or whether such actions come within the province of the Clerks of Markets. The Solicitor replied that both classes of officers should prosecute for all such breaches.

BUILDERS' ITEMS.

Building and Real Estate Notes.

MR. LOMAX is erecting 2 houses at 11th and Somerset Streets.

THE Plasterers Union has initiated 200 members since last May.

PHILADELPHIA has escaped serious fires during the past six months.

MESSRS. Puckett and Brown architects, will erect 6 houses on 22nd and Ontario St., Tioga.

MR J. KNOCH architect, will build two cottages to be an addition to the German Hospital.

MR. GEISSINGER architect, is making additions to Carey Bros mill, 10th and Susquehanna ave.

MR. F. A. CALLAMER is building eight houses on west side Germantown Road north of Somerset Street.

THE Holy Trinity P. E. Church at Twenty-second and Spruce streets, it is said owns $500,000 worth of real estate.

MR. JAMES A. MUNDY & BRO., 213 South Ninth Street, plumbers and sanitary engineers, are being kept very busy, and are under contract for the work at the undermentioned houses.

EXTENSIVE improvements are being made in the Kenderton Presbyterian Church, on Tioga near 16th Street, at a cost of $6,000. The art work is by Karl Kehrweider, and the building is superintended by Frank W. Tweed.

MAY & BRO. will rebuild their store lately destroyed by fire, on Arch below 8th Street. W. H. Geissinger is the architect. Mr. Geissinger will also build a factory for Mr. James Whittaker, at the corner of Trenton avenue and Sargent Street.

THE Building Trades Council met last Thursday evening, and instructed all organizations connected with the Council, to notify the Secretary on the last meeting night in January of each year, of the rate of wages that will be asked for the current year.

MR. PRICE will build 6 houses on 13th Street below Diamond, and five on Park ave. below Diamond. Fifty-four houses for John M. Shoch, on 25th and Swain Street, also 12 on Park ave. below Berks, and 6 on west side 13th below Berks, also 50 houses for Mr. J. M. Shoch 17th and Diamond also 45 houses 15th and Cumberland and 26 for Mr. McIlvain builder, owned by Mr. Howard Watkin 32nd and Haverford Road.

A PLOT of land has been secured by the Trustees of the Gorgas Home, for indigent women, on East Leverington avenue, Roxborough. A suitable building will be erected out of funds provided by Samuel Gorgas, who died several years ago. It is a high piece of land overlooking a large extent of country. Furness & Evans, the architects, have prepared the plans, and will superintend the erection. Sylvester Yardley is the builder. The building will be three stories high, built of Roxboro stone, to the middle of the second story. The building will be 71½x73½ feet, and will have a wing 28 feet deep. The entrance will be 10½x14 feet. The building will be fire proof, will be supplied with elevators and open fire places. The roof will be shingled.

KLINE BROS., 430 North 12th Street, plumbers and steam fitters, report business with them above the average, and are employing more hands than ever. This house is heating the following establishments with Williams patent system of exhaust steam. They claim that these machines will save at

least 33 per cent in fuel. This house makes a practice of putting them up on trial for 30 days, and if not satisfactory they take them down without cost. The following is a list of a few first supplied :

The Keystone Watch Case factory, 19th and Brown Streets; Geo. S. Harris, new building on Cherry above 8th Street; Haines Jones & Cadbury, Ridge Road above Buttonwood Street; Cooper & Conard, dry goods store 9th and Market Streets.

MR. EVANS, Market Street, Camden, N. J., has within the last ten days disposed of $17,900 in mortgages, and reports the real estate interests of Camden as looking bright.

R. S. REED, real estate broker, 33d and Chestnut Streets, reports houses selling slowly, but house renting as being unexceptionally good. He gives it as his opinion that as soon as the summer ends that properties will commence to be in demand.

MR. J. M. CURDY, 721 Walnut Street, real estate broker and conveyancer, reports houses renting very readily and collections good. Mr. Curdy is being kept very actively engaged on conveyancing, and reports the outlook for the fall and winter being bright.

ROBERTS & COHN, real estate brokers and builders, Camden, are erecting twelve two-story houses on Rex Street. They have Philadelphia brick fronts, low down grates, hot and cold water, and all modern conveniences. This firm build on an average some two-hundred yearly, and find no difficulty in making sales of them. They report Camden real estate business as being very active.

GEO. LAYCOCK & Co., 914 Walnut Street, real estate broker, is building ten seven-room houses with front porch, yards and flag pavements, on Buist Avenue, between 62d and 63d street, in the 27th ward, two squares from Mt. Moriah Street. They will all be fitted up in the most modern style. Mr. Laycock has purchased a farm, situated eight minutes walk from Paschal station on the Island road, which he will lay out in 200 building lots, plans of which will be ready in a day or so. These lots are adjoining the Suffolk lots, also under his care. They will be 25x100 feet, and sell from $150 to $200, according to location. Eighteen inches below the surface is a fine gravel and sand, which adds greatly to the health of the neighborhood.

BENJAMIN F. Ashwood, 19 South Nineteenth Street, real estate broker, is the secretary for the Elmwood Mutual Land and Improvement Company, which is situated in the 27th Ward, on the old Philadelphia, Wilmington & Baltimore Railroad It is laid out in 850 lots, of which over 800 have already found customers, being purchased by 700 individuals. These lots have all been purchased within the twelve months. So far, some workmen's houses have been erected and others are already started. Attached to this company is a building association, which they hold at the S. W. Corner 12th and Filbert. The neighborhood surrounding Elmwood is rapidly growing as may be seen from the following estates just opened out, all adjoining one another. The Suffolk has 726 lots, over 500 of which have been sold. The Mutual, 650; Elmwood, 850; and 200 new lots which Mr. Laycock has just opened out adjoining the Suffolk. The size of the lots are 50x100 feet, and are sold on monthly payments. The P. W. & B. R. have been petitioned to offer more passenger accommodations, which they now have under consideration. The petition was signed by over 500 investors.

—A company has been organized at Ocean City, N. J., to build, an excursion house at a cost of $20,000

Recent Decisions in Pennsylvania In Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

DAMAGES.

The measure of damage for taking land in widening a street is the actual difference in the market value of the remaining property, between what it was prior to the widening of the street and what it is immediately subsequent thereto; and for ascertaining such damages consideration must be had not only of the injury sustained, but also of any benefit that may have accrued to the property by such change.

Since the adoption of the Constitution of 1874 the right to bring such action is not barred until six years from the time of the actual widening of the street, and taking of plaintiff's property.

DEED.

Where the estate or interest granted by a deed is determined in the premises, the habendum clause may lessen, enlarge, explain or qualify, but cannot wholly contradict or be repuguant to such estate. If it is so repugnant it is void. The words used in a deed to pass the estate is of no consequence, as if it is "lease" the contest will show whether it is used to vest an estate for years, for life or in fee simple.

LANDLORD AND TENANT.

Though a building be demised for a special purpose without any covenant by the tenant to repair, the lessor is not bound to keep it in tenantable repair for the such purpose.

Where a lease contains an express and unconditional covenant to repair, the tenant must do so, though the premises be destroyed by fire.

Where a lease provides that a violation of any of the covenants therein contained shall be cause of forfeiture, the less ormay re-enter for the breach of any of them.

A mortgage of the leasehold is a breach of a covenant not to assign without the written consent of the lessor.

MECHANIC'S LIEN.

A period of six months between different portions of a building operation is sufficient to break the continuity of the work, so as to prevent both operations from being connected.

Under the Act of 17th February, 1858, a claim is incurably defective unless restricted to the particular articles on which the work was done or materials furnished.

MORTGAGE.

Though an equitable mortgage cannot be created by a deposit of the title deeds, yet the Court will not enforce a return of them without a performance of the condition whereby agreement, a deed absolute is made to the lender of a portion of the purchase money, with the understanding that the land is to be conveyed to the real purchaser In repayment of the loan, that is but a mortgage.

VENDER AND PURCHASER.

The consummation of negotiations for the sale and purchase of land by a question in behalf of purchasers. "Will you take our check for $12,000?" and the vender answering "I will" and the delivery of a deed of the property without the exaction of any kind of promise for the payment of a further sum, constitute conclusive evidence that the vendor did not expect any further payments

F. R. SHATTUCK,
Attorney at Law,
58 S. Third St.

Communications.

WISSAHICKON, Sept. 15, 1886.

Editor REAL ESTATE RECORD & GUIDE.

DEAR SIR:—In response to your correspondent signing himself "Brick Bat." I would state that the American Institute of Architects ("self-styled," as our facetious friend will have it), has accomplished good for the profession of architecture in more ways than one. It has very perceptibly raised the standard of the profession in this country, and helped to teach the public that an architect is worth somewhat more than they would have him in past times, and that when he does his work he is not to be cheated and defrauded of his pay, while the very existence of the body has been a protest against the charge of obscurity to the profession. Springing directly from the Institute, and its legitimate children, are the state and city associations, which in many places have been beneficial to the workers, and have helped to create the spirit of fraternity. To go more directly into the abstract work of the A. I. A., would be impossible in a letter like this. If the editor of the RECORD AND GUIDE will allow me the space, I will endeavor at some future time to give a brief sketch of the Institute. Meanwhile, as "Brick Bat" is an architect, let him look at the published proceedings of the A. I. A., and regard the significant fact that architecture has made more rapid and intelligent progress in the decade since the establishment of the Institute than ever before.

As to the *American Architect and Building News*, it is leading the public mind into appreciation of better work by its illustrations and large popular circulation. If "Brick Bat" cannot find the valuable matter contained in a bound volume of the paper, and of direct interest to the profession, it is neither the publisher's fault nor mine.

Finally, Mr. Editor, I defy "Brick Bat" or anyone else to find in my letter any direct praise for the abominable modern brick front as exhibited in its richest and nastiest development all over the northern section of our city. The Public Buildings were *not* condemned for their lack of this kind of decoration, but simply on the grounds given in my letter, saving the fact that "bold massiveness" was printed erroneously for "*bald* massiveness." I repeat and maintain that Philadelphia *is* a poor field for the study of architecture, and that one may walk a dozen blocks in most any section of the city without counting half a dozen buildings that have the elements of beauty or fitness in them; while in Boston or New York the good work is dotted over the cities in a very fair proportion. There *are* really good and beautiful buildings in Philadelphia, but they stand far apart in most instances, and the weary monotony of the other buildings throws them into painful relief. The only thing that saves the city from disgrace in its architectural pretensions are the suburbs. There the good work is gathered more closely together, and surrounded by the natural beauty which seems to be a birthright of the city.

I recommend "Brick Bat" to read my letter carefully once more and see how his mistakes have made the main portion of *his* letter a blind blunder; and I trust that in the future he will neither be too timid nor too much ashamed to use his own name.

Very truly,
J. C. WORTHINGTON,
735 Walnut St.

MR. EDITOR:—We have been subscribers to the REAL ESTATE RECORD from the start, and have been much gratified with reading your common sense views on real estate matters in general, but were somewhat astonished at your adverse comments on

advance money ground rents, (page 419, September 6).

Some or in fact, nearly all of our good house builders of the present day got their first start under this very system that has added thousands of houses to the city, and because a few builders were dishonest you condemn the whole system, The whole operation is well understood by every material man who enters into it, and he takes into consideration the risk and charges accordingly.

What good reason can you possibly advance why an industrious but impecunious builder should not be able to buy ground and have money advanced to assist him in the operation when the price of ground and amount of advance are well understood by all concerned?

There have been ten times the number of innocent partirs swindled by that miserable Mechanics' Lien Law than by bonus operators and you had far better advocate its repeal as a complete settlement of the whole controversy. Then the ground owner and material man would both look further into the character of the men with whom they deal, the same as other merchants do.

Yours truly,

TWO SEAS.

Philadelphia Architecture.

PHILADELPHIA, Sept. 16th.

The Old Philadelphia order of house architecture has been criticised with more severity than it deserves. I will here describe the front of an eighteen foot front house, with three steps, platform and sill to in height; three stories, respectfully eleven, ten and nine feet. The cross sizes will be as follows: it will require 25½ pressed brick to stretch across the front, one-half length of a brick from party wall to door frame; six and a half lengths for door and frame; two and a half lengths for pier between door and window nine lengths for the two windows; four and a half lengths for middle pier; two and a half lengths from window to party wall. This arrangement will require the eyes of the several hinges to be turned in toward the window, and will secure a perfect bond for the brick work, so that each perpendicular joint may be over those below, and by looking upwards, you see where the bond was perfect, a perfectly straight line. Few fronts attain to this excellence. James Evans house on Broad street near Ellsworth is perfect in this particular. Being a brickmaker he collected bricks an entire summer for perfect color, size, &c. They have means of jumping the bonds in places and none but an expert would detect it. I have thus given the cross section; door frames and windows made accordingly. I will now begin at the top of the pavement next to the building, the payment is twelve feet in width, including fine cut granite eight inch curb. Slope of pavement, according to law must not exceed six inches; the steps to top of sill of front door being five risers high, set with eight inch rise, one eighth inch was, to the foot; steps twelve inches in width; the platform two feet six inches, each lapping upon one another, one inch making 42 inches.

Commence with base course being set one-half inch above the level outside of the steps, which have sloped to meet the pavement two inches. This base course is to show five inches being equal to two courses of brick work of white marble. The ashlar sets upon the Base they are left open under the parlor window for cellar windows.

The ashlar is made thirty-four inches in height, set one inch beyond brick work, upon which rests the water table, twelve and a half inches wide and one-half inch champer at the top which projects two inches, upon which is placed a string corse two and a half inches in height, and is flush with the pressed brick work. Upon this the brick layer lays his brick. He lays nine courses in height when the marble sills five inches in height equal to two corses of bricks upon which are set the first story window frames, sets upon them in such a manner that the box lays against the pressed brick. The gothic mouldings leaving one and a half inches for the reveal shutter rabet, the frames being made eighty-five inches high, upon which is set a seven and a half inch window head of plain rubbed white marble, upon which build twenty courses, and set the second story sills five inches high, make second story window frames seventy-seven and a half inches high, and put upon them a seven and a half inch head of white marble as below. From whence raise eighteen courses and set the third story sills five inches as below. Make the third story frames seventy-two and a half inches high, put upon them a seven and a half inch head same as below. Put on above the head, four courses or ten inches of brick work. Put a two and a half inch moulding above a twenty inch high frieze. Give twenty inches projection to plancier. Put brackets seventeen and a half inches apart five inches thick, and eighth and a half inch ornamental brackets under each end as division. Make Fatia five inches and put above it a ten inch moulding to be at right angle to a line turning to a point raised four feet, six inches high in the middle of side walk opposite. The door frame should be made that its head sets two courses above the window heads, and be ten inches high; all sills project two and a half inches front and ends; all heads have a bearing four and a half inches in the brick work. The second and third story frame, it was the practice to make them four and a half inches wider than in first floor, and leave a pier fifty-one inches high in centre between the two windows in the second and third floors.

I have herein attempted to give a receipt to build a first class brick row, Philadelphia house, of which we have many valued samples got up by builders. Yet we have some that the æsthetic mind can contemplate with pleasure and instruction. Stand in front of one scrupulously clean, neat and rich, with a well cut granite curb, a beautiful pressed brick pavement, with superb white marble steps and trimmings, a highly ornamented suitable grill to the cellar windows, highly gilt, with the glass of pure crystal plate, the sash painted of bright mahogany colour, its cornices and brackets well drawn, with pure snowy white shutters and incomparable brick work. None in the world its equal; simply plain, dignified in its lack of pretentious gewgaws. Let those who croak make some new style that equals it in simplicity, which can be as well and equally built at the same cost. When buildings are built in rows they necessarily gravitate to sameness. I do not allude to that class of structures that are surrounded by flowers and subject of full design; structures only possible for those of influence and favor, yet how many of those costly designs are there, who do not break down in that all essential quiet, that Norman Shaw obtained in the Queen Anne times. To try to do a big thing and fail is more hummiliating than a simple success. Philadelphia did make an order of architecture. I have herein given the law, and a quiet and beautiful evolution it is fully equal to that which gave value to the period of Queen Anne. It was Shaw's simple and correct proportion in doing every day common things, that brought to notoriety the period. The present structures that are now being built in rows by the hundred, I have failed to see much improvement in them. To make a general design of a row differing in accordance with effect and have the appearance of being owned by a master. The whole effect may be good. You see them agreeable to the sight, but lack the flavor and savoury essence of do-as-you-please. A city house should be tidy, cleanly and homelike in effect, and when they are built with side yards on twenty-two feet lots and varied as a good architect can design, I would give a well designed Philadelphia house the preference.

Building Fermits.

H. Sague, two-story back building, Mather st., near Venango, 14 ft. by 30 ft.

Mrs. Hevener, Twenty-sixth and Huntingdon sts, two-story house, Twenty-seventh st., above Huntingdon, 16 ft. by 36 ft.

Philadelphia Traction Company, brick building, Walnut st, below Ninth. 60 ft. by 127 ft.

Eldridge & Stewart, American and Diamond sts., two-story factory, York and Jasper st., 25 ft by 39 ft.

H. R. Coutomb, 761 S. Tenth st., five two-story house, Federal st., below Twenty-third, 17 ft. by 43 ft

L. Margilletti, 130 Fitzwater st., three-story house, 620 Fitzwater st., 19 ft. 6 in. by 32 ft.

H. G. Schultz, 2033 Germantown ave., three-story house, 2505 Filmore st., 18 ft. by 38 ft.

J. Eichman, 1518 N. Twenty-third st., make one kitchen smaller and another larger, 909-911 Danphin st., 9 ft. 6 in. by 11 ft.

Dickson Bros., 2817 Frankford ave., twenty-four two-story houses, Emeline st., near Somerset, 14 ft. by 28 ft.

J. Harper, Terrace and Hermit sts., three two-story houses, Cedar st., near Terrace, 15 ft. by 32 ft.

W. Eddleman, 480 Green lane, three-story dwelling, Roxborough st., near Belair, 18 ft. by 49 ft.

Dahe & Kidd, 132 Bainbridge st., two three story additions, 621-623 Parrish st., 14 ft. by 28 ft.

J. McGurk, Twenty third and Ellsworth sts., three two-story houses, Twenty-sixth and Ellsworth sts, 16 ft. by 36 ft. and 15 ft. by 28 ft.

C. Bachle, 1710 N. Twelfth st., two two-story houses, Orkney st., above York, 13 ft. 4 in. by 24 ft.

G. Knoche, three-story, Mary J. Drexel Home, on German Hospital grounds, Twenty-second and Girard ave., 245 ft. by 335 ft.

J. D. Caldwell, Wistar st., three-story store and dwelling, Chelten and Pulaski sts., 21 ft. by 81 ft.

J. Hillsinger & Son, 3837 Hamilton st., two-story stable, Ludlow st., below Forty-second, 40 ft. by 80 ft.

M Cleary, 817 Walnut st., one-story addition, 817 Walnut st., 18 ft. by 20 ft.

H. M. Zane, 806 Walnut st, fifty-eight two-story houses, ten on Jasper st., near Albert, twenty-four on Albert st., near Jasper, and twenty-four on Elizabeth st., near Kensington ave., 12 ft. by 26 ft.

J. E. and A. L. Pennock, 1901 Wood st., four story warehouse, Arch st., below Second, 25 ft. by 138 ft.

W. W. Worrell, 166 Gillingham st., Frankford, two two-story back buildings, Main st., near Green, 12 ft. by 14 ft.

Einwechter & Son, 2019 Wishart st., one-story office and shed, Wishart st., near Emerald, 17 ft. by 12 ft.

J. S. Jones, 4740 Main st., Germantown, three-story store front, 4743 Main st., 10 ft. by 40 ft.

W. K. Hallswell, Jr., 208 Williamson st., one-story addition, Second and Jarvis sts., 16 ft. by 29 ft.

M. L. Peacock, Linden and Tackawanna sts., two-story back building, 8 ft. by 12 ft.

T. W. Wright & Son, 7 Harvey st., two three-story stone houses, West Walnut lane, near Green st., 29 ft. by 69 ft. and 28 ft. by 58 ft.; also, two-story back building, Manheim st., near Morris, 16 ft. by 20 ft.

Dunjeu & Childs, 2610 Amber st., two-story back building, 2466 Kensington avenue, 10 ft. by 7 ft.

W. H. Merrick, 723 Walnut street, 2-story house, McClellan street, above Sixth, 14 ft. by 28 ft.

McManus Brothers, 4 Evans street, Germantown, 3-story house, Chelten avenue, near Chew, 18 ft. by 30 ft.

John White, 1840 Frederal street, thirty-six 2 story houses, twenty-eight on Wellington and eight on South street, 14 ft by 40 ft.

A. Schreiber, 2030 Howard street, 2-story house, Jasper and Cumberland street, 16 ft. by 16 ft.

A. R. Crosta, 4621 Salmon street, six 2-story houses, Irvan street, below Howel, 13 ft. 4 in. by 38 ft., also 2-story house, Kirkbride street, near Thompson, 15 ft. 6 in. by 35 ft.

L. F. Segrest, 2369 East Cumberland street, five 2-story houses, Wreken street, near Tulip, 14 ft. by 28 ft.

W. A. Gordon, 2178 East Norris street, 1-story mill, Boudinot and Somerset street, 55 ft. by 100 ft.

E. Paul, 2805 N. Thirtieth street, 2-story store and dwelling, Twenty-sixth and Benners streets, 14 ft.

A. McClay, 2702 Ann street, 2-story back building and 1-story kitchen, 2638 Thompson street, 12 ft. by 14 ft. and 10 ft. by 14 ft.

J. C. Wilson, 2003 South Broad street 2-story store, Passyunk avenue and Juniper street, 18 ft. by 53 ft.

J. Saunders, 230 N. Twenty-second street, 1-story frame wall, Twenty-second street, below Race, 45 ft.

G. Moore, 412 Mifflin street, 2-story store and dwelling, 420 Fairmount avenue, 15 ft. 6 in. by 36 ft.

W. Kutz, 1637 N. Eleventh street, 3-story back building, 2043 Wallace street, 14 ft. by 18 ft.

J. Mole, 1707 Dounton street, Nicetowon, two 2-story houses with hanging bath, Clinton street, near Baker, 14 ft. by 28 ft.

S. Morris & Son, 153 N. Sixth street, 2-story brick bath-room, 1124 Mount Vernon street, 9 ft. by 4 ft.

G. Kessler, 1332 Marshall street, sixteen 2-story houses and one 3-story house, Lawrence street above Somerset, 13 ft. 6 in. by 28 ft. and 16 ft. by 28 ft.

C. Ranblunt, 531 Carpenter street, 1-story kitchen, 529 Carpenter street, 12 ft. by 12 ft.

W. J. Stringer, Jenkintown, two 2-story houses, High and Hancock street, 30 ft. by 39 ft. Also, 2-story brick house, Queen and Scott's lanes, 23 ft. by 38 ft.

P. H. Somerst, 1513 N. Twelth street, 3-story store and dwelling, 1927 N. Second street, 18 ft. by 60 ft.

C. Smith & Son, 4215 Haverford street, one-story addition to back-building, Forty-fourth and Brown street, 16 ft. by 25 ft.

J. Shingle, 4652 Wayne street, Germantown three 2-story houses, Morris street, near Queen, 16 ft. by 40 ft.

G. A. Sorber, Adams street above Henry, Germantown, two-story addition, Rittenhouse street, near Adams, 11 ft. by 20 ft.

J. H. Augustine, 535 Turner street, 2-story back-building, 413 Jefferson street, 11 ft. by 11 ft.

Dickson Brothers, 2817 Frankford avenue, 3-story dye-house, Clearfield street, near Jasper, 27 ft. by 90 ft.

J. Welsh, 7000 Woodland avenue, 3-story house, Paschall avenue, above Seventy-second street, 18 ft. by 32 ft. Also, 3-story store and dwelling, Fifty-eight street and Woodland avenue, 25 ft. by. 58 ft.

J. F. Myers, 516 Willow street, 2-story back-building, 2041 East York street, 12 ft. by 30 ft.

R. H. Hale, No. 1717 Thompson st., alter shop into dwelling, Orkney st., near Fifth, 15x23.

T. L. Kelly, No. 2945 North Fifth st., 3-story store and dwelling, Tulip and Lehigh ave., 20x50.

S. S. Kelly, No. 350 Green lane, 2-story stone stable, Spring st., near Wood, 20x126.

E. Smith, No. 3228 Brown st., Bridesburg, 2-story frame barn, Thompson st., near Burhit, 20x20.

W. I. Rhiner, Twenty-second and Tioga sts., two 2-story houses, Cottage row, above Nicetown lane, 16x52 and 14x38. Also, 2-story house, Eighth st., near Tioga, 18x53.

C. Kurtz, No. 966 Lawrence st., 2-story kitchen, No. 938 Kurtz st., 10x10.

W. H. Atkinson, 774 S. Fifth street, 1-story back building, 740 Baimbridge st., 14 ft. by 12 ft.

C. Dear, Pierce st., Frankford, two 3-story houses, Church st., near Irwin, Bridesburg, 15 ft. by 42 ft

Getz & McDevitt. 530 Belgrrde st., four 2-story houses, two on snyder ave., above Sixth st., and two on Mercer st., above Sixth, 16 ft. 6 in. by 49 ft. by 30 ft.

A. J. Leland, 244 S. Ninth st., 3-story front. 1172 S. Ninth st. 14 ft.

T. Mendenhall, 4839 Aspen st., bulk window and interior alterations, Lancaster ave., above Thirty-eighth st.

G. Harrison, Chelton ave., near Chew, Germantown, six 3-story houses, Chew st., near Chelten ave., 16 ft. 8 in. by 42 ft.

J. H. Monaghan, 737 Gray's Ferry road, 2-story office, Bainbridge st., above Twenty-fourth, 14 ft. 8 in. by 28 ft.

E. C. Shepherd, 522 W. Dauphin st., 1-story addition to factory, Crease st., near Thompson, 28 ft. by 32 ft.

W. J. Welsh, 1517 Seybert st., 2-story back building 1447 N. Eleventh st., 10 ft. by 12 ft.

Pennsylvania R. R. Co., 2-story station at Zoological Gardens, 20 ft. by 30 ft.

J. Lang, 2208 Columbia ave., 2-story stable, Ringgold st., above Thompson, 12 ft. by 18 ft.

G. Burton, 2218 Cedar st., 2-story back building, 2002 East Cumberland st., 13 ft. 6 in. by 10 ft.

Cox & Strickler, 235 E. Orthodox st., Frankford, 2-story house, Margaretta st., above Edmund, 16 ft. by 38 ft.

E. H. Hannum, 55 Mill st., Germantown, six 3-story houses, Mill st., near Hancock, 16 by 40 ft.

J. Crawford, 3960 Girard ave., 2-story house, with overhanging bath, Fortieth st., below Ogden, 16 ft. by 30 ft.

G. Manderfield, 331 Marriott st., 2-story kitchen, 227 Carpenter st., 9 ft. by 10 ft.

J. A. Blaver, 2116 Columbia ave., five 2-story houses, Twenty-sixth st., below Montgomnery ave., 15 ft. by 46 ft.

JUDGMENTS.

PHILADELPHIA.

Entered September 9, 1886.

*Black Robt—Geo Weidmann (Bond and Warrant) 4 J 86 692..... $1500
Brown Richd E—C J Wood 4 J 86 697..... E Judgt
*Bargman William—P Devine 4 J 86 700..... 200
Black Wm—Mt Horeb P E 4 J 86 706..... 51
*Campbell William H—Schmitt & Rhoads 4 J 86 705..... 39
*Foerstner Ernest J—Ferd Ulmer 4 J 86 703..... 75
Hooven Theo—George A Hays 1 S 81 284..... 200
*Masters Wm G—Wm G Klemm (Execution issued) 4 J 86 694..... 283
*Malin S C—Jas Howard 4 J 86 696.. 275
Orlemann Fredk—Kensington B and L (Treasurers Bond and Warrant) 4 J 86 702..... 7000
*Patterson Abraham S—Comth Guarantee T and S Co (Bond and Warrant) 4 J 86 693..... 72,000
*Spearman John—Wm H Lewis 4 J 86 704..... 100
Williams Matilda M—M Garvin 4 J 86 695..... E Judgt

Entered September 10, 1886.

*Anderson Jacob—Henry Zink (Execution issued) 4 J 86 718..... 246
Bailey Jane, Donnelly Robt, Rebecca and Rebecca J—Wm Cole 1 J 86 79 .....
Bumm Wm H—Robert Dallas 4 J 86 379..... 5383
Clark John—Wm Holdscom 4 J 86 253..... 839
City of Phila—Wm M L Zeigler 2 M 85 562..... 250
Cohen C L—B Wasserman 3 J 86 482 102
Deal E N et al, Guarantee T & S D Co Guar—Jos P Deal 4 J 86 712.....Partition
Graeff Danl W exer, Pleis Margt J and John M Jr—A W Keek 1 J 86 687..... 2194
Haines Frank B—A Y Boon 2 J 86 712..... .....
Hergesheimer Eliza—Wm Howell 2 S 76 507..... S F
*Hannemann Emil and Caroline—Anton Hoch 4 J 86 710..... 220
Kendrick Geo W—J H Hentz et al 2 J 86 670..... 588
Meurer Edwd F I—Chas Meurer 3 D 83 605..... 2334
*Manson Elizth G—Saml I Bedford 4 J 86 708..... 254
McManus M, Davis Peter—City (Bond) 4 J 86 714 (4)..... .....
Nolen Wm, Boyce Ellen V—North Star B and L (Indemnity Bond against Liens) 4 J 86 720..... 800
*Painter Emily and Wm—L Schwab 4 J 86 719..... 313
*Rhoads John—Aug Sommer 4 J 86 713..... 500
Wall Nicholas—Jos L Jones 4 M 75 1010..... S F
Young Lewis T—A G Lindsay 2 J 86 259..... 325

Entered September 11, 1886.

*Birdsall H H—Chas Hartman (Execution issued) 4 J 86 736..... 80
Bailey Edmund, Maxwell John—D McMaster 2 J 86 132 (M L D)..... 168
*Copes John R—Whitney Bros (Execution issued) 4 J 86 725..... 1175
*Campbell Alexr A—P J Walsh (Indemnity Bond and Warrant) 4 J 86 728..... 9000
*Flanagan Martin—Michl Matthews (Bond and Warrant) 4 J 86 724..... 2500
Foreman Milton—Wm Flesh 1 D 77 703..... S F
Foreman Milton—Wm Flesh 4 S 77 62..... S F
Foreman Milton—Wm Flesh 4 S 77 1883..... S F
*Fury Chas J—B F Teller 4 J 86 732 250
*Griffin Wm—John McCoy 4 J 86 723..... 200
*Hoffmann Anna, Schmidt John—Seventh Franklin B and L (Bond and Warrant) 4 J 86 730..... 1485
*Love Mary—B Geatens (Execution issued) 4 J 86 727..... 55
*Orr Samuel—Lancelott R 4 J 86 733 4525
Price Chas H—W E Montelius 1 J 86 539..... 4548
*Paul Alexr—Edwin Parker 4 J 86 729..... 265
*Russell Jas and Geo, Eshle Christiana—Richmond B and L (Indemnity Bond and Warrant) 4 J 86 731 600
*Soldan Charles, Schwartz Henry—Kensington W B (Bond and Warrant) 4 J 86 721..... 1000
Smith A Eugene—Saml Van Winkle 4 J 86 722..... 89
Wagner J Geo—M Johnston 1 S 81

282..... S F

Entered September 13, 1886.

Butler Wm—H B Foulke (Execution issued) 4 J 86 746.....E Judgt
Cline R W (Dauphin Co)—William Smith et al (Attachment, Execution issued) 4 J 86 751..... 1891
Cohen R and Julius—Jas Cotter et al 4 S 86 76..... 927
Cohen R and Julius—H Cohen 4 S 86 77..... 927
Cohen R and Julius—E N Howell 4 S 86 78..... 156
*Guthrie W—Jas Tweed 4 J 86 743... 250
*Griffin Gilbert—C F Koehn 4 J 86 747..... 115
*Guckert Magdalean, Luzenberg Kate, Seiberlich Albert J — K Specht 4 J 86 753..... 275
*Harder B—Jos R Bacon et al Execution issued) 4 J 86 744..... 114
*Kolb Mary Ann—Eble & Herter 4 J 86 740..... 500
*Kearnan Jos T—Fred Reichardt Sr 4 J 86 749..... 65
*Mayer Chas—Eble & Herter 4 J 86 741..... 60
*McIntire E W, Adams John C, Miller W P—John M Gessler (Execution issued) 4 J 86 738..... 250
*McIntire E W, Adams John C, Miller W P—John M Gessler (Execution issued) 4 J 86 739..... 250
*McFadden Wm—E M Darrah 4 J 86 745..... 1000
Nesbit Michl—City to use 2 D 76 354 (M L D)..... S F
Oliver H P—Wm Campbell 2 M 86 635..... 5134
*O'Brien John—Chas D Barney & Co 4 J 86 750..... 15,000
*Sohn Wm—Augustus Gagus 4 J 86 748..... 350
*Triol Geo O—W Alexr Bulkley 4 J 86 754..... 73
*Yoerk Christopher—Andrew Lentz 4 J 86 742..... 550

Entered September 14, 1886.

*Celee Wm, Beyer Ernest—J and P Baltz B Co (Execution issued) 4 J 86 756..... 678
Donnelly John—Wm Good 3 J 86 366..... .....
Garson Abr—K Deutsch 4 J 86 764... 230
Heine John, Meyer Conrad—Ger. Rising Sun B and L (Bond of Indemnity against Liens) 4 J 86 767.. 1200
*Hohenadel John W—Horace Evans 4 J 86 768..... 500
Lennox Albert H—O A Meyer 1 J 86 632..... 19
McCaffrey Jas—Michl Shields 3 J 86 517..... 155
*McDonald Cath, Maggie, Ellen and John—A B Yerger et al 4 J 86 755.. 800
McNichol Danl and Patk, Lougee Edgar S—City (Bond) 4 J 86 759 (4)..... .....
Neveling Isaac & Wm—City (Bond) 4 J 86 763..... .....
*Roberts Nellie — H Schoenstadt (Execution issued) 4 J 86 769 620
Vulcanite Pav Co, Barber Asphalt Pav Co, Filbert L S—City (Bond) 4 J 86 758..... .....
Williamson John L—John Lucas & Co 1 J 86 604..... 271
*White Edwd H—Jno Holland (Execution issued) 4 J 86 765..... 1225
*Watson Thos and Emma L—Thos Headley (Bond) 4 J 86 766..... 2400
Whitaker Wm H—Daniel Focht et al 2 M 84 83..... Costs

Entered September 15, 1886.

City Novelty Works, Cake E C—Jas T Shillingford 1 S 81 260..... S F
*Celee Wm—Ernest Beyer (Execution issued) 4 J 86 771.....
*Emery Geo T—Edwin Stearne 4 J 86 783.....
*Heath R F S—S Conrad's Son (Execution issued) 4 J 86 784.....
*Lehr Geo—F A Poth 4 J 86 770.....
*Lupus Fredk R—W D Jackson 4 J 86 778.....
*Long Jos B—James W Baird 4 J 86 782.....
McGettigan Thos—H A Finn 4 J 86 772.....
Pickens Geo B—H Gawthorp & Co 3 J 86 837.....
Rorer William—C M Carpenter 3 J 78 300.....
*Stuart Wm M—Jos Sims & Co 4 J 86 776.....
*Stuart Wm M—Jos Sims & Co 4 J 86 777.....
*Trexler Daniel—Martin Hetzel 4 J 86 773.....

Mechanics' Liens.

Jos Warrington owner and cont—Froelich Bros claimants, N W cor Broad st and Susquehanna avenue (No 2200).....
Thos Mower owner, Albanus A Harmer cont—Wm H Russell claimant, 4 bldgs N W s Woodvale ave, 132 ft N E of Manayuuk ave.....
Simon Zweighaft owner, Peter Scherer cont—John K Furman claimant, S s Medical st, between 10th and 11th sts (No 1002).....
Alfred L Gardner owner and cont—Sharah A McGrath claimant, S E s Kensington ave and S W s Ontario st.....
Annie and Charles E Miller owners, Chas E Miller cont—Geo C Magargal claimant, W s New st or Troubat ave, 150 ft N of Oak lane.....
Robert Garret owner, Arthur M Greene cont—L E Jarden & Co claimants, S W cor Chippewa and Lombard sts.....

Satisfied Judgments.

James and Edward Carr—John McDevitt [ent Apr 24 84.....
Fredk Jackel—J Mishel [ent Oct 22 84.....
Geo H McCalmont—Jane M Peart [ent Aug 5 86.....
Caroline Geo—Thos J Carroll [ent July 27 86.....
Rufus K Hawkins—T W Smaltz [ent Mch 20 86.....
Richard Butler—A James Jr [ent Feb 26 86.....
Lemuel D Nice, Jas Holmes—Reliable B and L [ent April 20 85.....
Wm McCacken—N S Hales et al [ent May 26 86.....
Frederick Jackel—J H Carstens [ent Dec 23 84.....
Jos Stuckey—Patrick Watson [ent Nov 9 85.....
Wm Brown—Walter E Rex [ent July 15 86.....
Jas Gallagher—Theo W Wolf [ent Apr 13 86.....
James Gallagher—John McAleer & Sons [ent Apr 21 85.....
John Ashcroft—Elizth Evans [ent Jan 23 86.....
Lorenz Kieber—Chas Knittel [ent July 26 86.....
Robt Whinna—John Loughran [ent June 3 86.....
James M West—Wm H Abbot [ent July 7 86.....
Margt Saybolt—A H Williams [ent Feb 23 86.....
Chas Schueneman—John J Ziegler [ent April 28 85.....
P W Ziegler—W H Abbott [ent Feb 11 85.....
P W Ziegler—Geo A Hays [ent Feb 9 85.....
John Winters—Jas B Wylie [ent Sept 8 85.....
David Green—W Green [ent April 6 86.....
David Green—H F Davis [ent Apr 5 86.....ver
A Q Scott—Kline, Hawik & Rauch [ent Sept 20 84.....
George W Santman—John W Gilton [ent Sept 27 84.....
Francis Garth—H Kinder [ent July 7 84.....
Mary Wurst—Annie Frank [ent Nov 2 83.....
J D Richards—Wm J Thomas [ent Oct 18 83.....
Jas M West—Thos S Wiltbank [ent Mch 2 86.....
Harry D Bolton—Wm Berkheiser [ent June 4 86.....
J D Richards dec—W J Thomas [ent May 7 86.....
Geo W Powell—Jas Foley [ent June 26 86.....
Geo H McCalmont—A Forster & Co [ent Aug 6 86.....
James Lewis—J and J Dobson [ent May 22 86.....
Frank Sweeney—M P Sommers [ent May 8 86.....
Chas Breish—McKiker [ent Apr 24 84.....
Edward P Warner—F D Tull [ent July 15 85.....
Margt Kiker—A Bearnhard [ent Apr 5 84.....
Saml Allen—John Forrest [ent Oct 19 83.....
James Sharkey—D McCafferty [ent Mch 19 83.....
James Sharkey—D McCafferty [ent May 26 85.....
Heinreich Neumeister—Louis Picker [ent Aug 26 85.....
Jacob Binder—Alexr Hogg [ent Apr 16 86.....
R Boyce—Jno McCloskey [ent Mch 16 86.....
Commercial Ins Co—Susquehanna Ins Co [ent Apr 15 86.....ver

500 1000
168 2000
1150 360
50 3500
300 537
200 542
100 300
770 350
556 1250
159 7500
159 2000
400 20
S F
30
11 1000
80
523 205
1000
67 2000
1000
59 S F
600
1092 190
175
377 121
100
200 95
S F
530
100
225
300
400
1500
S F
300
500
162
1000
300
100
500
2000
66
400

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—a form of action invested to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S, September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, September 13, 1886.

Christian st., N. s. 210 ft. 7 in. E. Front, M. Hawley McLanahan to Wm. D. Neilson, Sept. 8, 1886, 18 ft. by 108 ft. 9 in.; moiety, mtge., $2000........ $1,000

Cottage st., N. W. s., 133 ft. 4 in. N. E. Funk, Wissinoming M. L. and I. Co. to Sarah A. M. Engel, June 12, 1886, 33 ft. 4 in. by 200 ft........ 125

Also, N. W s. Cottage, 100 ft. N. E. Funk, 33 ft. 4 in. by 200 ft........ 125

Croskey st., 1747, Mary E. Bryne to Frank M. Cody, June 22, 1886, 13 ft. 10 in. by 56 ft.; also, S. s. Redner, 113 ft. E. 23d, 15 ft. by 44 ft. 6 in.... 1,000

Diamond st., 621, Wm. G. Serrill to Levi Oberholtzer, August 26, 1886, 16 ft. 4⅝ in. by 67 ft. 9⅜ in.; g. r. $210........ 3,500

Fernon st., 2020, James McVickar to Arthur Braun, August 26, 1886, 14 ft. by 47 ft.; g. r. $39........ 900

Fitzwater st., S. W. cor. Juniper, Geo. W. Moore to John Welde, Sept. 3, 1886, 128 ft. by 94 ft........ 20,000

Jefferson st., N. s., 60 ft. W. Marvine, Abram Crankshaw to Jas. Crankshaw, August 8, 1886, 15 ft. by 72 ft.; g. r. $66........ 2,700

Lawrence st., S. E. cor. Clearfield, John Loughran to Gottlieb W. Rothfuss, Sept. 9, 1886, 66 ft. by 92 ft. 6 in.; g. r. $60........ 500

McClellan st., N. s, 29 ft. W. 7th, John Bradley to Chs. Bosch, August 30, 1886, 14 ft. by 44 ft........ 1,150

Mechlin st., N. W. s., 260 ft. N. E. Germantown av., Geo. W. Tarr to Wm. H. Godshall, Sept. 8, 1886, 40 ft. by 79 ft........ 1,500

Mill st., S. cor. Hancock, Phebe B. W. Newhall et al., ex'rs. to Hiram Hoffman, Sept, 10, 1886........ 4,800

Mountain st., N. s., 71 ft. 6 in. W. 20th, Wm. Simpson to Wm. Guthrie, Sept. 10, 1886, 15 ft. by 47 ft.; g. r. $39........ 900

Mount Holly st., E. s., 90 ft. S. Reed, Jas. Tait to Susan Watson, Sept. 10, 1886, 14 ft. by 50 ft........ 5,600

Sixth st., 2030 S., B. Crouthers to Elizabeth V. Gettz, August 30, 1886, 18 ft. by 65 ft.; g. r. $70........ 933

Spencer st., N. W. s., 124 ft. 7⅝ in. S. W. Dobson, Jno. Dodson to Jno. O'Keefe, Sept. 8, 1886, irreg........ 475

Thirteenth st., 334 S., Mary J. Milliken to Mary De Veaux Hodge, Sept. 6, 1886, 20 ft. 9 in. by 150 ft..... 11,500

Twenty-second st., S. E. cor. Filbert, Wm. Simpson et al. to Wm. Hasell Wilson, Sept. 1, 1886, 54 ft. by 57 ft. 6,600

Twenty-third st., E. s., 18 ft. N. Hare, Patrick Brown to Bridget Jeffries, Sept. 10, 1886, 36 ft. by 100 ft.; E. s. 26th, 107 ft. 4⅛ in. S. Brown, 18 ft. by 100 ft.; E. s. 26th, 71 ft. 4⅛ S. Brown, irreg. shape........ 13,000

Union av., N. W. s., 180, 200, 240, 320 and 340 ft. N. E. 33d, David M. Hess to Wm. E. Cannon, Sept. 7, 1886, each 20 ft. by 100 ft........ 841

Vankirk st., N. E. s., 150 ft. N. W. Walker, Wissinoming M. L. & I. Assn. to Helen H. Mershon, June 12, 1886, 50 ft. by 100 ft........ 125

Woodstock st., E. s., 297 ft. 6¼ in. N. Norris, H. Amanda Cornog to Jno. Kaelin, July 28. 1886, 15 ft. by 56 ft. 2,500

Chestnut st., S. E. cor. 46th, M. L. Brosius to Eldridge E. Nock, April 18, 1886, 125 ft. by 215 ft........ 7,400

Lawrence st., W. s. 18 ft. S. Cambria, Chas. H. Volkmar to Geo. Kessler, Sept. 7, 1886. irreg. shape........ 8,700

Spring Garden st., 3222, E. E, Nock to Milton L. Brosius, Aug. 9, 1886, 23 ft. 9 in. by 136 ft. 6 in........ 3,000

TUESDAY September 14, 1886.

Ashburner's la., 23d ward, William A. M. Fulmer to Elizabeth Stovell, Sept. 8th, 1886, 1.206 acres........ $6,000

Adams st., N. E. s., S. E, Almond, Christian Echle to James Russell, Aug. 30th, 1886, 18 ft. by 76 ft. 7 in. 525

Brown st., S. s., 87 ft. 8 in. E. Union, 24th ward, William R. Nicholson et al. to Annie E. Fritz, Sept. 9th, 1886, 16 ft. 2 in by 88 ft........ 5,000

Brown st., N. W. cor. 42d and N. s. Brown, 58¾ ft. W. 42d, Robert A. Wilkinson to Regina Goldbeck, Sept. 2th, 1886, irreg........ Nom

Buist ave., S. E. s., 50 ft. S. W. 62d, George Laycock to William John Faith, Aug. 3d, 1886, 25 ft. by 128 ft........ 350

Christian st., 3 lots, S. s., 63 ft. 3 in. W. 23d, Geo. Gill to Florian Moss, Sept. 9th, 1886, each 16 ft. by 60 ft. each subject to a mtge of $1800........ 600

Eighteenth st., N. E. cor. Buttonwood, E. R. Sargent to Robert W. Downing, Sept. 9th, 1886, 18 ft. by 84 ft........ 11,000

Eleventh st. E. s., N. Market, C. H. Horne to Ida S. Horne, Sept. 10th, 1886, 20 ft. by 77 ft., G. R. $32........ 10,000

Federal st., 20 lots on S. s., E. 22d, and W. s. 21st, S. Federal, Wm. B. Wharton to Hy. R. Coulomb, Aug. 2d, 1886, irrep. shape. Also 11 lots S. s. Federal, W. 22d, irreg. shape.. Nom

Firth st., W. s., 116 ft. S. Dauphin, Nicholas Gehr to Sarah H. Reger, Sept. 10th, 1886, 17 ft by 80 ft........ 3,400

Fifteenth st., 252 N., Gustavus C. Seidel to Magdalene Holden, Sept. 4th, 1886, 17 ft. by 54 ft. 10½ in........ 4,500

Fifth st., W. s, 346 N. W. Emerald, Sam'l P. Courtney to David Whinney, Aug. 30th, 1886, 12 ft. by 51 ft. 6 in. Also S. W. s., Firth, 334 ft. N. W. Emerald, 12 ft. by 19 ft. 6 in. Also, S. W. s., Firth, 322 ft. N. W. Emerald, 12 ft. by 49 ft. 6 in........ 3,900

Firth st., S. W. s, 82 ft. N. W. Emerald, Samuel P. Courtney to Thos. K. Ober, Sept. 8th, 1886, each 12 ft. by 65 ft. 6 in........ 6,750

Franklin st., S. E. s., 157 ft. 6 in S. W. Unity, Second National Bank to Jacob S. Stanger, Sept. 11th, 1886, irreg. shape........ 3,230

Holly st., 16 ft. S. Parrish, Frank H. Keilig to John J. O'Neill, Sept. 10th, 1886, 15 ft. by 100 ft........ 2,800

Market st., 4003, W. E. Rex, adm'r to Ada C. Hill, Sept. 11th, 1886, 20 ft., by 124 ft., mtge., $2500........ 3,000

Orkney st., 2820 and 2830, George Kessler to Caroline Fischer, Sept. 8th, 1886, 77 ft. by 42 ft........ 8,400

Parrish st., N. s., 14 ft. E. Brooklyn, John H. Goldbeck to Wm. Hyde, Aug. 20th, 1886, 14 ft. by 70 ft........ 2,300

Randolph st., 1232, Therese Friedlander to Frederick J. Schrandt, Sept. 10th, 1886, 16 ft. by 56 ft. 6 in.. 3,000

Ridge ave., 2033, Edward Gideon to John Johnson, Aug. 28th, 1886, 20 ft. by 95 ft., G. R., $248........ 2,366

Shur's lane, N. W. s., 22 ft. 2⅞ in. S. W. Pechin, Thos. Kenworthy, to John Kenworthy, Sept. 11th, 1886, irreg shape........ 2,500

Bainbridge st., 1811, Terence Mullin to John Minshall, Sept. 4th, 1886, 16 ft. by 52 ft........ 2,250

Sixteenth st., W. s., 264 ft. 6 in. N. Ontario, Jas. R. Claghorn to Maggie V. Holman, Sept. 9th, 1886, 15 ft. 6 in. by 95 ft. 2 in........ 2,600

Seventh st., W. s., 36 ft. N. Parrish, Catharine Gaver to Herman Prager, Sept. 6th, 1886, 17 ft. by 59 ft. 10 in. &c........ 4,000

Seventh st., W. s., 118 ft. 10⅝ in. N. Montgomery, Wm. H. Bilyeu to Jno. C. McCurdy, Sept. 6th, 1886, 19 ft. by 78 ft........ 7,000

Sixty-fourth st, E. s., 175 ft. S. Westminster, Wm Douglass to Albert A. Brown, Sept. 13th, 1886, 25 ft. by 125 ft........ Nom

Sixty-fourth st., E s., 150 ft. S. Westminster ave,, Wm. Douglass, to C. R. Buckwalter, Sept. 13th, 1886, 25 ft. by 125 ft........ Nom

Tulip st., W. s., 45 ft. N. Townsend, Jno. Poeppel to Fred'k W. Poeppel, Sept. 10th, 1886, 15 ft. by 51 ft. 5 in.. 700

Tusculm st., N. E. s., 24 ft. S. E. Kip, Jno. H. Craven to Jno. C. Schnepple, Aug. 3d, 1886, irreg. shape...... 1,350

Twenty-fourth st., E. s., 309 ft. N. Montgomery, J. L. Clark to Eliz'th Johnson, Sept. 7th, 1886, 14 ft. 7 in. by 65 ft........ 2,900

Twenty-fourth st., W. s., and N. s., Berks, Hy. R. Shoch to Theoph. W. Smaltz, Sept. 6th, 1886, irreg. shape. Also, W. s. 24th, 18⅝ ft. S. Norris........ 6,750

Thirty-ninth-and-a-half st., 114 ft. N. Aspen, L. C. Smith to Jacob J. Briegel, Sept. 9th, 1886, 14 ft. by 75 ft........ 1,700

Wharton st., N. E. cor. 29th, Chas. A. Young to Patrick John Ryan, May 6th, 1886, irreg........ 5,000

Bambrey st., 945, Josiah Werst to J. McMonigle, Sept. 4th, 1886, 15 ft. by 44 ft., G. R., $40........ 825

Dorrance st., W. s, 15 ft. 11 in. S. Ellsworth, John White to Mary Ellen Drinkhouse, Sept. 1st, 1886, irreg. shape........ 1,100

Oakford st., N. s., 183 ft. E. 22d, Hy. R. Coulomb to Jas. Cheatley, Aug. 28th, 1886, 15 ft by 61 ft., G. R., $48........ Nom

WEDNESDAY, September 15, 1886.

Almond st., N. E. cor. Front, Martin H. Ryan to Harrison, Frazier & Co., Sept. 6th, 1886, 20 ft. 1 in. by 64 ft. 3 in........ $10,000

Amber st., S. E. s., 433 ft. 6¾ in. S. W. Alleghany ave., Hy. C. Altemus to Wm. Hy. Knappes, sept. 1st, 1886, 18 ft. by 32 ft........ 3,000

Aspen st., N. s., 451 ft. E. 39th, Jacob Rightly to Cath. E. Foster, Sept. 4th, 1886, 15 ft. by 80 ft........ 2,800

Aspen st., N. s., 481 ft. E. 39th, Jacob Rightley to Wm. H. Oaster, Sept. 4th, 1886, 15 ft. by 80 ft., G. R., $108........ 1,000

Boudinot st., W. s., ane N. s., Somerset, Jas. C. Moore to Wm. A. Gardiner, Sept. 10th, 1886, 200 ft. by 112 ft. 6 in........ 9,500

Broad st., E. s., 127 ft. S McKean, Edmund Randall et al., exrs., to David M. Hess, June 29th, 1886, 40 ft. by 150 ft., G. R., $225........ 500

D st., 2932, 2936 to 2940, Mary V. Delp to T. McIlvaine, Sept. 11th, 1886, each 14 ft. by 54 ft. 6½ in. and subject to mtge. of $800........ 3,000

Dobson st., S. cor. Fisk ave, John Dobson to John O'Keefe, July 14th, 1886, 60 ft. by 100 ft........ 625

Eight st., 2650 N., Harry Brocklehurst et al. to J. Piotaowski, Aug. 25th, 1886. 15 ft. 8½ in. by 59 ft....... 2,600

Federal st., S. s., 112 ft. W. 18th, Wilson Peirson to Jane Orr, Aug. 31st, 1886, 16 ft. by 76 ft. 2 in., G. R., $78........ 900

Firth st., 816, H. W. Bower to Elizth. Hobson, Sept. 11th, 1886, 13 ft. 4 in. by 42 ft........ 1,600

Forrest ave., N. E., s., 225 ft. N. W. Upsal, Chas. P Farmer to Allie Spackman, Sept. 30th, 1886, 25 ft. by 125 ft. 500

Franklin st., E. s., 127 ft. N. Huntingdon, Jacob Rightly to Jas. McKenna, Sept. 10th, 1886, 13 ft. 10 in. by 66 ft. 6 in. 2,500

June st., E. s., 137 ft. 7¾ in. S. Westminster ave., 24th ward, Robert Boston to Wm. J. Powers, Sept. 11th, 1886, 14 ft. by 38 ft. 6 in. 1,100

Montgomery st., S. s., 146 ft. E. 19th, Charles R. Knowlton to Edmund D. Woodruff, Jr., July 9th, 1886, to Annie C. Knowlton, July 10th, 1886, 15 ft. 10 in. by 67 ft., mtge., $2000... 2,500

Nineteenth st., 152 S., Wm. Martin to Edward McFarland, Sept. 9th, 1886, 16 ft. by 66 ft., G. R., $72. Nom

Oxford st., N. s., 112 ft. 9½ in. W. 24th, William E. Waters to James Hall, Sept. 13th, 1886, 16 ft. by 69 ft.. 4,850

Penn st., S. E. s., 51 ft. 6½ ft. N. E. Baird, Luke Brooks to John W. Thewlis, Sept. 15th, 1885, 65 ft. 8½ in. by 101 ft. 1 in. 1,300

Perkiomen st., 842, George W. Shoch to Alfred Wayne, Sept. 10th, 1886, 16 ft. by 68 ft. 5,000

Perkiomen st., 844, George W. Shoch to Sarah J. Wayne, Sept. 10th, 1886, 15 ft. by 68 ft. 5,000

Reed st., 511, M. B. Erichson to Jas. S. Erichson, Sept. 14th, 1886, 16 ft 8 in. by 45 ft. G. R., $119.50. 300

Seventh st., 2005 N., F. M. Hoog et al. to Christian Fuhrmann, Aug. 28th, 1886, 18 ft. 4 in. by 94 ft. 10 in. 2,100

Sixteenth st., 543 N., D. M. Hess to Mary V. Delp, Sept. 11th, 1886, 16 ft. by 83 ft. 8,000

Sixtieth st., S. W. cor. Ludlow, A. Graham Elliot to Wm. Litzenberg, Sept. 11th, 1886, 23 ft. 6 in. by 100 ft. 291

Sumac st., S. E. s., 527 ft. 3½ ft. N. E. Manayunk ave., Ben Kenworthy et al. to Albanus A. Harmer, March 22d, 1886, irreg. shape. 2,800

Third st., W. s., 341 ft. N. Brown, John M. Maurer to Samuel Wilkie, Sept. 6th, 1886, 20 ft. by 123 ft. 5,500

Pechin st., N. E. s., 85 ft. S. E. Penn, John R. Lee Wright to Sarah Wild, Aug 28th, 1886, 20 ft. by 111 ft. 6 in. 1,600

Leghigh ave., N. E. cor. Fairhill, Jas. Parsons to Fred'k Woelfel et al., Sept. 1st, 1886, 43 ft. by 100 ft., G. R., $260.25. 500

Reese st., W. s., 190 ft. 3 in. S. Dauphin, Wm. Teklenburg to Michael Frantz, Sept. 8th, 1886, 3 lots. 6,300

Third st., W. s., 83 ft. 6 in. N. Somerset, Frederick Lambrecht et al to Jacob Wissmann, Sept. 13th, 1886, 16 ft. 6 in. by 54 ft. 2,775

Park ave., 1846, John Baird to Wm. S. Taylor, Sept. 1st, 1886, 19 ft. by 95 ft., G. R., $300. 4,000

West Walnut lane, S. E. s., 215 ft. N. E. Wayne ave., John S. Haines et al. to Lucy A. Peterson, July 15th, 1886, irreg. shape. 4,000

Also, one to Mahlon Bryan, same date. 4,000

THURSDAY September 16, 1886.

Ann st., 1941, T. W. Smaltz to Josephine Zernich, Sept. 14, 1886, 12 ft. by 54 ft. $950

Broad st., 2030 N., John M. Sharp to Wm R. Smith, Sept. 13, 1886, 18 ft. by 110 ft. 9,000

Carpenter st., N. s., 71 ft. E. 3d, Thos. D. Smith to Hy. Crawford, July 28, 1886, 15 ft. by 41 ft. 10 in. 2,300

Chestnut st., 716, Wm. J. Benkert et al. to Chas. C. Harrison, Sept. 13, 1886, 22 ft. 5½ in. by 145 ft.; mtge., $30,000. 37,500

Clarion st., W. s. 296 ft. S. Dickinson, Chas. A. Ross to John Colvert, Sept. 15, 1886, 13 ft. by 40 ft. 1,300

Drury st., S. s., 171 ft. W. 13th, Harry C. Fleming to Wm. McGillian, August 31, 1886, 14 ft. 4 in. by 42 ft. 6 in. 6,000

Eighth st , W. s., 229 ft. 6 in. N. Columbia, Geo. J. Byrne to Keystone R. E. Assn., Sept. 10, 1886, 30 ft. by 103 ft., 2½ in. 6,000

Eighth st., W. s., 71 and 87 ft. S. McKean, Chas. B. Howell to Honora O'Brien, June 2, 1886, 32 ft. by 61 ft. 3,500

Eleventh st. 1858 N., Edw. Jacobs to Sanford Jacobs, Sept. 1, 1886, 27 ft. by 78 ft. 5,637

Elmwood av., S. E. s., cor. 60th, J. L. Erringer to Geo. Laycock, Sept. 10, 1886, 285 ft. by 500 ft. 7,000

Emerald st., 2660, T. W. Smaltz to Geo. H. Mills, Sept. 14, 1886, 14 ft. by 68 ft. 8 in. 1,300

Fernon st., 2017, James McVickar to Mary Sexton, Sept. 15, 1886, 14 ft. by 44 ft.; g. r. $36. 775

Fifth st., E. s., 61 ft. S. German, Wm. Hy. Muller to Frank Strassner et ux., August 27, 1886, 19 ft. 6 in. by 124 ft. 6 in. 4,500

Amber st., N. W. s., 13 ft. 3 in. N. E. Auburn, Eliz'th Freier to Wm. J. Kelly, August 28, 1886, 12 ft. by 43 ft.; also, N. W. s. Amber and N. E. s. Anburn, 13 ft. 3 in. by 43 ft. 3,500

Frankford rd., S. E. s., 74 ft. and 164 ft. S. W. Tioga, Wm J. Kelly to Eliz'th Freier, August 28, 1886, 18 ft. by 100 each; also, S. W. s. Tioga and N. W. s. Amber, 20 ft. by 70 ft. 2,800

Gerritt st , S. s., 373 ft., W. 20th, Hy. Rankin to Chas. H. Armbrust, August 10, 1886, 15 ft. by 48 ft.; g. r. $36. 800

Haas st., W. s , 208 ft. N. Cambia, Gottlieb F. Lentz to Richard Schenck, August 30, 1886, 32 ft. by 49 ft. 6¾ in. 1,100

Kressler st., 2016, Matilda Wambold to John Dick, August 30, 1886, 16 ft. by 51 ft. 1,400

Lawrence st., 2855, John Mitchell to Wm. Sauet, Sept. 8, 1886, 13 ft. 11½ in. by 51 ft. 3 in. 1,000

Market st., N. W. cor. 33d, Hy. R. Lewis to Alex. McElwee, Sept. 13, 1886, 35 ft. by 78 ft. and 85 ft. 12,300

Mascher st., E. s., 79 ft. 9¾ in. S. Thompson, Andrew Voigt to Frank Hueber, June 25, 1886, 12 ft. by 64 ft. 7½ in. 2,000

Montgomery av., S. W. cor. Mercury, Francis A. Gilbert, Sept. 14, 1886, 24 ft. by 70 ft. 50

Seybert st., S. s., 150 ft. E. 19th, Hugh Graham to Jno. M. Sharp, Sept. 13, 1886, 30 ft. 7 in. by 65 ft. 2,750

Sharp st., S. W. s., 148 ft. S. E. Adams, Eliz'th McStay et al. to Thos. Fagan, Sept. 14, 1886, 18 ft. 6 in. by 167 ft. 4 in.; g. r. $27. 165

Sixteenth st., E. s., 42 ft. N. Seybert, G. A. Kaercher to Alb. Goldschmidt, Sept. 11, 1886, 14 ft. by 50 ft.; g. r. $35. 1,850

Spring Garden st., S. s., 40 ft. 8½ in. W. 17th, Heli Spring Brown et al. to Phillippa Harrison, August 27, 1886, 20 ft. by 99 ft. 8 in. 8,000

Thirteenth st., 1434 N , Mary A. Mayer to David M. Hess, Sept. 11, 1886, 13 ft. 8 in. to 100 ft. 7,200

Twentieth st., 2035 N., Wm. R. Matchett to Edw Jacobs, Sept. 1, 1886, 16 ft. by 73 ft. 4,500

Twenty-seventh st., W. s., 112 ft. S. Montgomery, Jacob E. Ridgway to Wm. Bingham, Sept. 14, 1886, 16 ft. by 79 ft. 5,800

Boyer st., N. E. s., 125 ft. S. Gowen av., Jno. H. Burrell, Jr., to Wm. H. Scott, Sept. 16, 1886, 50 ft. by 125 ft. 1,250

Boyer st., N. E. s., 414 ft. 2½ in. S. E. Mount Airy av., Horace F. Rodd to Jas. E. Hood, Sept. 3, 1886, irreg. shape. 2,000

Indiana st., S. s., 54 ft. E. Reese, Jno. Schuber to Jno. Heitz Mann, Sept. 15, 1886, 13 ft. by 61 ft. 4½ in. 2,000

Firth st., 2009, Saml. P. Courtney to Thos. Barron, Sept. 8, 1886, 12 ft. by 65 ft. 1,250

Ninth st., 2622 N., M. L. Heist to E. Wm. Balz, Sept. 15, 1886, 15 ft. by 97 ft. 3,300

Ann st., 1907, T. W. Smaltz to Michael Gross, Sept. 7, 1886, 12 ft. by 56 ft. 1,600

Seventeenth st., N. E. cor. Dickinson, Geo. H. Houtz to Robert J. Graves, July 30, 1886, 18 ft. by 67 ft. 1,750

Thirty-ninth st., W. s. 125 ft. S. Pratt, 24th ward, Jno. Wallace to Henry C. Mellon, Sept. 15, 1886, 25 ft. by 80 ft.; g. r. $60. 150

Torr av., S. s., 124 ft. W. Conestoga, 24th ward, Jno. Hunter to Patrick Conway, Sept. 7, 1886, irreg. shape. 1,300

FRIDAY, Sept. 17, 1886.

Avenue E. 17th ward, lots, 2705-2706, section 79, John H. Scott to Jos. Dignan, Sept. 16, 1886. 200

Avenue F, 27th ward, 1999, sec. 57, Clear-View, John H. Scott to Philomena Keltner, August 31, 1886. 80

Chestnut st., 727, ½ int. of Swarthmore College to Thos. H. Green, August 24, 1886, 24 ft. 4 in. by 178 ft. 33,333

Diamond st., N. W. cor. Bodine, F. B. Schmidt to Wm. G. O'Neill, Aug. 12, 1886, 16 ft. by 59 ft. 2,600

Dove st., 337, Chas. O'Neill, Jr., to Max Bernstein, Aug. 28, 1886, 14 ft. by 44 ft. 1,925

Eight st., W. s., 100 ft. S. Lehigh, Harry Brocklehurst et al. to John J. Gourley et ux., Sept. 13, 1886, 13 ft. 8 in by 59 ft. 2,600

Fairhill st., E. s., 28 ft. S. Cumberland, Peter Hooten to Matilda F. Hoog et al., Sept. 1, 1886, 14 ft. by 69 ft. 6 in. 2,650

Fortieth st., N. W. cor. Ogden, John T. Pierson to Wm. S. McGinley, Sept. 10, 1885, 15 ft. 5½ in. by 69 ft. 4 in. 4,800

Gillingham st., S. W. s., 212 ft. 6 in. S. E. Jefferson, Richard Greenwood et al. to Wm. Clarke, Sept. 1, 1886, irreg. shape. 9,500

Holly sts, E. s., 852 ft. N. Haverford, Edward H. Cloud to Lewis C. Smith, sept. 10, 1886, irreg. 3,800

Hooper st., N. W. s., 30 ft. S. W. 72d, Chas. Lloyd to John D. King, Sept. 14, 1886, 25 ft. by 120 ft. nom.

Lehigh av., S. s., 91 ft. E. 8th, M. H. Heist to George H. Klauder, Sept. 9, 1886, 15 ft. by 57 ft. 4,000

Manton st., 1721, Peter Kiefer to Eliz'th Knight, Sept. 15, 1886, 16 ft. by 60 ft. 1,000

Market st., S. s., 110 ft. E. 32d, Kate A. Gardner to Jos. H. Carter, Sept. 1, 1886, 40 ft. by 220 ft., mortgage., $15,000. 6,000

Mole st., 1534, John Friel et al. to John F. Maher, Sept. 11, 1886, 14 ft. by 47 ft. 1,850

Ninth st., 46 ft. S. McKean, Wm. J. Cox to Thos. W. Gardiner et al. Sept. 8, 1886, 18 ft. by 50 ft.; also S. s. Dudley, 124 and 138 ft. W. Ninth, each, 14 ft. by 48 ft. 4,500

Orrianna st., E. s., 74 ft. 6 in. N. Somerset, Fred'k and Ludwig Lam-

brecht to Margaret McGarrigle, Sept. 9, 1886, 12 ft. 8 in. by 48 ft. 6 in 1,750

Oxford st., N. s., 284 ft. 8 in. W. 20th, Chas. T. Colladay to Mary T. Murphy, Sept. 13, 1886, irreg. shape..... 3,500

Oxford st., N. E. s and S. E. s. Josephine, 33d ward, Richard Greenwood et al. to Jas. Pollock, Sept. 1, 1886, irreg. shape..... 20,000

Oxford st., N. E. s., 160 ft. 10¾ in. S. Jefferson, R. W. Shallcross to Richard Greenwood et al., Aug. 16, 1886, 30 ft. 2 in. by 286 ft..... nom.

Park av, 2220-2240 and 2221-2241 Fountain st., Wm. F. Benson to Edward H. Cloud, Sept. 15, 1886, mtges, $55,000..... 36,000

Penn st., S. E. s., 556 S. W. Chew, Jas. R. Gates to Lydia M. Bond, Sept. 6, 1886, 40 ft. by 225 ft..... 3,500

Poplar st., N. s., 252 ft. 10 in. E. 20th, Jno. C. Leary to Josiah Werst, Sept. 15, 1889, 18 ft. by 80 ft..... 3,300

Powelton av., 4043, Anna M. Cloud to Emma C. Cloud, Sept. 17, 1886, 31 ft. by 88 ft. 4½ in..... nom.

Sansom st., S. W. cor. 17th, Michael Gibbons to Saml. H. Austin, Jr., Sept. 15, 1886, 54 ft. by 90 ft..... 90,000

Seventy-sixth st., E. s., 27th ward, 2759, sec. 80, Clear-View, Jno. H. Scott to Jos. R. Wood, Sept. 15, 1886 100

Stewart st., 2222—J. Hy. Smaltz to Theoph. W. Smaltz, Sept. 15, 1886, 15 ft. by 35 ft..... 1,500

Township Line road, 23d ward, Wm. Robertson to Wm. M. Frost, Sept. 11, 1886, 12 acres 150 pchs..... 2,800

Twenty-fourth st., W. s., 18 ft. S. Parrish, John M. Sharp to Rebecca O. Levis, Sept. 14, 1886, 20 ft. by 67 ft..... 5,800

Twenty-fifth st., W. s., 140 ft. 3 in. S. Montgomery ave., Joseph C. Powell to Edwin Sharp, Sept. 14, 1886, 60 ft. by 120 ft..... nom.

Twenty-sixth st., S. E. cor. Clarence, Joseph M. P. Price to Passmore M. Collins, Sept. 14, 1886, 80 ft. by 84 ft. 8⅝ in. g. r., $134.12..... nom.

Thirty-seventh st., W. s., 145 ft. S. Baring, Anna L. Pratt to Elizabeth Pratt, Sept 7, 1886, 30 ft. by 85 ft... 3,466

Belgrade st., S. E. s., 393 ft. 11 in. S. W. Lehigh ave., John Black to John Laughlin, Sept. 16, 1886, 18 ft. by 117 ft. g. r., $19.75, mtge., $600..... 350

Walnut st., N. s., 81 ft. W. 55th, And. M. Smith to Jas. Cole, June 17, 1886, 20 ft. by 220 ft. 2 in..... 500

Walnut st., N. s., 81 ft. W. 29th, Peter A. B. Widener et al. to John Ocker, Sept. 8, 1886, 14 ft. by 50 ft.. 2,200

Washington st., S. s., bet. Front and Otsego, Cornelius Van Evra to Chas. H. Clark, Sept. 10, 1886, irreg. shape. Also, W. s. Otsego, 142 ft. 3 in. N. Prime, 30 ft. 9 in. by 36 ft..... 5,500

Welsh road, N. W. s., and N. E. s. Crispin, David M. Hess to Catharine Grimes, Sept 11, 1886, irreg. shape..... 450

Welsh road, E. s., 130 ft. 6 in N. Van Horn, and N. W. cor. Hickory and Van Horn, 23d ward, David M. Hess to Edw. C. Dungan, Sept. 1, 1886..... 6,000

Mountain st., N. s., 86 ft. 6 in. W. 20th, Wm. Simpson to Alex. Guthrie, Sept. 14, 1886, 4 lots, 14 ft. by 47 ft. each..... nom.

SATURDAY, Sept. 18th, 1886.

Atmore st., 1331, Robert Boston to Edwin F Roberts, Aug. 2, 1886, 16 ft. by 15 ft..... 1,500

Camac st., 1816, Anna P. Richardson to Margaret Weigelmesser, Sept. 7, 1886, 16 ft. 2 in. by 75 ft..... 1,500

Carlisle st., W. s., 62 ft. N. Girard av., Wm. R. Reger to Peter A. B. Widener, Aug. 31, 1886, 48 ft. by 50 ft 9,500

Columbia av., 2524-2526, F. A. Mullikin to Mich'l, Sept 16, 1886. each 16 ft. by 71 ft. 10 in., 2521-2525 Nicholas, each 16 ft. by 56 ft 2 in..... Nom

Dauphin st., N. W. cor. 30th, Patrick McCrossin to Lewis A. Hubbs, Aug 31, 1886, 18 ft. by 80 ft..... 4,500

Eighth st., 262 N., John K. Watson to Job W. Lewis, Aug. 24, 1886, 19 ft. by 88 ft. 2½ in. mortgage, $4750 4,250

Eleventh st., 38 N., Anna C. Bringhurst to Robert R. Bringhurst, Sept. 17, 1886, 19 ft. 6 in 127 ft..... .....

Eleventh st., W. s., 30 ft. N. Columbia av., Wm. Brucker to Chas. H. Lubbe, Sept. 16, 1886, 15 ft. by 70 ft..... 2,750

Eleventh st., E. s., 113 ft. N. Susquehanna av., Wm. and Samuel Allen to Wm. C. Merritt and Edwin F. Merritt, Sept. 16, 1886, 67 ft. by 40 ft. 150

Emily st., S. s. 166 ft. W. 11, Jno. Dan'l Baltz to Frank G. Taite, Sept. 14, 1886, 48 ft. by 73ft. 6 in..... 1,162

Fernon st., N. W. s., 268 ft. 6 in. W. 20th, James McVickar to Ann Atkinson, Sept. 6, 1886, 14 ft. by 44 ft., G. R. $36..... 775

Vernon st., N. s., 240 ft. 6 in., W. 20th, James McVickar to Alice McCue, Aug. 4, 1886, 28 ft. by 44 ft., 2 ground rents of $30 each..... 1,550

Fourth st., 2832 N., Mich'l Fox to Ludwig Zimmer, Sept. 9, 1886, irreg. shape..... 2,400

Forty-fifth st., E. s., 238 ft. S. Wyalusing av., John Bateson, Jr., to Robt. M. Gibb, Sept. 4, 1886, 56 ft. by 60 ft., G. R., $60 400

Fifth st., E. s., 36 ft. N. Indiana, Jas. C. Ward to Wm. Ewing, Aug. 17, 1886, 18 ft. by 100 ft..... 5,200

Fitzwater st., N. s., 36 ft. E. Erie av., Wm. L. Brown to Wm. A. Jones, Sept. 13, 1886, 18 ft. by 60 ft..... 1,500

Fitzwater st., N. s., 112 ft. W. 21st, Eliza Andrews to Annie Porter, Sept. 6, 1885, 16 ft. by 84 ft., G, R., $103..... 6,300

Forty-ninth st., N. E. s., 62 ft., S. E. Springfield, Thos. K. Robb to Edmund K. Russell, Sept. 1, 1886, 33 ft. by 110 ft..... 1,800

Fox st., 2139, Patrick Nolan to Peter O'Reilly, Sept. 16, 1886, 15 ft. by 66 ft. 7½ in..... 4,500

Frankford, S. E. s., 227 ft. 4½ in. N. E. R. R. Christian Gross et al. to Adolph Fischer, Sept 4, 1886, irreg. shape..... 9,750

Frankford rd, S. E. s., 230 ft., S. W. Alleghany av., J. P. Trovillo to Charles Spoerl, Aug. 30, 1886, 100 ft. by 320 ft. 5 in..... 550

Dickinson st., S. s., 31 ft. 8 in. E. Coleman, Samuel R. Lentz to David Spratt, June 1, 1886, 15 ft. 8 in. by 53 ft..... 100

Haines st., N. W. s., 18 ft. N. E. Cedar Lane, F. A. Southworth to Mary L. Rafsnyder, Sept. 16, 1886, irreg. shape; G. R. $72..... 1,000

Kirkbride st., N. E. s., 174 ft. 4 in. N W. Garden, Wm. F. Cook et al. to Gottfried Wormeck, Sept. 10, 1886, 20 ft. by 120 ft..... 1,000

Kirkbride st., N. E. s., 150 ft. 4 in N. W. Garden, Wm. F. Cook et al., ex'rs, to Laura Johanna Engelbrecht, Sept. 10, 1886, 20 ft. by 120 ft..... 1,000

Leithgow st., 2855-2857, Michael Fox to Joseph Sumner, Sept. 6, 1886, irreg. shape..... 2,800

Lex st., E. s, 202 ft. S. Aspen, Thos. O. Atkinson to Ella V. Einstein, July 12, 1886, 15 ft. by 38 ft..... 9,100

Mountain st., S. s., 184 ft. E. 20th, Jno. Devlin to Catharine Kellcher, Aug 30, 1886, 14 ft. by 45 ft.; G. R. $39..... 700

Moyamensing av., N. E. cor. Saranak, Wm. Wharton to Jas. Jos. Mulgrew, Sept. 18, 1886, 16 ft. 5 in. by 65 ft. 6 in..... 4,300

Napa st., W. s., 130 ft. N. Wharton, Thos. Flood to Oliver P. Marsh, Sept. 15, 1886, 14 ft. by 51 ft.; G. R., $37.50..... 350

Ninth st., S. E. cor. Clearfield, Chloe Ann Sutton to Lorenz Amrhein, Sept. 16, 1886, 72 ft by 114 ft. 2½ in. 1,100

Reese st., E. s., 47 ft. S. Clearfield, Jas. Ritchie, Jr., to Dwight L. Lowrey, Aug. 21, 1886, 126 ft. by 67 ft; also W. s. Reese, 33 ft. S. Clearfield, 126 ft. by 67 ft..... 8,750

Richmond st., S. E. s., 100 ft. 4½ in. S. W. Church, C. D. Strain et al. to Thos. W. Marchment, Aug. 30, 1886, 25 ft. by 100 ft..... 1,726

Sixth st, E. s., 34 ft. 6 in. N. Reed, Morgan H. Troth to Chas. T. Megee, Sept. 9, 1886, 16 ft. by 70 ft.; G. R., $149.25, mtge, $1000..... 1,512

Clifton st., 3133-3137, Michael Ross to Margaret Balle, Sept. 9, 1886. 29 ft. by 45 ft..... 2,600

Starr st., E. s., 226 ft. N. Snyder av., Caroline Briggs to Margaret T. Bonner, Sept. 8, 1886, 14 ft. by 48 ft.; G. R., $42..... 300

Third st., E. s., 118 ft. S. Susquehanna av., John W. Wolf to Annie R. Becker, Sept. 7, 1886, 14 ft. by 61 ft. 9 in..... 1,887

Tioga st., N. E. cor. 15th, Thos. Maxwell to Samuel R. Hilt, Sept. 15, 1886, 76 ft. 6⅜ in. by 100 ft..... 3,400

Twenty-fifth st., E. s., 211 ft. S. Berks, Clara V. Kleisz to George S. Varnick, Sept 18, 1886, 14 ft. by 65 ft..... 2,950

The Mary J. Drexel Home.

A HOME for aged Germans, both male and female, and a school for Protestant Sisters of Charity to be called the Mary J. Drexel Home, is to be erected on the grounds of the German Hospital on South College avenue. Work has been commenced on the foundation. The building will be 3 stories high and will have a frontage of 245 feet with wings at each end extending back 235 feet from the front wall. The architecture will be Gothic in design, with three towers, the one over the entrance to be 200 feet high and one at each end 150 feet in height. The second story of the main building will contain a chapel in the centre, with a picture gallery and library at opposite ends, the sleeping apartments and dining rooms being situated in the two wings. The main staircase will be of stone and the others, as well as the ceilings, will be of iron, rendering the Home essentially fire-proof. It has not yet been decided of what material the building will be made, but it will probably rest on a foundation of broken-range stone, with brick walls and yellow stone fencings. The Home will be one of the handsomest specimens of Gothic architecture in the city, and will cost nearly $400,000.

—Friedrich Siemens, of Dresden, has succeeded in casting glass in the same way as metal is cast, and obtaining an article corresponding to cast metal. The hardness and resisting power of this cast glass are so great that experiments are being just now carried out at the Siemens Glass Foundry at Dresden, with the purpose of ascertaining whether the material could be employed for rails on railways.

News Items.

—A meeting of Yellow Pine manufacturers of Alabama, Florida, Mississippi, and Georgia, was held in Birmingham, Ala., August 25. The officers are W. W. Wadsworth, President; Richard Coe, Vice-President; J M. Bivins, Secretary and Treasurer, and Board of Directors; B. B. McKenzie, Richard Coe, W. T. Smith, J. F. Miller, R. B. Kyle. The delegates present represented $2,000,000. The meeting was held for the purpose of perfecting an organization of lumber dealers in the South. It is expected that there will be a heavy advance in lumber.

—Jane M. Peart, widow, who died on August 28th, left an estate of $8000, and a will containing the following bequests: To the Methodist Episcopal Church at Marlborough and Richmond streets, $1000; to the Sunday school of the same church, $1000; Young Men's Christian Association of the same, $1000; endowment fund of the Methodist Episcopal Home at Lehigh avenue and Thirteenth street, $1000; Penn Widow's Asylum at Belgrade and Otis streets, $1000; Rev. Wm. Ridgway, of the Philadelphia Annual Conference, her executor, $1000.

—Cornelius Vanderbilt, Joseph M. Gazzam and Martin E. Ohnstead have purchased the property of the Clearfield Bituminous Coal Company, located on the line of the Beech Creek Railroad Company. The capital stock is to be reduced, and the number of Directors reduced from thirteen to seven. The purchase was made, it was stated yesterday, permanently to secure the tonnage of the mines to the Beech Creek Railroad, as it was understood that the friends of the Pennsylvania Railroad Company were endeavoring to purchase a controlling interest in the company.

—Another electrical problem solved—the transmission of force. For ten years M. Marcel Deprez has been experimenting in this direction at the expense of the Rothschilds, and it is now announced that he has at last completely succeeded. Translated into terms of common life, what M. Deprez is prepared to do is to transmit, with one generating machine and one receiving machine, a force of 50 horse power round a circle of seventy miles, or thirty-five miles in a straight line, so that it is available at any point. At present the apparatus costs $25,000, but the price will of course soon be much reduced.

Our Municipal Statesmanship.

The policy which Councils are pursuing in relation to public improvements is due to the selection of narrow-gauge Councilmen. Political expediency is their guide and log-rolling their method. It will never be possible with such people in control of our finances to put Philadelphia in a presentable condition with well-paved and clean streets, plenty of pure water and thorough drainage. Mr. Bardsley and his followers in Councils act on the theory that it is good policy to put off till to-morrow that which ought to be done to-day. That is costly economy, and will simply increase the burden which will ultimately fall on the taxpayer.

Instead of improving the water supply and helping productive interests, our small-fry statesmen pursue an opposite policy and utilize two-thirds of the water-rents to contribute toward current expenses. They apparently imagine that by making the users of water pay $1,000,000 more than the water costs the city, and by turning this surplus million into the Treasury to be applied to ordinary expenditures they are thereby lessening the burdens of taxation. They lower the tax rate, but maintain a high water-rate, and congratulate themselves on their economies. This is the size of our municipal statesmanship.—*Phila. Record.*

—The receivers of the Reading Railroad Company have been compelled to abandon placing the car-trust certificates they were given authority by the United States Court to issue. They state that their inability to place them at par was due to the rate of interest they were to carry—5 per cent.—and the fact that they were not made a Receivers' obligation. The new equipment now being secured is paid for out of the revenues of the company.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas

GOLD AND SILVER BOUGHT.

Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.

J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

THE

Day Sewed Shoes.

We wish to call the attention of the public to our principal object in opening the Day Sewed Shoe Store. The Day Sewed Shoe Manufacturing Co. was organized to introduce the Day Sewed Shoes, and this could only be brought about by getting the manufacturers to make them, and the quickest way to accomplish this was to give them this opportunity to dispose of their goods. We make our finest goods at our own factory, and are careful to have every pair perfect. We earnestly request that every pair of shoes purchased of us be returned for exchange if not as represented, whether they have been worn or not.

THE DAY SEWED SHOE MFG. CO.,

Under the management of W. W. Apsley,

No. 23 N. EIGHTH STREET.

Open until 10 o'clock on Saturday night, Sept. 4.

SPECIAL NOTE.—Do not forget that we make to measure for crippled and tender feet and make a specialty of all kinds of repairing at moderate prices.

Mr. H. S. BEEBE, No. 231 North NINTH Street dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

Fall Clothing

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King AND Co.

910 & 912 CHESTNUT STREET,

PHILADELPHIA.

AMERICAN FIRE

INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*

TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

OUR **PIANOS AND ORGANS**
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat, Cheap, Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS
No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES
Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA., and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

MAPS

SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER.
27 S. SIXTH STREET.
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia**

H. MUHR'S SONS,

629 and 631 Chestnut Street, - - - - Philadelphia.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

Offices. {New York, 14 Maiden Lane. Chicago, 100 State Street.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 38. PHILADELPHIA, MONDAY, SEPTEMBER 27, 1886. PRICE 15 CENTS

Items of News.

—Merrick street is to have its name changed to Broad street.

—The personal estate of Thomas T. Child is appraised at $35,770.

—The personal estate of Matthias Powers is appraised at $32, 376, 70

—A dwelling on n. s. Race St., above 16th, 17½ x 140, sold for $10,000.

—The property S. W. cor. 17th and Sansom Sts., 54x90, sold for $59,000.

—The corner stone of the new Park Avenue Church was laid last Saturday.

—The house and lot, 20x66, S. W. cor. 15th and Cumberland Sts, sold for $8,000.

—The master Builders of Albany N. Y. have locked out about 3000 workmen.

—Spring Garden St. properties are in good demand; No. 1205, 20x100 sold for $10,000.

—Clark & Co.'s green glass works at Bridgeton have started up with non-union men.

—One-third interest in the property No. 727 Chestnut St., in Swarthmore College, sold for $33,333.

—Lawrence S. Pepper left an estate of $300,000, of which $22,000 went to charitable institutions.

—Moses A. Dropsie, Esq., has purchased a dwelling on w. s. of Broad St., above Thompson, for $17,500.

—The Baltimore and Ohio Railroad Company are going to build a locomotive house at Fifty-ninth street and Woodland avenue.

—Messrs. D. Klein & Bro., the clothiers at 918 Market street, carried off the contract for winter clothing for the employees of the Gas Trust.

—The Chief of the Bureau of Statistics reports that 33,366 immigrants arrived at the various ports of the United States during August.

—The Treasury Department has decided that the valuation of the Mexican silver dollar for custom purposes, as legally proclaimed on January 1 last, cannot be changed during the year.

—A caveat has been filed by Mrs. Elizabeth Rafferty against the will of her father, Benjamin Harmer, who kept a hotel for years at Frankford avenue and Haydock street and left an estate of about $40,000.

—William Feeny, a New Orleans politician, lately intrusted with the superintendency of street paving in that city, was arrested at Chicago on Wednesday last upon the charge of having committed forgeries at New Orleans amounting to $2,800.

—Chief Inspector Martin reported to the Health Board that the surface drainage of twenty houses on the south side of Cambridge street, west of Twenty-ninth, was creating a nuisance. Councils will be requested to authorize the construction of a sewer.

—The will of the late Agnes Lennig, disposing of an estate of $150,003, has been admitted to probate in this city. Mrs. Lennig was the widow of Charles Lennig, the founder of the Bridesburg Chemical Works, and died last April at Frankfort-on-the-Main, Germany.

—During the past fiscal year the receipts of the Patent Office from all sources were $1,206,167, as against $1,207,974 during the preceding year, while the expenditures were $992,249, leaving a surplus of $213,918. The surplus for the preceding year was $140,851.

—The will of Dillwyn Parrish, the retired druggist, contains bequests of $1,000 each to the Home for Aged and Infirm Colored Persons, Home for Destitute Colored Children, and to Swarthmore College for the purchase of books for the library. The estate is valued at $150,000.

—In making gas and water connections for Hood, Bonbright & Co's new building on Market street, the workmen in digging down cut through one of the old wooden water pipes that was used many years ago to furnish the city with water. It was in a good state of preservation.

—A powerful company of English capitalists, with headquarters in London, has got possession of an old concession for a railroad from Tuxpam to the city of Mexico, and will build a road which, it is calculated, will involve the expenditure of at least $25,000,000. This is the most important investment of English capital ever made in Mexico.

—The lowest bidders for the repairing work on the Schuylkill Arsenal are: Paving with the best granite Belgian blocks 1000 square yards of roadway, D. & P. McNicol. Pointing building within arsenal grounds and resting and pointing chimneys, Joseph A. Augustine, furnishing and setting two "Artisan" hopper closets, Hayden & Berkowitz, of New York.

—The Western window-glass workers' strike is at end, and work has been resumed in every factory west of the mountains. The basis of the settlement was last year's wages, the workmen withdrawing their demands for an advance and signing the old scale. The factories have been closed since last June, and the resumption of operations will furnish employment to over 3,000 men.

—The gross earnings of the Northern Central Railway for the month of August were $202,027.42, and the net earnings were $198,731.47, an increase in net earnings over the same month of last year of $18,246.92. The gross earnings of the company for the first eight months of the year were $3,533,888.85, and the net earnings $1,219,868.91, a decrease as compared with the same period of last year of $114,853.85.

—Articles of merger and consolidation have been filed at the State Department between the Hanover Junction, Hanover and Gettysburg Railroad Company and the Baching Valley Railroad Company, the name of the consolidated corporation being the Baltimore and Harrisburg Railroad Company. The President is G. W. Eychelberger. The office of the company will be at Hanover. This is said to be a part of the Baltimore and Ohio Railroad Company's scheme to reach Harrisburg.

—The statement of the United States Treasurer of the 24th instant, shows gold, silver, United States notes and other funds in the Treasury to-day as follows: Gold coin and bullion, $242,209,455; silver dollars and bullion, $184,366,033; fractional silver coin, $27,093,119; United States notes, $45,144,876; national bank notes, $241,437; national bank notes in process of redemption, $2,013,017; deposits with national bank depositories, $13,787,897; total $515,355,834. Certificates outstanding—Gold, $86,030,347; silver, $93,387,632; currency, $8,030,000.

—Section A of the large bonded warehouse of Fitzpatrick & Pemberton, Front and Lombard streets occupying the site of the Patterson stores, destroyed by fire in August, 1869, was partially burned out on Sunday night, causing a loss on merchandise, belonging to many different parties, estimated at $30,000, and a loss on the building belonging to the Pennsylvania Warehousing Co. of about $20,000. The latter loss is covered by insurance, and it is supposed that of the consignees is also covered. The other four sections of the block, which cost $300,000 to build, were only saved from destruction by fireproof walls and metal-sheathed doors, shutters and roof.

—On Friday last Wm. H. Kemble testified before ex-Governor Pollock in the Reading foreclosure proceedings that he was the owner of $400,000 of the first series 5's bonds of the Reading Railroad Company. The other signatures and amounts in bonds signed to the petition for foreclosure were as follows: Joseph Wharton, $320,000; Barker Brothers & Co., $97,000; Wm. H. Kemble, $350,000; C. L. Borie, executor, $30,000; C. L. Borie, $150,000; C. & H. Borie, $55,000; James McManes, $43,000; Geo. W. Colket, $105,060; J. Wesley Supplee, $35,000; E. C. Knight & Co., $100,000; J. Wharton, $80,000; Wm. McIlvain & Sons, $17,000; Robt. Glendinning & Co., $85,000; R. P. Morton, $3,500; estate of J. B. Lippincott, $70,000; L. H. Taylor & Co., $47,000; H. P. McKean, $265,000. Total, $2,168,000.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

BENJAMIN F. ASHWOOD,
REAL ESTATE BROKER,
19 S. Ninth St., Philadelphia.

Agent for Building Lots at Elmwood, Chesilhurst, and all principal Suburban Land Co's.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.

Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.

Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET,
EASELS,
PEDESTALS
PICTURE FRAMES.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 38. PHILADELPHIA, MONDAY, SEPTEMBER 27, 1886. PRICE 15 CENT

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, SEPT. 27, 1886.

THE 24th ward people want that new school house built.

IF the cable car people can charge six cents, then, law is not law, and trickery rules.

THE coal oil lamp keeps on getting its work in, in manufacturing angels big and little.

WITH a $54,000,000 wheat crop, California has certainly a good chance to get through the winter comfortably at least.

$11,000,000 of liabilities, $1,000,000 of assets; this is the record that a dozen recent failures leave to the contemplation of the business community of this country.

BI-METALLISM is growing in favor in European countries as it should and must, and the great powers will no doubt soon agree to recognize bi-metallism as a fixed fact.

WHAT has the Board of Port Wardens done to make our slips on the Delaware river front, more suitable for the unloading of deep draught vessels? Nothing.

THE new building of the Hahnemann Medical College, on the West side of Broad street above Race street, has a frontage of 70 feet by 100 feet and is four stories high, and is heated with steam.

NOW that the starting of stoves and heaters will soon be necessary in home and work-shops, great care should be taken in providing against fires, precautionary measures on the start, will insure a greater degree of safety than any subsequent vigilance can possibly afford.

VERY few old houses are for sale in the central portion of the city. People have an idea that every year their property will be more valuable for business and store purposes.

A LITTLE of this self same councilmanic impeachment energy if properly directed might possibly unearth much of the rascality which has been perpetrated in many city departments during the last ten years.

THE stove manufacturers propose to run with apprentices and whatever non-union labor they can pick up. The President of the Eastern Stove manufacture Association says ten out of fourteen outside foundries are in part operation.

THE down town real estate people are very busy. Properties are in good demand for rent and for sale. Everything is quickly picked up. Business is booming along quietly. A great deal of new building is shortly to be undertaken in the section west of Broad, south of Washington avenue.

IF Mr. Wm. M. Singerly could be induced to accept the position made vacant in the Park Commission, by the death of Mr. Remak, his tireless energy and practical business methods, would soon be expressed in many different ways, to the satisfaction and gratification of the many thousands who visit the park.

IT is interesting to observe the steady growth of the Building and Loan Association idea in the South and West. Philadelphia gave birth to the gratest labor organization that ever existed, and to the greatest scheme for house building on the mutual assistance plan. It gave the world a century ago a new political system. Philadelphia may be conservative, and "pokey" and all that, but we manage to start some big things.

THE communication on "The Equipollent Arch," in our correspondence department, reads like a discreet attack on our entire system of arch construction, which is a vital subject with architects and builders as well as with engineers. The subject is deserving of much more consideration than has heretofore been accorded it. If our system of arch building is wrong it should be shown. If it is right, the attack on it ought to be boldly repulsed. What have the architects and engineers to say?

THE *Evening Star*, whose bright and cheerful rays have for many a year been a welcome visitor to the home circles of our city, has arrayed itself in a brand new full dress suit of type. Always reliable and entirely free from political demagogism, it justly merits its years of prosperity, and must in the future as in the past, command the respect and patronage of those who love to see it shine.

It was an oversight that the name of Mr. Isaac Hobbs, the veteran architect, of Philadelphia, was omitted from the well written communication on "Philadelphia Architecture" on page 439 of last week's issue. Valuable as is the article without any signature, it would have possessed additional value to all who know Mr. Hobbs, had his name appeared under it as it should.

THE total amount of fees received at the Recorder of Deed's office, for the first six months of the present year, amount to nearly $55,000 while the total amount received for the whole of 1885, amounted to a trifle over $38,000. During the first six months of this year 4504 mortagages were satisfied, amounting in the aggregate to $20,265,309,97 there were 9812 Deeds recorded during the first half of this year, and 5412 mortagages amounting $27,190,474.

PREPARATIONS and negotiations are being entered into for the erection of a new industry in Philadelphia which is that of making "Lumber" out of straw. In New York it has been successfully carried out. The manufacturers claim that they can produce by their process lumber equal to pine, at a far less cost. The Company have already had plans drawn out by Mr. C. F. Collom, who anticipates daily the instructions to forward them.

T. B. M. ADDIS agent for the citizens municipal association does not believe in having the bed for the stone pavement on Moyamensing ave. West of Broad street, filled in "with ashes, tin cans, street dirt, and other refuse matter" and has accordingly complained to the Highway commissioner against M. C. Hong the contractor, whom he says has not given the proper security. Certainly "tin cans, broken bottles, cast off shoes, hats and other garments" do not make very good foundation. The work was examined by several citizens who corroborated the agents statements. This Municipal association is making itself very annoying to tin can and old bottle contractors. Why will you, gentlemen!

DURING the first six months of this year, 5412 mortgages were recorded representing $27,190,474. Last year the total number of mortgages recorded was 9,574 for the entire year, representing $31,147,807, or only $13,435,379 for the first half of last year. December and January are the busiest months, the total being over eighteen million dollars in amount. The follow statistics will show the results month by month.

MORTGAGES RECORDED IN 1885.

January	$2,124,810.49	August	$1,593,852.68
February	1,664,407.23	September	1,844,131.44
March	2,244,463.21	October	2,744,160.83
April	2,459,658.17	November	2,728,418.20
May	2,381,486.38	December	5,969,323.45
June	2,560,555.25		
July	2,832,536.88	Total	$31,147,807.21

MORTGAGES RECORDED IN 1886.

January	$12,408,175.37	May	$3,570,271.44
February	2,203,301.50	June	2,803,498.39
March	2,986,398.41		
April	3,218,829.45½	Total	$27,190,474.56½

THE New York *Sun* hit the nail on the head when it remarked the other day, "to expect the laboring community to vote unitedly upon any question directly affecting the interests of labor is futile." The workmen never have united politically, and it will be saying a good deal to say now that they ever will. That there should be more unity of action among them, none will deny. This failure to unite politically must be based on some good reason, though unexplained. Political parties exist in order that the great principles of government can be maintained. The apparent objective point of a labor party is to increase its share of wealth. There are many evils to overcome in which business men, and in fact forty-nine fiftieths of the community, are as much interested as the workingmen themselves, and if there is to be a new party, it will have other limits than simply the getting of higher wages.

PHILADELPHIA is put in a nice fix by the street car people in regard to street pavements. The city solicitor says the city cannot make the necessary improvements, and the street car companies wont. So there we are. And what is worse, if Mr. Bardsley knows any thing about it, we will be obliged to wait a year or two while our miserably slow courts are deciding who should pay. There is another illustration of our cumberous legal system. A case of this kind ought to be decided in sixty minutes. Strictly speaking, there ought to be nothing to decide. Our whole legal system is next door to a farce; it is inefficient; it is built to make lawyers fat, and give courts business. The interests of a million people must be trampled upon and ignored a year or two, just because of defective legal machine, and old worn out system of deciding things. We need another Justinian, who would sweep away nineteen twentieths of the legal cobwebs that are darkening the windows of our so called temples of justice. The masses of the people feel a contempt for law methods. If the mechanics of the nineteenth century had made no more progress than the lawyers have in getting out of old ruts and adopting new systems and new ideas, we would be still riding in coaches and canal boats, and reading by tallow candles.

THERE are some very quiet real estate operations going on in this city in the interest of the Baltimore and Ohio Railroad Company looking to the acquirement of real estate all along Sansom street, from the Schuylkill River to Broad. Rumor also has it that quite a number of purchases have been quietly made and that numerous negotiations are now pending. It is also rumored that the Lafayette Hotel property is under negotiation and that it will be remodeled into a South Broad Street terminus for the Baltimore and Ohio. Something is in the wind, but the operators do not care to have the details set forth as yet.

A new hotel is to be built in this city not many blocks from Walnut and Broad Streets. Real estate operations have been quietly going on for some time by Tom, Dick and Harry, apparently acting independently and without any knowledge of each others movement, but really acting together under one head that knows how to do it. All the real estate has been bought up at low prices. The plans have been completed and accepted, and the work will soon begin. We suggest that one of the dailes now work up a "beat" on the rest.

The Bullit bill makes no provision for the election or appointment of the Board of Port Wardens, this is certainly a very wise omission and Mr. Bullitt no doubt had in view the conditions of our piers and the fact that there is not a sufficient depth of water in our slips to accomodate even the few deep draught vessels that come here to unload, when he drew the bill.

THE prospertiy of Philadelphia depends largely upon railroad and water facilities. The B. & O. Railroad increases our power in one direction. The proposed expenditures in channel improvement will do much in the other direction. Colonel Roberts in speaking of the improvements opposite Market street says :

There can be no question as to the necessity for an improved channel which will afford direct and convenient connection between the deep water in front of the two cities to the large inter-state commerce affected thereby. The appended report considers the plan for the formation of a channel 200 feet wide and 10 feet deep at mean low water at a point directly above the upper end of Smith's Island and at the lower end of the bar. The general direction of the bar is such as to place any channel through the bar more or less across the line of tidal flow. To provide as far as possible against the liability of such a channel refilling its axis is proposed to be placed quite oblique to the line of the bar, and its sides protected by a revetment. The estimated cost of the work is $40,000, of which $20,000 is for dredging and the remainder for the revetment.

THIS will do very well for travel between this City and Camden, but what is really wanted, is, the formation of a channel from a point in the river near the upper part of Philadelphia, to deepwater in Delaware Bay, with a least width of 600 feet and a depth of 26 feet at mean low water. To do this will require an outlay of $2,425,000.

Last year the revenue collected from the districts contributary amounted to $13,812,764.54 The total amount thus far expended on improvements foot up $1,500,000 in round numbers.

The tonnage for the river calls for extensive outlays. Last year 473 American vessels entered at Philadelphia, and 851, foreign. Our Real Estate Exchange can be heard to advantage in the matter of harbor improvements. It is not alone the commercial element that is to profit by a good harbor.

COMMON COUNCILS adopted the $1,85 tax rate. It ought to have been $1,95. It is shortsighted statesmanship to put it so low. The property holders of Philadelphia want improvements to be made and are willing to pay for them, niggardly economy is not the thing. The $1,85 rate will buy, it was stated $1,132,932 more than last year. The Board of Education wants more, the Fire Department wants $80,000 more, the electrical Department,$3,000 and $50,000 is wanted for gradings and intersections. The Building commission must have $100,000 more. Mr. Bardsly said the Electrical Educational, Highway, Survey, and Water Departments could not have all the money they wanted. The Park Commissioner could have some of the $268,000 they asked for, but the Police Department would have to get along with what it had. The 25th street damages are not provided for, and it will be some time before they are ascertained, various members advocated a higher rate, one member, Mr. Mehan, of the 22d ward, said the low tax rate encouraged building, which would otherwise go to Montgomery County.

B. F. ASHWOOD Secretary of the Elmwood Mutual Land and Improvement Company which owns a track of land that has been nearly all disposed of in building lots this season, suddenly disappeared an alledged defaulter for an unknown amount. The annual meeting was held at 12th and Filbert streets on Thursday evening last, when the affairs of the company were gone over. The Society gave a bond for $1,000 by the American Surety Company. He invested $500 in another land company which will probably be refunded. A warrant for his arrest was issued, but the man has flown, no one knows where. He is still retained as secretary but his successor will be elected as soon as the formalities necessary can be gone through with. He was paid $40 per month. Better wages would be something of a guarantee against filching. Other similar associations had better make a note and besides demanding proper sureties and watching their business closely, pay decent salaries.

IT will be a sad day for Pennsylvania if the prediction that her iron interests will gradually slip away becomes verified. It is claimed that many of the Pennsylvanian iron manufacturers are buying coal and iron lands in the South and West. If this be true it can be justly taken as an indication of want of faith in Pennsylvania's continued supremacy in the manufacture of irons ; and yet it seems plausible enough that the mines and dis-

tricts where mountains of iron are known to exist should be gradually opened up and made to yield to the enterprise of the present century. South-western Missouri, a district of country but little known at present, is said to contain billions of mineral wealth, wanting the coming of railroads to make it marketable. The next decade may bring many radical changes that are little dreamed of at present. But there could be none more astounding than the loss, or even the depreciation of our iron interests.

WHILE the Councils Committee are actively preparing for the new form of government the politicians are preparing to elect men to the Legislature who can be relied upon to vote for a repeal of the new charter. The ordinances drafted by Mr. Bardsley, Mr. Ridgeway and Mr. Miller, were considered at a meeting held on Wednesday last. The intention is to embody all the essential points and features of the three in one ordinance. The sections passed upon related to the powers of the Mayor and the Department of Public Safety, and to the Department of Public Works. Questions which arose as to the jurisdiction of Councils under the act over the Board of Port Wardens, and as to the provisions of the act forbidding the reception by public officials of fees or perquisites, as applied especially to the delinquent tax collectors, were referred to the City Solicitor.

ELSEWHERE we refer to the steps taken by the elevated railroad syndicate to secure the right to build its projected road. On a popular vote the enterprise would go through. The real estate interests of that beautiful section of country along the Delaware at the upper end of the city would be greatly benefitted. There would be "millions in it" for that section, even with the partial steam accommodations and deficient street car facilities. That end of the county has progressed rapidly, and at this time extensive building operations are in progress. Real estate transactions of recent date show that desirable building sites can be had at quite reasonable prices. It would be well for real estate operators to get behind the scenes and find out which way the elevated railroad cat is going to jump and act accordingly.

PHILADELPHIANS will shortly be called upon to give more attention than they have yet given to the disposal of sewerage. Dr. Wyman in the Herald of Health refers to plans adopted abroad as follows:

The system of sewerage in Berlin begun in 1876, has been in full operation for nine years, and now includes seven of the twelve districts into which the city has been divided for sewerage purposes.

The plan contemplates in each district a pumping station, where all the sewage is pumped to the irrigation-fields, some fifteen miles distant. Seven pumping-stations are established. The irrigation-fields are four in number, located to the north, north-west, south and south-east of the city. The four fields contain 14,666 acres of land.

Of the stations which I visited, it will be more interesting to describe the one which operates the drainage from the middle section of Berlin, which includes the Unter den Linden with its palaces, and a densely populated district as well. One might suppose that its location would be in some out-of-the-way place, but we found it in a desirable portion of the city, not specially removed from other buildings, and only three minutes' walk from one of the finest railway stations in Europe. The buildings and grounds had a neat and orderly appearance.

In the yard I was first shown the large cistern into which is poured, and through which is strained the sewage of the whole district, including the flush and rain waters. The district has a population of 130,000, and the quantity of sewage pumped here is about 16,000 cubic metres daily. On Saturday it is increased to 20,000 or 30,000.

It requires but an hour-and-a-half for all excrementa and other sewage to get from the place of deposit to this cistern, and so great is the quantity of water that by the time it is reached the excrementa are in thorough solution. The water dilutes and renders them inoffensive, and they are pumped away before putrefaction begins. It has been shown that in 500 cubic metres of the fluid there is but one cubic metre of solid matter; and in fact this fluidity of the sewage and its very rapid removal appear to be the two features which make this system successful.

The cistern has a capacity of 5,900 cubic metres. Its location is but a few yards distant from a busy street, and not more than twenty steps removed from the front entrance to the local manager's residence. It is covered with boards an inch apart, and upon stepping upon the platform we failed to notice any odor. No sickness has been caused by it either in the manager's residence or among the laborers. Occasionally it is necessary to flush it with water.

It is distributed in fields concerning which the Doctor says:

On going into the fields after noting the absence of odor, and the day was mild, our next surprise was the entire absence of machinery. The pumping force of the engines in Berlin is sufficient to throw the fluid to two central distributing points through channels measuring respectively one metre and sevety-five centimetres in diameter. From these two central points distributing pipes radiate in every direction for a certain distance, connecting with the open courses or ditches which extend through the fields. At the point of junction of the pipes with the ditches, valves are provided for regulating the flow.

There is no reservoir, sewage being distributed as fast as it is received. But it sometimes happens that valves of a number of the distribution pipes are closed and at the same time an unusual amount of pumping is necessary at the station in Berlin, thus causing a sudden excess of sewage. To relieve this, at each of the two central points just named there is erected a stand-pipe provided at the top with ad overflow which discharges into neighboring shallow basins, sixteen in number. These stand-pipes have the appearance of small towers, their tops being twenty-one metres above the city. The plain around Berlin is thirty or forty feet above the city, and these pipes are about thirty feet above the level of the plain.

A watchman is on duty at each tower to give notice of an overflow by means of a bugle, calling the workmen to open the valves. An automatic arrangement gives the same notice by a flag, or at night, a lantern.

The fields over which we were looking contain 3,333 acres. They receive the sewage from sections 1, 2 and 3 of the 12 sections into which Berlin is divided. Five thousand cubic metres of liquid are distributed into them every twenty-four hours, of which twenty-five per cent remains as deposit and seventy-five per cent flows off as water. We were informed that for every 500 persons there is required about two-and-two-thirds acres of land, and that the area of irrigation required is about one-and-a-half times the surface of the city drained. The fields are very level, and are divided by avenues lined by small trees and by ditches and furrows. The sections are of two sizes, the larger called meadows for raising grass, and the smaller called beds, for the growth of vegetables.

THE high handedness of the Traction people was once more exhibited in their refusal to produce the leases pertaining to that company and the Market Street lines and other lines. Another hearing takes place on Tuesday of this week. Denunciation of such conduct is cheap and fruitless. It does seem a short-sighted course for the Traction people to pursue.

THE communication submitted by the president of the company proposing to construct an elevated railroad in this city lifts the question a little higher up where the proposition can be fairly considered. The first objection made was that legislation was necessary to secure property owners. The President of the company in his letter said:

"Since the last elevated railroad project was before Councils the Supreme Court of the State has decided that railroads under the provisions of Article XVI, Section 8, of the State Constitution, which reads, 'Municipal and other corporations and individuals invested with the privilege of taking property for public use shall make just compensation for property taken, injured or destroyed by the construction or enlargement of their works, highways or improvements, which compensation shall be paid or secured before such taking, injury, or destruction,' are liable to damages incidental as well as direct, and must secure or pay any property owner who thinks his property is damaged. This decision absolutely secures property owners, and therefore, there is no further argument required upon the subject."

The letter then referred to the "rate of fare," a proposed "bonus to the city" and the plans and specifications as follows:

"The ordinance requires that during those hours of the day in which necessity of business compels riding, viz., from five to eight o'clock in the morning, and from five to seven o'clock in the evening, no more than five-cent fares should be charged. This restriction makes it possible for a passenger to ride fourteen miles for five cents, or but little over one-third of a cent a mile—the cheapest riding in the world. And the magnitude of the gain to the citizens is made apparent when it is considered that a saving of one cent on each of the 117,171,681 riders in the street passenger railways of Philadelphia last year would amount to $1,171,716 81.

"In response to a very general and proper public demand that valuable franchises should be granted by cities only upon condition that the tax payers should annually share in the increased value of the franchise, the Philadelphia and Northeastern Railroad Company offers to pay annually into the city treasury five per cent. of its gross receipts. The full effect of such provisions is best shown by the following quotation from Poor's Manual for 1881, page 879, under the caption of "State Debts:', Illinois—In the last two years, $521,253 48 was paid off, leaving the public debt, October 1st, 1880, $281,059 11, all of which was called in for payments January 1, 1881. The debt, originally a large one, has been gradually paid off from the income derived from the 7 per cent. gross earnings tax of the Illinois Central Railroad.' Since 1862 the Illinois Central Railroad Company has paid, under this act, $7,775,000 to the State.

"Under the ordinance the plans and specifications are to be submitted to the Chief Engineer and Surveyor of the city, who must approve the same before the road is constructed."

The matter was postponed until Tuesday afternoon of this week.

A STATEMENT has been issued by the Directors of the Chesapeake and Delaware Canal Company, in which they legalize, the over-issue of bonds by J. A. L. Wilson, the absconding treasurer. The statement says:

We are advised by council that the company is liable to all innocent holders for this over-issue, and also that such holders are entitled to the security of the mortgage.

We therefore propose to pay the interest due July 1, 1886, on October 1, and to ask the present holders of the loan to surrender their old certificates and to take in exchange, as soon as they can be prepared, new certificates in even sums of $500 and $1000 respectively, negotiable by transfers upon their backs, and registered at some reliable trust company; and scrip certificates for the odd amounts, convertible into bonds in sums of $500 or $1000; said loan to run for a term of thirty years, drawing interest at 5 per cent. per annum from July 1, 1886; but the scrip certificates not previously converted to be redeemable, at the option of the company, in five years from date.

It further states that all the earnings of the company, after paying current expenses and a moderate reserve for contingencies, exceeding 5 per cent. interest, will be used in the reduction of the loan and its extinguishment, until it shall amount to what it would have been had no over-issue been made. The report states that the net earnings since June 1, are 10 per cent. greater than last year.

Proposed Gravity Road in the Park.

The starting point of the proposed Gravity Road in the Park will be at Belmont and Elm avenues, and will pass the Centennial concourse underground and thence run along the face of the hill east of Horticultural Hall. At a point near Belmont Glen the cars are carried up the old inclined plane to the top of the hill at Belmont, by either a traction road or an electric railway, thence along the northwest boundary to Chamouni, thence turning southward along the east face of the hills to the base of the inclined plane, thence again to the summit, thence crossing Belmont avenue by a bridge passing along the northwest boundary to George's Hill, thence along Fifty-second street to the place of beginning. The route covers a distance of six and a half miles, all of which can be traveled by gravity excepting 3500 feet at the inclined plane.

Philadelphia Brick Interests.

Not far from 200,000,000 brick are annually made in and near this city, the great bulk of which are used at home. The industry has expanded rapidly and is now one of the best organized and most successful. The old time method of making brick by hand has disappeared, and in its place we have enormous machinery for the production of brick at the rate of thousands per day. The old brick-maker remembers how the clay was tempered by the spade in the old "ring pit." The process then was slow and clumsy. The material was loaded from the pit into a barrow, wheeled to moulding floors, where each brick was moulded by hand and carried, one at a time to the drying floors, and then exposed to the sun or rain as might happen. After sufficiently dried, they were "turned up" until spoiled by the rain. In that case they were shoveled back into the pit to be retempered and made over again.

After the bricks were sufficiently dried, standing on their edges, they were loaded on barrows, wheeled under sheds, and then piled in rows or 'hacks,' where the process of drying was completed, before they were made for the kilns.

Many attempts have been made to produce a perfect brick-making machine, and much time and capital has been expended but without much practical result; the most common process is known as "the dry clay process." The main reason of the almost universal failure of inventions to produce practical brick-making machinery, is not that they (the inventors) lack mechanical skill, or a knowledge of the principles of mechanics, but for the reason that they did not make themselves familiar with the materials they had to work in their machines.

Many machines have been constructed to make what was to the naked eye a perfect brick, but, when submitted to the action of the fire, in the process of burning, to the hardships of transportation, to the action of the hammer and trowel, to the pressure in the wall, adherence of the mortar, and the action of the weather, it was found wanting in some one of its qualities to stand the tests. They would either crack or fall in the burning, break in the transportation, refuse to cut at any particular point or in any particular direction, crush in the wall or or fall to powder by the action of the frost.

The machinery by which they attempted to produce these bricks was usually composed of steel-lined moulds and plungers, and steel-faced caps; all subject to great wear by the gritty material continually being forced between them.

So far as practical results testify, that class of machine known as the "tempered-clay machine," has been by far the most successful, and the only process that has come into general use, or meets the approbation of the practical and scientific brick-maker and architect.

Chambers Brother & Co's process of making brick is that of tempering and expressing the tempered clay in a plastic condition through a die (not moulds) sanding the bar of clay, and then severing it into brick lengths.

These machines belong to the class known as "Tempered-clay machines and were invented, principally by Cyrus Chambers Jr., who is well known as a mechanician and inventor. They mix and temper the clay with water as they use it, without any additional handling, or without previously drying, rolling or any other preparation whatever for ordinary clay, taking them just as furnished by nature. The machines first, after tempering the clay, form it into a parallel bar the proper width and thickness for a brick, sand the surface, cut the bar into uniform lengths proper for bricks, and then delivers the bricks so moulded and sanded, at any convenient distance from the machines sufficiently stiff to be immediately wheeled and packed in the sheds or on the drying cars.

Chambers Bro. & Co. are the largest manufacturers of brick-making machinery in America. This firm within the last two years have been kept very busy sending their machinery all over the country, and within the last month, have forwarded one of their B-CD. to Agusta Georgia, it has a capacity of 50,000 per ten hours. Also just filled up for the Pullman Patent car Co. Pullman, two of their B machines elevator, clay Rolls &c. Some 5 B machines in charge, Cleveland, Ohio, Pittsburgh, Washington—also put in for Messrs. Lloyd & Russell a C-CD. machine. Which has an automatic wire Cut-off with hopper duster, two dies, and 6 feet of off-bearing apron it has a capacity of 25,000 per ten hours, also pulling one of the same machines, set of rollers, elevator and complete plant and many other very extensive operations, one of which is at the Croton New York, which will have a capacity of 500,000

Messrs. Chambers have just started a new dryer, which is an improvement on the old plan of tunnel drying. The bricks are packed on rough iron pallets which are loaded on cars and then run into tunnels, which are fired at one end. It has been successfully tested at Pullman, drying the bricks made in their B-machine freshly dredged from the bottom of the lake They will shortly put into the market a new "Clay Crusher," which they have successfully tested. Mr. Carrol has the contract for the bricks from the B. & O. R.R. for tunneling purposes, which are being made by their machines.

This firm are kept exceedingly busy working day and night employing 150 hands, and during the last two years have been behind with their orders.

Philadelphia produces some hundred and fifty million bricks yearly, and the shores of Jersey about one-fourth that amount. The demand for brick all season has been sharp, in consequence of the early season being wet. Our Philadelphia trade is still held by old manufacturers, all of whom are daily making modern improvements to meet the increasing trade.

THE EQUIPOLLENT ARCH.

Although there is an acknowledged spirit of progress to be noticed in every department of Sciences and Art, we are nevertheless obliged to pause every now and then to observe the neglects and oversights which in this annual progressive movement are allowed to befall certain subjects of enquiry. Among these omissions—strange as it may seem—is the Arch question.

In the history of Architecture the Arch first appears in Egypt, about two thousand years before the Christian Era. It was generally then as now, the segment of a circle. Originally it appears to have been formed without the use of voussoirs; and was constructed by a system of corbelling in horizontal courses. Similar corbelled vaults slightly curved upon the interior, were used by Etruscans, Persians and Jains, and cannot be denied that some of these arches have stood the test of centuries that have leveled to the ground the best constructed radiating and semi-circular arches, which are ever thrusting aside their abutments. This fact leads us to believe that the thrust of one system, with its slight curve, has much less thrust than the other, with a curve that is known to be erroneous.

Gradually the voussoir system was generally adopted in Egypt, and passed to Greece and Rome, and thence to the world at large.

It is a marvel of its kind that whilst every department of architecture and engineering has been industriously and sagaciously developed in the general aspiration towards perfection, the arch has been permitted to stand still.

It is time that engineers and architects agree that the circular arch is not an arch of equipollence; but that on the contrary it is the worst and weakest of all arches in general use. It is also true that for many centuries they have vainly striven to establish a formula to define an arch of equipollence. Yet it must be frankly admitted that no such formula has ever heretofore been proposed, at least none which has received such a general sanction as to remove this great question from the realm of disputation.

The French engineers two centuries ago adopted as their nearest approach to equipollence the curve of the ellipse, with its major axis as its chord. This is still retained very generally; in France, but is a palpable fallacy and to prevent such arches from falling, great waste abutments have to be built, which would not be required with the correct curve.

The English engineers never proposed a formula worthy of the name, until that of the late Professor Rankine. His is very nearly correct; compared with all that went before, it is a monument of excellence, from the springings to the haunches, and is a modification of an inverted catenary. From the haunches to the crown it is a common catenary.

Neither of his curves are reliable as curves of equipollence, except in a case when the load is dictated by the two curves, and then loaded.

The catenary curve, whether pendent or inverted, carries all its weight in its links or voussoirs. If, when inverted it was to carry no additional weight, it would be a true curve of equipollence, but no bridge or other structure is wanted to support nothing. On the contrary, it is as the competent basis for any weight which is required to be loaded upon it that it is employed, and the arch must be safe for the maximum load. This additional load which arches are generally built to resist will distort any cotenary arch curve, pendent or inverted. Therefore the magnitude and distribution of this load determines and dictates the nature and effect of the distortion—if this familiar and admitted fact is true of the pendant cotenary—it is still more true of the inverted. And the marvel of the subject is that this truth, as regards the "Inverted Catenary Curve" in distribular, has never heretofore been recognised and established.

Mr. Thomas J. Lovegrove, an engineer of Philadelphia, U. S. A., has at length solved this intricate problem. He brings forward a formula, which applies to all the modifications or distortions which different loads accomplish in the inverted cotenary. He shows that every change in the load dictates a corresponding change in the curve, and that in order to preserve its strictly equipollent character, the inverted cotenary as absolutely as the pendant cotenary must accomodate itself to every new condition.

The arch curve formula is an expression in simple proportion. As the curvilinear thrust, (or arch pressure which is a unit of force in all equipollent arches from the keystone to the skewback) is to the concentrated weight, (or gravity pressure) at any point in the arch curve; so is the length of any abscissa to its corresponding ordinate. This ordinate and abscissa may be likened to the arms of a lever. In an arch of 180 degrees both arms of the lever are of the same length (that is their sine and versed sine are the same) and the curve thrust is about one-fourth the weight of the arch and its load. In arches where the versed sine is the greatest, it becomes the longest end of the lever, and

when least, the shortest. In arches of 100 to 106 degrees the arch ring is practically of a uniform thickness from the keystone to the skewback, because the curve thrust (arch pressure) about equal to the weight (gravity pressure), is on each skewback or abutment. When the arch has more than 106 degrees in its arch ring the thickness or depth of that number of degrees can be reduced because, the ordinate end of the lever is thus made longer. When the arch ring has less than 100 degrees, the curve thrust (arch pressure) is greater than the weight of one-half the bridge or arch, and the resistance at the skewback must be made at least equal to the arch pressure and its load.

The formula for the above arch curve is thus expressed. As E. the equipollent curve thrust is to W, the concentrated weight at any point, so is the length of A, any abscissa to the length of O, its corresponding ordinate. E. and W. can be found by any good rules, old or new.

E: W:: A: O:

The mathematical truth of this formula has been tested by the most accurate system of weighing in use at the U. S. Mint at Philadelphia, Pa.

The Lovegrove Arch invention consists in his development of a formula for the construction of equipollent arches and a movable templet, it is therefore mathematical as well as mechanical. The mathematical section being an expression in simple proportion by which a new infallible equipollent arch curve is developed of any dimensions, and for the support of any weight, evenly or unevenly distributed with a high or low factor of safety according to the exegencies of the case.

This is accomplished (so far as this competition of the curvilinear thrust of the arch is involved) by the use of triangles, retangles and parallelograms, which represents the whole weight of the structure. The weight which is concentrated in any particular part buting the load.

The mechanical section of the arch invertion consists in a mode of building tunnels, sewers or other long arches without the usual mode of centering; by substituting for it a travelling scaffolding templet, on which the workman ride. The bricks or other material being racked back, at an angle that makes any contact with or rest of the material upon the templet unnecessary, except for the first two or three feet. By this arrangement better arches of this kind can be built with one half the material and labour that is generally used.

This templet cannot be used to so great a saving on what is now acknowledged to be a bad arch curve. But it can be used with all the conic sections curves, if they are properly selected, or with an equipollent arch curve by any formula. When the eclipse is selected as the arch curve, the miner and not the major axis must be used

L.

The Material Market.

The supply of brick is ample for all requirements. Two new yards are projected, and several manufacturers contemplate enlarging their capacity. Pressed brick are in good demand, and command good and steady prices. Salmon brick are in liberal supply. Heavy bricks and arches of odd shapes have been ordered largely during the past two weeks. Manufacturers all give a good account of trade and trade prospects.

Cements are in fair demand: Polland, $2.60, $2.80; Rosendale, $1.25, $1.50; Enameled brick, $90, $150; fire brick, $20, $40; lime, 20, 25 cents; terra cotta, per discount, 65 per cent.

The lumber market is in good shape. White pine is beginning to recover from the set back, under which it has been suffering from all accounts, for a few weeks past. There is more inquiry and more business. Dealers are quite anxious to handle white pine on a large scale, and are doing business at the merest excuse of a margin. The receipts have been very large, and orders are going out every day for additional supplies. The careful dealer makes a place for his lumber before he orders it. The wholesalers canvass their trade very closely and know a month ahead pretty nearly what amount of stuff they will individually sell. Putting the figures of a half-dozen together, it can be said that what has been lost in white pine during the past two months will be made up during the next four weeks Prices are no better. No one will say he looks for an improvement. The one idea is to do the biggest business possible.

Yellow pine remains very firm, perhaps because, as we are told this week, stocks are low. We need not expect heavy receipts until after October 1, and perhaps not until October 15. The season is against the trade. Fevers and hurricanes are obstacles that beset the bold mariner. Several cargoes have just arrived, and every board is sold. A few more cargoes are on the way, and these are practically sold. One of the largest dealers said it was difficult to keep an assortment of yellow pine in stock. Now is the time to put a dollar in yellow pine. Each dealer is taxed 25 cents for the suggestion, which can be forwarded to the Chicago office.

Eastern markets generally are well supplied and prices are firm. Western markets are active and there is a disposition to harden prices, though it is no easy thing to do

Furniture manufacturers are making up a good deal of medium stock. The demand for very cheap and very dear furniture is quite light this season. No further labor troubles have arisen and the season's prospects are fair. The failures that have beset Boston find no counterpart here. Business is far from remunerative but there is a fair wager for those who understand the art of buying and the art of making furniture that sells readily.

During the past season good building stone has been laid here. The near-by supply has been considerably increased and baring strikes for wages, the cost will likely decline. It is not as necessary now as formely to go to Connecticut and Vermont for material.

The supply of slate continues very large and prices have been yielding a little.

The cutting of prices as inside building material has been the subject of much unfavorable comment among the manufacturers. Sash, doors and blinds have not held their proper place. Some mills have been filling orders at very lower figures. First-class work commands better figures because of the fact that there is less competition. The factories in and around the city are fairly off for orders, and expect to run pretty full to the close of the season. The factories in the interior of the State, especially in and around Williamsport have been running along steadily all summer. The saw mills in the lumber regions of the State have not on account of low water in the stream. Mill work of the better class is meeting with better demand. Planing mill machinery is going on at several points, and the industry at large is in a fairly satisfactory condition.

Those who supply building material have had a year of great activity in spite of the damage done by the strikes. Paint manufacturers report a very large distribution of material. Wall paper manufacturers have done remarkably well, barring the usual competition. Interior decorations have received much attention, and the business in this direction is becoming quite an item.

The demand for terra cotta pipe has been large, and nowhere is there any complaint except as to prices. Galvanized iron has been liberally used, but not to as great an extent as architectural attractiveness and utility justifies.

The stone manufacturers are threatened with a strike involving 3000 men in for a 10 per cent. advance. The employers' statement is to the effect that the local workmen, some 1500 are satisfied, no serious trouble is apprehended, as the stock of stones on hand is believed to be sufficient to carry the manufactures and dealers through.

Tests of Fire Clay Paving Blocks.

John Porter a manufacturer of vitrified fire clay paving blocks in West Virginia, is sending out a circular giving the results of tests made with his paving fire brick blocks, and the ordinary granite paving block.

The fire clay blocks were tested at the Pittsburg Testing Laboratory, on September 2, 1886, on Olsen's 50,000 pound testing machine with the following results: No. 1 spalled (i. e. chipped or broken into fragments) at 32,200, not crushed; No 2 cracked slightly at 36,700, spalled at 42,200, but did not crush; No. 3 spalled at 27,400 pounds, not crushed; No. 4 spalled at 32,600 pounds, not crushed; No. 5 spalled at 44,200 pounds, not crushed.

On August 7, 1886, the Board of Public Affairs of Cincinnati made the following tests of granite: Richmond samples—No. 1 cracked and crushed at 30,200 pounds; No. 2 spalled at 22,000, cracked and crushed at 30,100; No. 3 cracked at 28,600, crushed at 45,280; No. 4 spalled at 23,510, cracked and crushed at 25,640. Marlborough (N. H.) samples—No. 1 spalled at 13,850, cracked at 16,000, crushed at 21,900; No. 2 cracked at 18,290, crushed at 19,530; No. 3 cracked and crushed at 20,130. North Jay (Me.) samples—No. 1 spalled and cracked at 16,380, crushed at 20,000; No. 2 spalled and cracked at 17,000, crushed at 19,140. Georgia samples—No. 1 cracked at 18,590, crushed at 20,200; No. 2 spalled and cracked at 14,870, crushed at 18,320; No. 3 spalled at 17,370, cracked and crushed at 19,520; No. 4 cracked at 16,320, crushed at 17,500; No. 5 spalled at 15,700, cracked and crushed at 20,980

A specimen of Porter's blocks, 5x9x3x2¾ inches was tested at the office of the Keystone Bridge Company at Pittsburg on May 21, 1884, with a hydraulic testing machine. The ultimate strength of the specimen was 161,200 pounds, and it stood eighty tons pressure before showing signs of pressure.

A United States Marshal Captures a New Jersey City for Debt.

The City of Elizabethport, New Jersey, having defaulted in the payment of its bonds, George and Edward H. Bonner, bond-holders, brought suit in the United States District Court, and obtained a judgment for $13,495. On Wednesday last United States Marshal Gordon levied on the City Hall and the City Treasury. The city officials hold that the City Hall is not attachable and that the funds are already pledged for specific purposes. They refused to be esstopped by the levy.

—The owners of several properties on the northwest corner of Third and Chestnut streets, have given the refusal of their properties to a Syndicate of Stock Brokers having in view the erection of a Stock Exchange. The properties selected will give a frontage of 62 feet on Chestnut street and 134 feet on Third street. A proposition to purchase these properties will shortly be submitted to the Stock Exchange, and will be determined by a vote.

THE green glass manufacturers have resumed work.

BUILDERS' ITEMS.

Building and Real Estate Notes.

WOOLKIL is erecting three six-room houses on Cherry street between Sixth and Seventh street, Camden.

HARRY F. WOLFE, will erect three two-story houses on the corner of Third and Cherry street, Camden.

GEORGE & FRANK FROST, Camden, are erecting two, two-story brick stores and brick dwellings on the corner of Broadway avenue and Mount Vernon streets, Camden.

AN extensive addition is being made to the Old Woman's Home, at Lehigh avenue and Broad street, of which Mr. Windrim is the architect, and Mr. Sam'l Collom's the builder.

THE Building Inspectors issued a permit to the Baltimore and Ohio Railroad Company for a corrugated iron building for locomotives, 200 by 65 feet, at Fifty-ninth street and Woodland avenue.

A NEW building and loan association has been organized in Camden, N. J. (the Guarantee). Their meetings are held at No. 440 Kaighn's avenue. They commenced business on August 23d, and have been meeting with great success.

C. LETHERURY, real estate agent, 1123 Broadway, Camden, has been having a full share of the business done within the last 30 days, both in Camden and its neigborhood, and feels that his business this fall will show a heavy increase. Small houses are scarce, and the inquiries for them growing.

THAD. P. VARNEY, 264 Kaighn's avenue, has completed the sale of a property at 432 Stevens street for $4,000, also 602 Clinton street for $1,500, and a lot southwest corner of Broadway and Lemon street, 20 ft. by 100 ft., for $300. Business on first mortgages has been very active with him the last few days.

WM. A. TURNER, 904 Broadway, Camden, N. J., has made sale of a property, 563 Lyon street (two-story brick), for $1,500; also a dwelling on Fourth street, near Mt. Vernon street (three-story), for $1,300. Mr. Turner reports real estate business in Camden, as being much improved within the last few weeks.

MARTIN and W. H. Nixon applied for a permit from the Port Wardens to build a bulkhead on the east side of the Schuylkill river; also in front of the property of John Lang, near Vine Street; also to repair the Windmill Island ferry slip, on the Delaware River, above South Street, all of which were referred.

MR GEORGE LODGE, real estate broker, 3d and Federal Streets, reports business very flourishing. He is transacting some extensive operations in real estate, which the delicacy of his profession will not admit of him at present to speak of. His conveyancing business keeps his office working late into the night, and the demand for houses still increases and the collections are good.

PURCELL & FRYE, 119 South Fourth street are the architects of the Chapel of the Reformed Episcopal church at Chestnut and Forty-third streets; the corner stone of which was laid last Sunday, Abendale stone with Indiana limestone trimmings will be used on the chapel front on Chestnut street.

The chapel will cost $40,000 and the church which is to be erected next will cost $120,000.

HOLLINSHEAD & NEWKIRK, real estate agents, 927 Broadway, Camden, N. J., has completed the sale of a property, 522 Benson street, (three story brick) for $4,500; also 645 Clinton street, for $1895, and four frame houses on Washington street, (two-stories) above Fifth, for $2600. This firm since their partnership have been steadily increasing their business and are reporting satisfactory results.

JAMES P. MORNEN, real estate broker, Walnut street, has been very successful in disposing of his lots at "Folsom," already 372 being taken up. He reports from good authority, that within the next fourtcen days trains will be running to that station, and that at the earliest convenience a post office will be instituted. Mr. Mornen reports properties in the city a little slow to get, in spite of the many purchasers.

THOMAS J. Cotello, 1008 Passyunk Ave', real estate and insurance agent, reports real estate down town as being very active, and finds himself working night and day in conveyancing. Renting with him is unexceptionally good and within the last few days he has completed the sale of two six-room houses 673 and 575 South Eighteenth Street for $5700, also a six-room house, 1623 Latona Street, for $1500, and 1057 Wilder Street for $1450.

DAVIS & Harvey, auctioneers, 1212 Chestnut Street, have just completed an extension of the second story of the building of a depth of 236 feet to Sansom Street. On this floor is the art gallery, and the large increase in the business of the firm the last few years has necessitated the addition, in order that more room and facilities may be afforded for a display at the art, rug and furniture sales of the firm. The room is pronounced perfect in all its appointments, being remarkably well adapted to its purpose, especially in the point of light.

G. W. HAINES, 1020 Chestnut street, does an extensive real estate exchange business, and within the last thirty days, has exchanged some large farms in Maryland for city properties, (principally private dwellings.) He further reports the demand for city properties greater than usual, but finds a scarcity in procuring them. It is his opinion, which by no means is original that capitalists find real estate,the only firm basis for investment, stocks have to a large extent, been the cause, investors feeling the uncertainty of them.

S. E. GARDINER real estate & insurance broker 7th and Washington ave. has just completed the sale of ground rents (6) 13 ft. by 46 ft. 6 in. on the North side of Whistner street West of 11th, also 6 on the South side of Field 70 feet West of 11th street 13 ft. by 46 ft. 6 in. $600 each and yearly ground rents; also two properties (6 room houses) on the South side Dudly street West of 9th street also a property on the East side of 38th street 195 ft. South of Aspen street in the 24th ward; and several two story dwellings on McKean street, East of Ninth street for $1250 each. Mr. Gardiner reports as do all down town real estate men, as being very active in all its branches.

A FAMILIAR name and figure among business men of this city is old Jacob Rosenthal. Near a quarter of a century ago he was at the head of a clothing house in Scranton. Things turned, and he found himself soon after in Philadelphia making a new start in a new direction, that of dealing in scrap metal in a large way. He buys everything from a sunken ship to a nail, and is known very widely among ship owners, builders, insurance men, plumbers, and others. He also makes a plumbing solder that plumbers speak well of. He is the first to hear of a good thing in his line, and has a large force of hands at work when others are dull. He is a genius in his way, jovial, alert, and enjoys a reputation for integrity and upright dealing that is worth having.

CHAS. F. COLLOM, architect, 909 Walnut street, is making plans for a very handsome hotel, to be erected in the city, which will be constructed to have 260 rooms. It will be of stone on the first and second floor. The third and fourth of brick and terra cotta, and the sixth and seventh of iron. The whole building will cost in the neighbourhood of $225,000, anticipations are that this will be the grandest hotel in town.

Mr. Collom is also making plans for a fine stone residence for Miss Stentson, at Chestnut Hill, to cost $10,000. The view from this residence will cover some ten to fifteen miles.

CHAS. L. EATON, draughtsman, has just completed the purchase of the business of Mr. Hallowell, architect, 906 Walnut street, in which office Mr. Eaton will continue his business. He will make a specialty of monumental designing, for which he has already gained a reputation amongst granite dealers. Mr. Eaton for many years has been connected with Messrs. Billings & Co., granite dealers, of this city. He has now under construction, a fine new and original front to a dwelling-house on Spring Garden street. The first story will be of natural stone, second and third of brick, with terra cotta trimmings. The design will be something quite new in Philadelphia.

THE Girard Trust contemplates erecting another immense structure adjoining the Hood Bondbright building at Eleventh and Market. The new structure will extend from the dividing alley to the corner of Twelfth Street and back to Girard Street. The tenant's leases expire on April 1, and none of them have been or will be renewed. They all expect to go, and are now looking around for places to suit. The Girard Trust is about right. Market Street is a discredit to the city. It ought to be lined with six, seven and eight story iron fronts, from Front to the Public Buildings. The Girard People are setting the example. Now let others follow and double the available floor space on that grand thoroughfare.

ROBERT H. Tout, builder, and S. W. & W. D. Hewitt, architects, have about completed, the large structure at 1310 Market Streets, for Hirsh & Bros., umbrella manufacturers. The property has a front of 75 feet by 177 feet to Silver Street. The building is six stories high. The fronts on both streets are of iron, that on Market Street being of a highly ornamental design. Three massive arches, reaching to the top of the second story, give the two stories the appearance of but one. The Silver Street front is much more plain. Stairways lead to the upper floors from both fronts, and are located on the east side of the building. Passenger and freight elevators are also supplied. Three light wells, each 30 by 13 feet, are located in the centre of the building. The basement has a height of 10½ feet, the first story, 16 feet; second story, 13 feet; third story, 12; fourth story, 11½ feet; fifth story, 11 feet, and sixth story, 10 feet.

J. L. GALLOWAY, real estate and fire insurance agent, N. W. cor. Eleventh and Washington avenue, has within the last few days made sale of fourteen houses, each containing five rooms and bath, hot and cold water, on Latona street, west of Twenty-second street for $1500 each, and the balance of the square are still remaining for sale, which represent twenty-two others, and are nearly completed. He has also sold in another operation at Merion and Girard avenue, which are not yet finished, two houses, each containing five rooms, hot and cold water, and other modern conveniences for $1500 each. Mr.

Galloway reports that houses in all parts of the city are being applied for, and from the present prospects for the month, he anticipates to sell more houses than within the last year, and further, that fair prices are being obtained. His experience is, that the demand for renting far exceeds anticipations, and collections are satisfactory.

A great deal of property sold is not re-reported for months, and in some cases for years after the sale. Ought this to be allowed?

Mr. O'Rourke offers to build the bridge over the Richmond branch of the Reading Railroad for $22,000 and the bridge at Ontario street over the Reading Company's track for $12,000.

CULVER & ROGERS, 901 Walnut street, architects, are erecting two handsome cottages at Berwin, Pa., for Mr. Thorp; also designing on the work of a fine house to be erected on the hill between Devon and Berwin for the same gentleman.

Mr. Thorp has lately purchased considerable property on the North side of the Pennsylvania Railroad, between Berwin and Denver, on the Lancaster pike, which he is putting out in lots and will shortly erect cottages on them. Already some very fine roads have been cut through them. This estate has attached to it a very valuable spring from which the cottages will be supplied with water. In the centre of the lots the bed of a handsome lake will be excavated for which a fine stone bridge has already been erected to bridge it. Mr. Thorp is a gentlemen of considerable taste, and he is sparing no time and trouble to perfect this enterprise. The whole of the property stands on an elevation and commands a splendid view over the Chester Valley, and connects with Mr. Coffin Altmus estate at Devon.

Miscellaneous.

THE late Dillwyn Parish left $100,000 and made several bequests. His sons are executors.

THE North Baptist Church, on Eighth below Jefferson, has been repaired and improved by the expenditure of $3200.

Councils Highway Committee approved bills amounting to $25,162.52. Several small streets were recommended to be paved.

The scum that is to be sent to Harrisburgh this winter will stink about as bad as the old stuff. The decent members will have to hold their noses.

THE Councils Survey Committee will re-advertise for bids for the construction of 500 feet of the intercepting sewer rather than lose $900 on account of an error in figures.

—The school teachers are to be left out in the cold for a while longer. An addition of 15 cents would give $900,000, which would satisfy them. The only remedy suggested was an equalization of salaries.

THE business before the Councils Railroad Committee, recommended an ordinance providing for the construction of safety gates at the Philadelphia and Reading Railroad crossing, at American and Master Streets.

CHIEF Inspector Martin reported to the Board of Health that a row of twenty houses on the south side of Cambridge street from Twenty-ninth to Thirtieth street, owing to their location, 10 feet above the grade of surrounding properties, was a nuisance because the drainage from these houses flooded the adjacent streets. The Board declared these tenement nuisances prejudical to the public health.

THE BOARD OF SURVEYS on Monday, approved the plan for the revision of the grade of Diamond street from Twenty-second street to the Park, and to take the name of Thompson street from Ash to Bridge streets off the city plan, and to substitute Edgemont. The Board recommended that Chew street, which runs from Germantown to Mount Airy avenue, through the old Gowen estate at Mount Airy, be stricken off the city plan, as the ground is to be built upon.

THE Gas Trustees have $395,079, deposited in the several banks. Two thousand six hundred and thirty-three dollars and thirty-one cents in the Sixth National Bank on the Sinking Fund account, $1836.96 in the Philadelphia National Bank for the redemption of stocks, and $11,740.09 to the credit of the Cashier—making the total amount to be accounted for $411,289 92. The gas committee resolved to appropriate $68,259.91 additional to the Cashier, thus allowing him $80,000 for the payment of emergency bills and wages due October 1st.

THE School of Manual Training, which has been in successful operation for five years, opened its Fall session last Tuesday afternoon. One pupil for each grammar division can attend. The school is designed to educate the pupils of the public schools in manual training, principally modeling, carving, carpentery and joinery. Owing to its limited accommodations, but one pupil from each grammar division of the schools can attend, and, in order to accommodate that many, the school is divided into three classes of 160 each, which are held on Tuesday, Thursday and Friday, from 2.30 to 4 o'clock P. M., the pupils obtaining leave of absence from their respective schools to attend.

COUNCILS Committee on Finance approved the following ordinances and ordered them to be reported favorably as follows: To appropriate $19,976 for an addition to the Elisha Kent Kane School building; to appropriate $19,796 for a new school building at Lafayette and Adams streets, Germantown; to appropriate $35,120 for a new school building at the Falls of Schuylkill and approve the Solicitors' Title Company as sureties for Enoch Thompson, the contractor, for its erection; to purchase lots of ground for school purposes at Richmond and Jenks streets, Marshall and Somerset streets, and at Sixteenth and Moore streets, and to employ Wilson, Brothers & Co., architects, to prepare plans and specifications for the new county prison, at a cost of $7,500, and superintend the erection of the same at a compensation of $3,000 a year.

AN ordinance granting privilege to the Lehigh Avenue Passenger Railway Company to construct a double track, with stations, depots, etc., on Lehigh Avenue, from Second street to Fairmount Park, was referred to the following sub-committee: Messrs. Heins, Graham, Green, Millick and Ewell.

The chairman also appointed Messrs. Patton, Zane and McMullen a sub-committee to consider an ordinance offered by Common Councilmen Clark, with reference to the running of cars on streets on which double tracks are laid. The ordinance provides that, when a car stops to let passengers off at a street crossing, it shall not be lawful for a car coming in an opposite direction to approach within fifty feet of the car that has stopped, and that it shall not move again without the gong being rung. It also imposes a fine of $50 upon any person violating the ordinance, and requires that a policeman permitting a violation of the ordinance be discharged from the force.

The Committee on Supplies of the Board of Managers of the House of Correction and Councils Committee of the House of Correction, opened bids for supplies last Monday. The contracts for provisions and groceries were divided between John L. Hough & Co., Smucker & Co., George Boyd & Sons, and Savery Bradley. Henry J. Rife was awarded the contract for furnishing leather and shoe findings. R. McKnight & Sons were awarded the contract for feed, and Paul J. Field and Charles J. Field divided the contract for hardware. The contract for iron work for the Gas Department was awarded to the Camden Iron Works, and the contract for dry goods to Hood Bonbright & Co., and Wood Brown & Co. J. B. Lippincott Co., J. Blakiston and Detre & Blackburn divided the contract for medical books and stationery. Henry R. Worthington was awarded the contract for supplying a Worthington pump.

Building Permits.

One-story building, mansard roof, 10 ft. by 22 feet, Seventh above Spruce st. to Thomas Eccles, 711 Lloyd street.

One two-story house, 14 ft. by 32 ft., Sixty-first st. above Lombard st. to Newlin Dolbey, 3943 Ludlow st.

New front, 1804 Seybert st. to James McFadden, same place.

Front alteration, 2342 North Front st. to Stewart Bros., 2154 North Fifth st.

Three-story addition, 36 ft. by 45 ft., orphanage at Twentieth and Ontario sts., to William R. Brown, 2154 Dickinson st.

Third-story addition to factory, 41 ft. by 132 ft., Hilton st. above Kensington avenue, to William Johnson, Allegheny and Kensington avenues.

Twelve two-story houses, 16 ft. by 42 ft., Sixteenth above Tasker st., to Robert Montgomery, 1836 Wharton st.

A two-story house, 16 ft. by 32 ft., Boyton avenue and Wistar st., to M. D. Wartman, 116 Bringhurst st.

Haibach & Auchter, Twenty-sixth and Thompson sts., 2-story church, Frankford avenue and Ontario st., 45x75.

J. Loughrin, No. 2542 North Eighth st., two 8-story stores and dwellings and nine 2-story dwellings, Huntingdon st., near Tyson, two 15x50, and nine 15x47.

J. P. Smith, Harrowgate lane and Frankford avenue, 2-story back building, 14x18, with 1-story kitchen, 14x14.

W. Devitt & Son, No. 1125 Brown st., 2-story extension, Franklin and Brown sts., 23x14.

J. C. Pharoah, No. 1841 Ginnodo st., front alterations, No. 1807 Ridge avenue.

W. Bartholomew, No. 143 West Norris st., two 2-story houses, Fairhill st., near Cambria, 16x42.

A. W. Linn, No. 4767 Garden st., Bridesburg, 3-story store and dwelling, Tioga and Waterloo sts., 18x52.

S. R. Eckert, No 812 Cherry st., 2-story house, Wakelin st., near Willow, 18x45. Also, two 2-story houses, Franklin st., near Orthodox, 18x49.

R. Mitcheson, No. 1645 North Tenth st., 2-story factory, 16x34.

R. H. Patton, Manayunk, 2-story stone machine shop Main st., below Shur's lane, 70x44.

H. G. Hersh, No. 2158 Franklin st., eight 2-story houses, Seventh st., above Huntingdon, 14x41.

W. J. Aikin, No. 2025 Fitzwater st., seven 2-story houses, Nineteenth st., near Morris, 16x19.

D. C. Schuyler, No. 2263 Fairhill street, front alterations, No. 427 Susquehanna ave.

J. F. Williams, No. 1634 Cayuga street, 50-foot Chimney stack, Vine street, below Eighth.

Nicholson, Erickson & Michaelson, No. 3949 Lancaster avenue, four 2-story houses, Brown street, near Forty-second, 16x12. Also, 2-story house, Brown street, near Forty-first, 15x46. Also, three 2-story houses, Holly street, near Brown, 15x46. Also, four 2-story houses, Centre street, above Thirty-sixth, 14x40.

Stewart Brothers, No. 2154 North Fifth st., 1-story foundry, Palethorp street, below Somerset, 90x40.

T. Batley, No. 2533 North Ninth street, six 2-story houses, Reese street, below Somerset 14x40.

R. Beatty, No. 2046 East York street, 2-story addition to picker-room, Mascher street, below Jefferson, 40x48.

J. L. Larne, No. 719 South Ninth street, 2-story back building, No. 227 Walnut street, 15x50.

A. T. Richards, No. 1512 Otis street, 4-story factory, with boiler and engine-house attached, Trenton avenue, east of Sargeant street, 54x172.

T. Cruddin, No. 317 North Fifteenth street, alterations and 2-story back building, No. 317 North Fifteenth street, 16x16.

T. J. Carman, No. 151 Centre street, Germantown, nine 3-story houses, Chew street, near Mill, 16x42.6.

M. Malatesta, No. 742 South Eighth street, alterations.

H. Pattel & Bros., No. 6061 Vine street, two 3-story stores and dwellings, Haverford street, near Thirty-fifth, 16x68.

S. Yardley, East Jefferson street, Roxborough, 2-story Home for Indigent Women, Leverington street, near Selig, 71.10x73.7.

G. Moore, 412 Mifflin st., 2-story kitchin and bath-room, 1339 N. Tenth st., 16 ft. by 10 ft.

H. A. Miller, 1210 Ridge ave., 2-story stable, Seventh st., near Venango, 20 ft. by 22 ft.

L. P. Street, 614 Noble st., front alterations, 339 N. Ninth st.

C. N. Baker, 1724 N. Eighteenth st., twenty four 3-story houses, with 2-story back buildings, Bouvier st., below Eighteenth, 15 ft. 7 in. by 50 ft.

J. Schnieder, 111 Bringhurst st., 1-story store-room and 1-story shop, 118 Bringhurst st., 13 ft. by 19 ft. and 18 ft. by 34 ft.

Woelfel & Schmunk, 2642 N. Fifth st., six 2-story and one 3-story houses, Fairhill st. and Lehigh ave., 13 ft. 4 in. by 28 ft. and 17 ft. 8 in. by 33 ft.

C. Phipps, 1728 N. Thirteenth st., 2-story addition, Marshall and Jefferson st., 40 ft. 6 in. 16 ft.

J. T. Hand, 3205 Lancaster ave., 2-story addition, 4205 Lancaster ave., 16 ft. by 16 ft.

Philadelphia division Baltimore and Ohio Railroad, Wilmington, Del., corrugated iron building, with wooden frame and tin roof, for locomotives, Fifty-ninth st., and Woodland ave., 200 ft. by 65 ft.

S. Reiber, 173 Ashmead st., three 2-story houses, Twenty-first st., and Roberts ave., 13 ft. by 42 ft.

H. Tope, 2414 Alder st., 2-story back building, 2324 N. Sixth st., 12 ft. by 33 ft. Also, 2-story house, 2016 Westmoreland st., 20 ft. by 46 ft.

R. Paul, 2137 Federal st., five 2-story houses, Oakford st., below Twenty-third, 16 ft. by 40 ft.

E. O. Kronglowicz, 423 Brown st., alteration, T Twelfth and Stiles st.

F. Stribig, 265 Diamond st., 2-story back building, Second st., below York, 12 ft. by 16 ft.

G. Zanner, Water st., near Bridge, White Hall, 2-story house, Taconv st., above Tucker, 16 ft. 9 in. by 38 ft.

A. S. Tourson, 5541 Germantown ave., 2-story passenger station, Tioga st., and Trenton Railroad, 20 ft. by 40 ft.

H. R. Coulomb, 731 S. Tenth st., six 2-story houses, Federal st., below Twenty third, 16 ft. by 43 ft.

J. Mitchell, 2441 Mascher st., 2-story store, Lawrence st., above Somerset, and 2-story house in rear, on Leithgow st., 17 ft. by 40 ft.

W. Charlton, 2700 Girard ave., four 2-story houses, Marston st., below Oxford, 14 ft. by 38 ft. Also, back building addition, 277 N. Twenty-second st.

G. Genter, Fifth and Butler st., 1-story stable, Butler st., near Fifth, 10 ft. by 12 ft.

Twenty-four two story houses, 15 ft. by 50 ft., Bouvier, about Seventeenth street, to Charles M. Baker, 1724 North Eighteenth street.

Front alteration, 334 North Ninth street, to T. P. Street, 614 Noble street.

A two-story stable, 20 ft. by 22 ft., Seventh, above Venango street, to Hiram A. Miller, 1210 Ridge avenue.

Kitchen, bath-room and new bulk, 1339 North Tenth street, to George Moore, 412 Mifflin street.

A four-story house, 52 ft. by 110 ft., Broad and Girard avenue, to William T. B. Roberts, 1843 North Twenty-second street.

A frame kitchen, 11 ft. by 13 ft., 343 East Adams street, to Fremont Taylor, Factory street, near Adams.

A two-story stable, 18 ft by 32 ft., Hutchinson street, above Lehigh avenue, to Charles Bossert, 2114 Marshall street.

A three-story house, 36 ft. by 56 ft., School, above Green street, to George Hearst, School Lane, Germantown.

Two-three-story houses, 40 ft. by 36 ft, Frank, above Green street, to same party.

A three-story bay window, 12 ft. by 6 ft., Wane, above Green street, to same party.

Addition to house, 20 ft. by 23 ft., Knox and Penn streets, to George W. Baxter, 121 Wister street.

A three-story store, 23 ft. by 45 ft., Nicetown Lane and Schuyler street, to same party.

Five two-story houses, 15 ft. by 28 ft., Cantrell, above Eleventh street, to D. Marshall & Bro., 1215 Market street.

A two-story brewery, 20 ft. by 18 ft., Orkney and Dauphin st., to J. C. Pennypacker, 2504 North Fourth st.

A two-story shop, 32 ft. by 67 ft., Eleventh st., above Susquehanna ave., to Merritt & Bro., 1021 Nevada st.

Twenty two-story houses, 14 ft. by 40 ft., Bainbridge and Columbia ave., to Merritt & Thornton, 1021 Nevada st.

Six three-story houses, 14 ft. by 42 ft. Nineteenth st., above Montgomery ave., to William C. Cannon, 1546 North Twelfth st.

Six two-story houses, 14 ft. by 33 ft., Gratz st., above Montgomery ave., to same party.

Ten two-story houses, 14 ft. by 33 ft. Chelsea ave, above Nineteenth st., to same party.

A one-story office, 20 ft. by 40 ft., Huntingdon st., above Trenton ave., to Joseph McNutt, 2320 Sepviva st.

A two-story building, 14 ft. by 16 ft., Girard ave., and Front st., to same party.

A two-story back building, 12 ft. by 12 ft., 1507 North Twelfth st., to Henry G. Schultz, 2633 Germantown ave.

A one-story brick building, 18 ft. by 25 ft., Twenty-seventh st., above Susquehanna ave., to Samuel Stewart, Sr., 2710 Dauphin st.

JUDGMENTS.

PHILADELPHIA.

Entered September 16, 1886.

*Bell Thos R—Wm D Neilson 4 J 86 788 200
*Fisler Jacob G, Fisler Louisa W—Guarantee Co (Bond and Warrant) 4 J 86 789 3338
*Grogan Rich E—J E Nachod (Bond and Warrant) 4 J 86 791 800
*Getman Henry—Mary A Krupp 4 J 86 792 175
*Hill Samuel—H Wollrath 4 J 86 793 25
*Jones Franklin H—Jane G Grieb 4 J 86 800 223
*O'Connor Dennis—S G Flagg & Co 4 J 86 796 100
*Roshon Chas F—Geo Long 4 J 86 794 500
*Sexton Mary—James McVickar 4 J 86 790 75
*Wagner Wm H—Hugh Walsh 4 J 86 795 400

Entered September 17, 1886.

*Foster Cath L—J Rightley 4 J 86 818 800
Fisher John—I S Custer et al (Execution issued) 4 J 86 815 36
*Grimley Albert W—Cable B and L (Bond and Warrant) 4 J 86 814 500
*Murphy Patrick—Cath Muller et al 4 J 86 803 600
*McLeod Frank A, Clugston Peter S—J M Longton 4 J 86 801 172
*McLeod Frank A, Clugston Peter S—J M Longton 4 J 86 802 100
McCready Bag and Paper Co—J M Conway & Co 3 J 86 853 231
*McAndrews Mrs M—Jas Maguire 4 J 86 816 1279
*Oaster Michl H—J Rightley 4 J 86 819 500
Pennypacker Allen F—H D Alderfer 1 S 81 288 ..... S F
Rees Thos W—Mary W Woodward 3 J 86 736 2171
*Schneider Benedict—Chas Tschirch 4 J 86 817 300
*Schlecht Mary Ann—Annie Shaw 4 J 86 804 400
*Zimmer Joseph—Gabriel Krein 4 J 86 812 500
*Zimmer Ludwig—Gabriel Krein 4 J 86 813 800

Entered September 18, 1886.

*Ashcroft W & Co—Louis Wineburg (Execution issued) 4 J 86 827 100
*Brooks J D—C Sullivan 4 J 86 842 200
Bailey Edmund—John Ramsey 2 D 84 97 ..... Shff Costs
*Beam Alexander F and W W—D S Lindsay 4 J 86 836 112
*Berger Ewald—Mary Schiller 4 J 86 831 525
Becker Annie R—John W Wolf 4 J 86 823 484
Barton H W—Henry Schnatz 4 J 86 825 ..... E Judgt
*Carbon Timothy—John Cromwell 4 J 86 821 100
Dales Wm—S B Lewis 3 D 79 108 ..... S F
Elcock Thos R—Wm P Thomas 3 J 86 990 112
Fleishman Jos—J E Cummings & Co 2 J 86 227 231
Geddes Wm F Jr, Treager H Hull—City (Bond) 4 J 86 834 400
Hamilton Jas and Jas S—A Beitney 4 J 86 835 95
*Knight Wm, Wm R and Amos—Wm H Peace et al 4 J 86 830 400
*Knight Warren P—L D Schellinger (Execution issued) 4 J 86 837 120
*Knight Warren P—A James Jr 4 J 86 838 120
*Maher John F—W A Brown 4 J 86 828 250
Magee Chas dec, Fletcher Leonard Rexer, McIntyre Wm exer—Thos J Clayton 4 S 80 753 13,500
Newell Maria—P Sheets et al 4 S 86 106 ..... Shff Costs
*O'Brien Matthew—Oakdale B and L (Bond and Warrant) 4 J 86 820 1200
*Preisendanz Chr—Chas Theis (Attachment, Execution issued) 4 J 86 829 200
Phila Sectional Underground Co, Warden Wm P—City (Bond) 4 J 86 832 5500
*Redmond Chas—Peter Carroll 4 J 86 833 325
*Ramfort Hermann — Ernst Huss (Execution issued) 4 J 86 822 55
Richardson Geo J—Mechanics Nat Bank 1 J 76 593 ..... S F

*Smith Helen M—Chas H Downing 4 J 86 826 2400
*Siegrist Chas F and Geo W—Chas Kelly 4 J 86 840 500
*Sheridan Bernard—Anna Sheridan 4 J 86 843 76
*Sheridan Bernard—Anna Sheridan 4 J 86 844 76
*Sheridan Bernard—Anna Sheridan 4 J 86 845 76

Entered September 20, 1886.

*Ashcroft Wm & Co—R P March (Execution issued) 4 S 86 266 781
Busch Julius, Liebig Chas G—R D Thompson 4 S 85 24 135
Corcoran Lawrence—Luke Corcoran 4 S 81 174 256
Camp John H—Girard Life I. and T. Co. 2 J 84 213 4206
Crane James L—R L Knight et al 2 M 75 113 S F
*Dalton Robert Jr—Jno McKenna 4 S 86 273 98
Dyer John—Rachel S Berens 2 J 86 535 137
Hughes John M—H F Bruner et al 3 J 86 793 137
*Holden Thos—Jas Doak Jr et al (Bond and Warrant, Execution issued) 4 S 86 276 7000
Knopp F R—Chas Seider 4 S 86 265 64
*Miles Homer A—W H Peace et al 4 S 86 270 101
*Miller Ledru R—Lawrence Dunn 4 S 86 279 235
McNichol Danl and Patk, Wade John A—City (Bond) 4 S 86 274 .....
*Potter Z T—Jos A Boothroyd 4 S 86 281 1800
*Pilkington Lawrence L—Sellers Hoffman (Bond and Warrant) 4 S 86 264 900
*Reuter C. Geo and Christian—Lessing Bldg. Asso. (Bond and Warrant) 4 S 86 280 1000
Sheets F—F K Pennypacker 2 J 80 131 235

Entered September 21, 1886.

Anthony Robert—Chas Schule 1 J 86 463 1086
*Adams Wm H—F W Judd 4 S 86 300 725
Bell Thos—B Donohue et al 2 J 86 210 30
*Brooks Elizth—Chas E Pancoast 4 S 86 292 300
Claxton Edmund and Robt B, Davis Edwd T, Coates Henry T., asse—City Nat Bank 2 D 84 164 93
*Connelly P—Andrew Miller 4 S 86 286 300
Daughaday Joshua W—American Life Ins Co 2 J 86 683 694
Donnelly John—M Schlessinger 2 D 75 1072 48
Erwin Wm C and Lillie P—Sarah Rudy 2 J 86 288 .....
Esler B Morgan, Penn Ice Co—E M Lewis et al 4 J 81 314 S F
Forbes Robert A—Wm Forbes 1 J 86 610 (3) 62
Gould John H—Nicholas Furniture Co 2 J 86 703 260
*Gibbens Chas J—Mary Tucker exec (Execution issued) 4 S 86 299 221
Long Thomas—Saml Boyd & Co D C S 73 1397 S F
*Murdock Alexr B—Chas S Gibbon 4 S 86 303 1238
Mulqueen Bryan—H A Cozens 2 M 86 319 222
Mackenzie Wm, Coulston Jesse C—Fidelity Ins etc 2 M 86 709 117
Mackenzie Wm, Coulston Jesse C—Fidelity Ins etc 2 M 86 712 275
Miller Byron H—R T Allen 2 J 86 784 .....
McAllister Wm M—L W Levy et al 2 J 86 516 .....
*McIntyre Mary E and Chas—Thos H Adams 4 S 86 285 136
*McGarrigle Richd—John Kerrigan 4 S 86 208 1050
Ross David H—Wm M Woodside et al D C D 71 2151 S F
Ross David H—Saml Boyd & Co D C D 71 2152 S F
Russell Geo A, Phillips A Fullerton—B Loebenthal 3 J 76 1317 S F
Shields John, James, Sarah Ann, Margt Jane and Cath, Cavanaugh Mary Ann and Margt—James McGrath et al 2 J 86 266 .....
Short Martha A—E P Smithers 3 J 86 950 196
*Staib Fr—O Holstein (Execution 4 S 86 284 18
Simpson Alexr, McNair Thos—Wm P Uhlinger 2 J 86 674 .....
*Serrill Stephen H—Fredk Hunter 4 S 86 294 1000
Summers M P, Stull G C—City (Bond) 4 S 86 304 .....
Schwass John T—Josephine Mecker 4 S 86 305 E J
Totten Wm H—John McCarthy 2 J 86 228 66
White Andrew, Benton Chas—City (Bond) 4 S 86 302 .....

Entered September 22, 1886.

*Betz Cath—Jno McAleer & Sons 4 S 86 316 $ 159
*Born John—Jno McAleer & Sons 4 S 86 317 145
Catharine L Edwin—E Benswanger 4 S 86 331 49
*Filoon Geo—Jno Buchanan 4 S 86 311 500
*Henry Harry D and Anna—Geo A Henry 4 S 86 312 825
*Harley Edward—Boyle & McGlinn 4 S 86 333 266
*Idell Geo W—Wesleyan Benf. Socy 4 S 86 320 300
*Lauer Nicholas—P Rothwein 4 S 86 315 200
*Lum Benj F—S Gavitt Jr (Attachment Execution issued) 4 S 86 324 363
*Murdock Alexr B—Buckley Bros 4 S 86 324 1500
*Murdock Alexr B—S Buckley trustee 4 S 86 325 900
*Moyer Geo W—H G Jones (Bond and Warrant) 4 S 86 330 1000
*Mossey Julia—Henry Woolrath 4 S 86 319 100
*McBride John—Maggie T McBride 4 S 86 322 3000
*O'Lea Lawrence J—Clara Anderson 4 S 86 332 100
Rivers F H—C Aultman 2 J 86 855 215
Reeves Harry, West Chas F, McDonough Patk—City (Bond) 4 S 86 308 .....
Smart T P, McCartney Owen—City (Bond) 4 S 86 309 .....
Seminole Lumber Co—Jno A J Sheets 3 M 85 92 337
Steck Herman, Paschall J C and J—C A Meuer exer 2 S 81 519 and 1 D 81 348 S F

Mechanics' Liens.

Manus Sweeney owner and cont—Fredk C Bauer claimant, N W s Penn st, 133 ft S W of Pulaski ave.. 209
James Kerns owner and cont—Patk McDonough claimant, 4 bldgs N W cor Wharton and 32d sts 60
Margt Brennan owner, Jos Stuckey cont—Michl Gormley claimant, N W cor 11th st and Snyder ave 91
Jos Stuckey cont, H R Deacon owner—Michl Gormley claimant, 6 bldgs N s Snyder ave, 16 ft to 91 ft W of 11th st 218
Alfred J Wilkinson owner, Joseph Stuckey cont—Michael Gormley claimant, N s Snyder ave, 106 ft W of 11th st 36
Jos Stuckey owner and cont—Michl Gormley claimant, 3 bldgs N s Snyder, ave 121 ft to 151 ft N of 11th st 109
Jos Stuckey owner and cont—T W Smaltz claimant, 6 bldgs N W cor 2d st and Susquehanna ave 191
James J Loughery owner and cont—Jno A Stevenson claimant, 4 bldgs S W cor 11th and Pierce sts 307
James J Loughery owner and cont—Jno A Stevenson claimant, 4 bldgs N s Moore st, 66 ft W of 11th st 307
Est of C W Kraemer owner and cont—H T Cornell Claimant, N s Buttonwood st (No. 935) 86 ft E of 10th street .....
James S Sampson owner and cont—Robert G Loughery claimant, 4 bldgs S E s Elmwood ave and S W s 65th st 840
Wm Marshall owner and cont—P M Barber claimant, 3 bldgs E s 20th st, 48 ft N of Tasker st 1182

Satisfied Judgments.

Thos P Greger—L Bergdoll Co [ent Aug 19 86 250
Chas Heer, Jacob Kramer, John P Schwartz—Peter Leib [ent July 24 86 100
Mary E Twaddell—Susan Pugh [ent Mch 6 86 300
Geo C Greenbeck—F L Michaelson [ent May 13 86 197
Geo and John Kauffmann—Knickerbocker Ice Co [ent Jan 13 86 200
Isaac W Bennett—Jacob Conrad [ent Aug 17 86 550
T W South—Wm Disston [ent Jan 20 86 2200
P and C Tuccio—Ang Zeo [ent Aug 27 85 450
Caroline George—Real Estate Title Co [ent Sept 27 82 100
Caroline George—M H McHanahan [ent July 2 86 5200
Robt F Moffett, Chas E Barber—Columbus B and L [ent Dec 10 83 1500
Edwd S Horne—Isaac M Tully [ent Sept 7 85 296
John Winters—Geo W Hyde B and L [ent June 8 86 2000
Christian Price, Lewis Geist—M A Krupp [ent May 31 86 250
Val Sauermilch—Charles Theis [ent Mar 10 85 100
Val Sauermilch—Charles Theis [ent Nov 20 85 135
W L Sheard—Jno Grauch [ent Sept 1 85 200
Francis H Gregory—B Lobenthal et al [ent Aug 26 86 441
Matthew S Olley—Jas Gamble [ent Aug 25 86 S F
Margt O'Donnell—P Loughrey [ent June 8 86 300
Margt O'Donnell—P Loughrey [ent Feby 27 84 200
Margt O'Donnell—P Kiefer [ent May 14 84 150
Chas T Dougherty—Horace Fritz [ent Sept 25 84 100
D R Burr Jr. E W Burr—J T Keenan [ent Nov 25 82 256
Wm C Smith—Cath H Smith [ent Feb 20 86 75
Mary A Stuard—Jas Evans [ent Aug 6 86 175
Thos Murray—T T Clegg [ent Mch 13 82 190
Peter Glance—E Paul [ent Oct 25 83 50
Geo Bangel—M Werner [ent Sept 18 83 75
Henry Eisenhardt—Geo Eisenhardt [ent Mch 84 500
Jos J McCormick—Columbian Bank [ent Mch 28 83 215

Henry Kane—Geo Fenner [ent Apr 12 86........ 90
Henry Kane—Geo Fenner [ent Dec 14 86........ 500
Fredk Knodler—B F Teller [ent Aug 7 85........ 150
Hiram Miller—R Flanagan [ent July 20 86........ Settled
C B Davies—F E Cresson [ent Mch 15 86........ 100
S Lippman—Robert E Rogers [ent Aug 4 86........ 439
Franklin H and E D Jones—Jas G Grieb [ent May 26 86........ 115
Jas G Harrison—M H Lauderdale [ent Dec 31 85........ 400
Josiah Eddy - B F Teller [ent Dec 17 85........ 350
Blanche C Hazard—Fidelity Ins etc [ent Sept 23 82........ 3627
Bridget Gormanly—John R Butcher [ent Dec 24 84........ 200
Wm H Cooper—Elizth Mayer [ent Mch 12 84........ 535
Eliza C and Chas A Kruse—Jos F Umpleby [ent Aug 18 86 (7) each.. 150
Philip H Bentz—Fidelity Mut Life [ent May 4 85........ 1200
Wm W Wetherill—Margaret Farrell [ent Aug 25 85........ 125
Jno Hentzler—Germania Verein [ent July 18 82........ 84
Christian Breininger—D H Showers & Co [ent June 8 85........ 100
Winfield S Stiteler—S G Thompson [ent Feby 27 86........ 800
Thos Murray—J Maguire [ent May 26 83........ 119
Cath Wright—Wm Kelly [ent Dec 30 84........ 200
Saml B Stevenson—W R Nicholson [ent April 29 86........ 200
Margt Talbot—Margt Kevill [ent Aug 8 83........ 500
Margt MacMahon—H Luney [ent Oct 6 83........ 700
Ferdinand Weisser—D Mueller [ent Oct 25 83........ 500

ABBREVIATIONS.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M.L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E. J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—a form of action invested to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S, September Term.

An examination as to the nature of judgments and suits will bemade for subscribers without ecxtra hargeon application.

—It is estimated that the west and northwest will market this year about 7,000,000,000 feet of pine timber.

CONVEYANCES.

PHILADELPHIA.

MONDAY, September 20, 1886.

Annin st., 2022, Patrick Reaney to Elizabeth Calahan, Aug, 30, 1886, 15 ft. by 50 ft.; g. r., $36........ $600
Bartram av., S. E. s., 50 ft. S. W. 79th, Geo. Laycock to Wm. Gettey, July 27, 1886, 50 ft. by 100 ft........ 300
Dacota st., N. s., 90 ft. E. 11th, Geo. Myers to Peter Mack, et ux., Sept. 17, 1886, 16 ft. 9 in. by 60 ft........ 800
Dauphin st., N. s., 144 ft. 4½ in. W. 32d, Hy. A. Duhring et al. to Margaret K. Grimley, Sept. 17, 1886, irreg. shape; mtge. $2,000........ 1,500
Fairhill st., E. s., 84 ft. S. Cumberland, Jos. Glass to Jos. H. Hamill, Sept. 11, 1886, 14 ft. by 69 ft. 6 in........ 2,500
Fifteenth st., W. s. and S. s. Cabot, Wm. Zwirner to Jacob Royal, Sept. 17, 1886, 15 ft. 6 in. by 64 ft. 8 in. g. r., $55........ 5,600
Franklin st., 1913, Wm. H. Bilyeu to Mary A. Stephens, Sept. 16, 1886, 15 ft. by 80 ft........ 5,500
Harvey st., N. W. s., 256 ft. 6 in. N. E. Green, Walter J. Crowder, Sept. 14, 1886, 22 ft. 6 in. by 244 ft. 6 in........ 6,314
Holly st., 746, John M. Erickson to Jos. H. Carroll, Sept. 14, 1886, irreg. shape........ 2,700
Holly st., W. s., 89 ft. 10 in. S. Parrish, Wm. D. Kelley to Minnie C. Stair, Sept. 15, 1886, irreg........ 2,800
Cedar st., N. W. s., 180 ft. S. W. Manayunk av., Jas. H. Boone to Frederick Greenwood, Sept. 20, 1886, 17 ft. by 94 ft. 6⅜ in........ 1,700
Huntingdon st., N. E. s., 145 ft. 5 in. S. E. Cedar, Wm. M. Wiswell to John H. Lock, Sept. 8, 1886, 77 ft. 7in. by 100 ft........ 4,000
Huntingdon st., N. s., 71 ft. 6 in. E. Hutchinson, M. L. Heist to John H. O'Neill, Sept. 1, 1886, 14 ft. by 72ft........ 2,800
Huntingdon st., 809, Amos D. Kennedy to Frank Pusher, Sept. 17, 1886, 14 ft. by 67 ft........ 3,500
Leamy st., W. s., 30 ft. 8 in. N. Tusculum, Wm. G. Bedford to Geo. Applegate, July 1, 1886, 15 ft. by 60 ft........ 600
Lombard st., 528-530, Louis Hano to Menashe Rauth, Sept. 15, 1886, each 18 ft. by 78 ft........ 3,200
Long st., E. s., 108 ft. 9 in. S. McKeon, Fras. Read to Arthur G. Burt et al., Sept. 13, 1886, 48 ft. by 96 ft........ 1,200
Montgomery st., S. s., 85 ft. E. Bambrey, Jerome A. Beaver to John Lepper, Aug. 27, 1886, 15 ft. by 62 ft.; g. r., $108........ 2,100
Fairmount av., 2204, Lazarus Mayer to Wm. & Robt. Scott, Sept. 13, '86 irreg. shape........ 2,000
Ninth st., 2620 N., M. L. Heist to Sophia Autenrieth, Sept. 16, 1886, 15 ft. by 97 ft........ 3,300
Nineteenth s., E. s., 48 ft. N. Federal, Jno. White to Priscilla C. Price, Sept. 16, 1886, 16 ft. by 62 ft........ 2,800
Preston st., W. s., 68 ft. 4 in. S. Parrish, E. A. Feinour et al. to Mary Hall, Sept. 15, 1886, 17 ft. by 87 ft........ 4,650
Preston st., S. W. cor. Parrish, E. A. Feinour et al. to Harrison Parkman, Sept. 15, 1886, irreg........ 6,000
Preston st., W. s, 51 ft. 4 in. S. Parrish, E. A. Feinour to Josephine S. Price, Sept. 15, 1886, 17 ft. by 87 ft........ 4,650
Preston st., W. s., 34 ft. 4 in. S. Parrish, E. A. Feinour to Fanny Yeager, Sept. 15, 1886, 17 ft. by 87 ft........ 4,500
Sigel st., S. s., 282 ft. W. 2d, Kate Donnelly to Mary Maguire, Sept. 17, 1886, 14 ft. by 52 ft........ 350
Twelfth st., W. s., 19 ft. N. Norris, Daniel O. Hitner to Wm. H. Harbison, Sept. 10, 1886, 21 ft. 100 ft........ 5,800
Twenty-seventh st., N. E. cor. Herman, Wm. F. Albrecht to Adeline Atkinson, Sept. 17, 1886, 17 ft. by 60 ft........ 1,700
Frankford road, S. E. s., 113 ft. S. W. Bridge, moiety, John McCormick to Lewis F. Castor, Sept. 18, 1886; irreg. shape........ 6,000

TUESDAY, Sept. 21, 1886.

Broad st., W. s., 198 ft. N. Thompson, Merchants' Fund to Moses A. Dropsie, Sept. 16, 1886, 22 ft. by 200 ft........ $17,500
Carlisle st., W. s., 76 ft. 8 in N. Poplar, Mary Kelleher to Louisa C. Zwirner, Sept. 15, 1886, 16 ft. by 41 ft........ 3,000
Cumberland st., S. W. cor. 15th, Patrick Daly to Owen Kelly, Sept. 15, 1886, 20 ft. by 66 ft........ 8,000
Cumberland st., N. s., 36 ft. 6 in. E. Lawrence, Rob't Buchanan, Sept. 16, 1886, 18 ft 6 in. by 90 ft........ 4,700
Daly st., N. s., 222 ft. W 7th, Jas. Hastings to Michael O'Malley, Sept. 17, 1886, 14 ft. 50 in. by 6 ft. g. r., $36........ 500
Emerald st., N. W. s., 16 ft. N. E. Ann, T. W. Smaltz to John Donnelly, Sept. 14, 1886, 14 ft. by 56 ft. g. r., $90........ 1,300
Fairmount ave., N. s., 111 ft. W. 4th, George G. Pierie, ex., to Jane K. Hirst, Sept. 14, 1886, 20 ft. by 75 ft. g. r., $15........ 2,075
Fifth st., W. s., 55 ft. 5½ in. S. Jefferson, Samuel Lees to Elizabeth Lees, Sept. 18, 1886, 27 ft. by 190 ft........ 1,375
Fifth st., N. W. cor. Alaska, Thomas Robb to Nathan Snellenburg, Sept. 1, 1886, 12 ft. 2. in. by 43 ft. 6 in. Also, 612 S. 5th, 12 ft. by 43 ft. 6 in. Also, N. s., Alaska, 43 ft. W. 5th, irreg. shape........ 8,000
Filbert st., 3639 and 3641, E. S. Armstrong to Samuel L. Sentman, Sept. 15, 1886, 30 ft. 0⅓ in. by 180 ft Also, W. s., Sixty-two-and-a-half st., 110 ft. N. Arch, 7 lots, each 20 ft. by 100 ft........ 16,500
Franklin st., S. E. s., 70 ft. N. E. Arrott, Frankford and Southwark Phila. City P. R. R. Co. to Wm. B. Allen, Aug. 9, 1886, irreg. shape 4,000
Germantown ave., W. s., 78 ft. 0⅝ in. N. Somerset, Moses A. Johnson to Asbury Lowrey, Sept. 10, 1886, irreg. shape, g. r., $125 each........ 9,600
Germantown ave., W. s., 60 ft. 0½ in. N. Somerset, M. A. Johnson to Marcia Wilson, Sept. 10, 1886, irreg. shapeg. r., $125........ 1,200
Gray's ave., 350 ft. N. E. 71st, Sarah Fortune to Jas. B. Craighead, Aug. 14, 1886, irreg........ 650
Jefferson st., S. E. s., 291 ft. 6 in. S. W. Selig, F. S. Cantrell to Edw. Struse, Sept. 20, 1886, 37 ft. 6 in. by 142 ft. 2⅝ in........ 375
Jefferson st., S. E. s., 254 ft. S. W. Selig, F. S. Cantrell to Jas. K. Hamilton, Sept. 20, 1886, 37 ft. 6 in. by 142 ft. 5⅝ in........ 375
Limekiln pike, S. W. s., 143 ft. 9 in. S. E. Andrews ave., Est. Chas. Weiss to Bernard McGoldrick, Sept. 11, 1886, irreg. shape........ 600
Matlack st., E. s., 123 ft. S. Poplar, Edwin Snyder to Fredk. Walti, Sept. 13, 1886, 24 ft. by 38 ft........ 3,000
Miller st., N. W. s., 40 ft. 4 in. S. W.

Wellington, Patrick Toland to Michael Bewanger, Sept. 17, 1886, 13 ft 4 in. by 65 ft. 6 in........ 700
Miller st., N. W. s., 120 ft. 4 in. S. W. Wellington, Patrick Toland to John Fruh, Sept. 17, 1886, 13 ft. 4 in. by 65 ft. 6 in........ 700
Miller st., N. E. s., and N. W. s., Westeria ave., Bridget Kurtz to Amy Louise Kurtz, Sept. 15, 1886, irreg. shape........ 100
Mountain st., S. s., 71 ft. 6 in. W. 20th, Wm. Forbes to Belinda Tollett, Sept. 13, 1886, 15 ft. by 45 ft. g. r., $39........ 750
Oakford st., W. s., 25 ft. W. 21st, Thos. Marshall to Wm. A. Brown, Sept. 11, 1886, 15 ft. by 58 ft. g. r., $54........ 1,100
Park ave., S. W. cor. Airdrie, Sam'l R. Clauson to Wm. Smith, Sept. 18, 1886, irreg. shape, g. r., $84...... 350
Philip st., E. s., 300 ft. S. Dauphin, Thos. McIlvaine to Henry Herman, July 28, 1886, 30 ft. by 51 ft. 9 in........ 3,000
Race st., N. s., 197 ft. 6 in. W. 16th, Weiner Bedford to Jas. S. Wilkinson, June 26, 1886, 17 ft. 6 in. by 140 ft........ 10,000
Race st., N. s., 80 ft. E. 57th, Mary E. Sheridan et al. to Bernard Sheridan, Sept. 18, 1886, 40 ft. by 115 ft........ 1,125
Chelten ave., N. W. s.. 60 ft. S. W. Chew, Geo. Nelson Ladley, Sept. 16, 1886, 25 ft. 8 in. 4-7 ft. by 25 ft. 10 in........ 700
Reese st., W. s., 299 ft. N. Indiana, Jos. W. Kirk to Dwight M. Lowry, Sept. 10, 1886, 42 ft. by 67 ft........ 850
Reno st. N. W. cor. 39th, John Bowman to Fred'k Stolp, Sept. 7, 1886, 18 ft. 7 in. by 60 ft........ 5,500
Sansom st., S. s., 108 ft. W. 16th, W. Keen to Mary P. Harris, Sept. 8, 1886, 28 ft. by 50 ft........ 5,900
Sixth st., W. s., 99 ft. 11 in. N. Norris, E. H. Fitler, et al., ex'rs, to Jas. Ritchie, Jr., Sept. 15, 1886, 56 ft. by 171 ft 2 in........ 9,000
Sixteenth st., W. s., 85 ft. N. York, Thos. P. Twibill to Annie L. Gilbert, Aug. 20, 1886, 17 ft. by 65 ft.... 2,800
Solly st., S. W. cor., 100 ft. S. E. D., Elberon Land Ass'n, Limited, to Chas. C. Miller; Sept. 16, 1886. irreg. shape........ 230
Solly st., S. W. s., 150 ft. S. E. D., Elberon Land Ass'n, Limited, to Frank Miller, Sept. 16, 1886, irreg. shape........ 230
Tasker st., 834, Practical Homestead B. and L. Ass'n to Jas. J. Conaty, Sept 2, 1886, 16 ft. by 112 ft........ 2,500
Thompson st., N. W. s., 127 ft. 6 in. N. E. Palmer, Chas. Janney to Alamanda Rainier, Sept. 16, 1886, 18 ft. 5 in. by 82 ft. 3 in. g. r., $51.51¼........ 2,000
Walter st., N. s., 109 ft. W. 29th, P. A. B. Widener et al. to Chas. Hahn, Sept. 15, 1886, 28 ft. by 50 ft........ 4,500
Woodland Terrace, W. s., 273 ft. S. Baltimore, Frank Kelton to Annie E. Kelton, Sept. 16, 1886, 30 ft. by 135 ft........ nom.
Jefferson st., S. E. s., 220 ft. 8⅝ in. N. Ridge ave., F. S. Cantrell to C. Geo. Reuter, Sept. 9, 1886, 32 ft. by 139 ft. 4 in........ 1,900

WEDNESDAY, September 22, 1886.

Brewster ave., lot 75, sec. K, Suffolk lots, 27th ward, 25 ft. by 100 ft....... $6,000
Cedar st., E. s., 14 ft. 3 in. N. Adams. Thos. J. Keating to Jas. E. Magee, Sept. 14th, 1886, 13 ft. by 60 ft. S. W. s., Anthracite, 77 ft. N. W. Salmon, 13 ft. by 75 ft........ Nom
Columbia ave., N. s., 100 ft. 9 in. W. Marshall, Geo. B. Merkil to Bertha Sundheir, Sept. 16th, 1886, 20 ft. by 30 ft........ 2,700
Darien st., E. s., 124 ft. 8 in. S. Lehigh ave., Harry Brocklehurst to Harriet C. Fetter, Aug. 3d, 1886, 49 ft. 4 in. by 40 ft. 1⅛ in........ 6,000
Forty-ninth st., N. E. s., 33 ft. S. E. Springfield, Thos. Robb to Rosalba V. Weaver, Sept. 1st, 1886, 33 ft. by 110 ft........ 6,300
Fifth st., W. s., 258 ft. S. Indiana, Thos. L. Kelly to Jos. Bayer, Sept. 1st, 1886, 14 ft. by 72 ft........ 1,250
Gratz st., W. s., 140 N. Montgomery, Sam'l Weaver to Chas. C. Carnan, Aug. 3d, 1886, 4 ft. 11¾ in by 7 ft. 8½ in........ 140
Green st., 22d, ward, S. S. of Frand, John Lowber Welsh et al., ex's, to Alice W. Strawbridge et al., Sept. 18th, 1886........ 20,400
Greeves ave., S. W. s., 155 ft. 6½ in. S. E. Locust, 22d ward, V. D. Stewart to Margaret Kurens, Sept. 15th, 1886, 16 ft. 2½ in. by 60 ft....... 475
Huntingdon st., S. s., 60 ft. W. 9th, John Loughran to Amanda E. Hickman, Aug. 23d, 1886, 15 ft. by 70 ft........ 3,200
Hart lane, 1824, Est. John Green, dec'd, to Maria Kee, Sept, 10th, 1886, irreg. shape........ 1,500
Jefferson st., N. W. s., 102 ft. 3⅞ in. N. W. Smick, Jos. Hyde to Alice Wolfenden, Sept. 20th, 1886, irreg. shape........ 2,500
DeKalb st., E. s., 173 ft. N. Fairmount ave., 24th ward, Wm. Collins to Louis C. Smith, Sept. 22th, 1886, 27 ft. by 72 ft........ 813
Lawrence st., 2910–2916, John H. Craven to John Born, Sept. 17th, 1886, 46 ft. 6½ in by 43 ft. 6 in........ 6,600
Lawrence st., 2918–2920, John H. Craven to Peter Mager, Sept. 17th, 1886, 23 ft. 3¼ in. by 43 ft. 6 in........ 8,300
Levering st., N. W. s., 74 ft., N. E. Cresson, 21st, ward, Agidy. Brower to Jno. Holland, to Theresa Brower, Sept. 17th, 1886, irreg. shade........ 2,000
Marston st., 1444, Charles H. Elmer-mer to Florence H. Umberger, Sept. 16th, 1886, 14 ft. 1 in. by 50 ft........ 1,500
Master st., N. s., 139 ft. 7¾ in. W. 24th, Jane P. Russell to Alex. and Herman Hillary, Sept. 14th, 1886, 20 ft. 3 in. by 48 ft. 8½ in........ 2,100
Nineteeth st., E. s., 140 ft. N. Montgomery, R. E. T. Ins. and Trust Co. to Charles C. Carman, Sept. 18th, 1886, 108 ft. by 171 ft. 11 in........ 9,850
Orkney st., W. s., 273 ft. N. Somerset, 4 lots, George Kessler to Isidor P. Strittmatter, Sept. 9th, 1886, 13 ft. by 42 ft. each........ 5,600
Percy st., 1845, Harry Sommer to Harry Schoening, Sept. 16th, 1886, 12 ft. by 40 ft........ 950
Pine st., 1832, George W. Wharton, Jr., to Jos. P. Remington, Sept, 18th, 1886, 20 ft. by 90 ft........ 15,000
Spruce st., S. E. cor. 11th, Jno. Lowber Welsh et al., ez's, to Jno. Lowber Welsh, Sept. 17th, 1886. Also, lots on 11th and on Bond sts........ 39,000
Spring Garden st., 1206, Thos. Davis to Peter Small, Sept. 20th, 1886, 20 ft. by 100 ft. 4½ in........ 10,000
Second st., E. s., 184 ft. 9¾ in. N. Lehigh ave., Joseph. W. Baker to Lorenz Amrhein, Sept., 3d, 1886, irreg........ Nom
Sixtieth st., W. s. and N. s. Ludlow, A. Graham Elliot to Sarah J. Graham, Sept. 13th, 1886, 92 ft. 6 in. by 100 ft........ 1,500
St. Bernard pl., N. E. s., 214 ft. S. E. Springfield ave., 27th ward, Thos. Robb to Lucy C. Irwin, Sept. 15th, 1886, 34 ft by 75 ft........ 4,500
Seventh st., 24 N., J. H. Smith to F. A. Halbe, Sept. 3d, 1886, 19 ft. by 61 ft. 9 in........ 12,000
Third st., W. s., 188 ft. 4 in. N. Spruce, Abigail M. Wright et al., exr., to Edn. M. Cohn, Sept. 2d, 1886, irreg. shape. Also, 12 ft 1 in. by 47 ft. 9 in. on Bingham's ct........ 6,000
Thirty-first st., E. s., 150 ft. N. Jefferson, Jos. C. Rodel et al., exrs., to Catharine Muller, Sept. 2d, 1886, 78 ft. 6 in. by 180 ft. Also, W. s., 30th, 150 ft. N. Jefferson, 87 ft. 6 in. by 180 ft........ 4,500
Twenty-fifth st., W. s., 125 ft. 3 in. S. Montgomery, Edwin Sharpe to C. D. B. Richardson, Sept. 11th, 1886, 15 ft. by 58 ft........ 4,200
Twentieth st., E. s., 116 ft. S Park ave., Wm. R. Matchett to Sam'l E. Carter, Sept. 17th, 1886, 16 ft. by 173 ft........ 1,800
Thompson st., N. W. s., 149 ft. 6 in. N. E. Somerset, P. O'Brien to Jas. E. Magee, Sept. 11th, 1886, 20 ft. by 160 ft........ Nom
Wharton st., N. s., 65 ft. 6 in. W. Clarion, Lydia S. Penrose to Edw. Carson, Aug. 11th, 1886, 15 ft. 6 in. by 65 ft 6 in........ 950
Delance pl., 2311,. Mary A. Meyer to Chas. T. Myers, Sept. 22d, 20 ft. by 100 ft........ 12,000
Halseman st., N. s., and E. s., 19th, Hy. Herman to Thos. McIlvaine, Aug. 19th, 1886, 19 ft. by 100 ft...... 300

THURSDAY, Sept. 23d, 1886.

Brewster av., N. W. s., 225 ft. N. E. 78th, Geo Laycock to Thos. B. Hellar, July 27th, 1886, 25 ft. by 100 ft........ $100
Bringhurst st., 118, Chas. Mahery to Jacob Schneider, September 8, 1886, 30 ft. by 148 ft. 6 in........ 2,800
Brown st., N. s., 159 ft. by 41 ft. E. 42d, Wm. D. Kelley to Wm. R. Nicholson, May 11, 1886; irreg. shape..... 1,800
Cedar st., N. W. s., 107 ft. S. Manayunk av., Morris Devering to Jas. H. Boone, Sept. 20, 1886, 18 ft. by 94 ft. 6⅜ in........ 175
Eighth st., E. s., 90 ft. N. Carpenter, Andrew Bradley to Vingenzo Tauzola Sept. 14, 1886, 16 ft. by 80 ft.... 3,050
Ellsworth st., S. s., 128 ft. W. 24th, John Kendall to James Patterson, Aug. 19, 1886. 32 ft. by 72 ft........ 3,700
Ellsworth st.. S. s., 16o ft. W. 24th, John Kendall to Sarah Jane Patterson, Aug. 19, 1886, 16 ft. by 72 ft........ 850
Fairhill st., W. s., 274 ft. S. Indiana, O. S. Frick to Wm. Bartholomew, Sept. 15, 1886, 16 ft. by 68 ft........ 550
Fairhill st., W. s., 358 ft. S. Indiana, Jas. West to Wm. Bartholomew, Sept. 23, 1886, 16 ft. by 68 ft........ 600
Fairhill st., E. s, 114 ft, N. Indiana, Alex. H. McFadden to Thomas Matthews, July 23, 1886, 176 ft. by 72 ft.; g. r., $180........ 3,620
Fairmount av., N. s., 30 ft. E. 38th, Wm. R. Nicholson to Mary Louisa Bisler, Sept. 17, 1886, 15 ft. by 87 ft........ 3,000
Fifth st., W. s., 226 ft. S. Indiana, Thos. L. Kelly to Thos. L. Blair, Sept. 18, 1886, 14 ft. by 72 ft.; g. r., $90........ 1,000
Fourth st., W. s., 124 ft., 140 ft. and 156 ft. N. Susquehanna av., John Frederick Schon et al. to Sophia Branningee, Aug. 13, 1886, each 16 ft. by 90 ft........ 2,000
Forty-second st., W. s. 48 ft. N. Baltimore av., Wm. S. Kimball to Emma M. Kimball, Sept. 10, 1886, 24 ft. by 120 ft........ 8,500

Frankford road S. E. cor. Tioga, Wm. J. Kelly to Chas. Eschbach, Aug. 10, 1886, 25 ft. 1¾ in. by 100 ft. 7⅝ in .... nom.

Fremont st., S. s., 83 ft. W. 12th, Hiram Miller to Levi K. Slifer, Sept. 7, 1886, 158 ft. 4 in. by 58 ft. 6 in........ 3,050

Fulton st., N. s., 261 ft. E. 13th, Mary McNamee, et al. to Patrick Kirlin, Aug. 25, 1886, 16 ft. 3 in. by 40 ft.... ......

Germantown av., 2619, Daniel M. Collamer to Stephana Mayer, Sept. 15, 1886, 19 ft. by 110 ft........ 5,700

Germantown av., S. E. cor. Somerset, John Mander to Adolph G. Boger, Sept. 8, 1886, 15 ft. 10 in. by 80 ft........ 6,400

Green st., N. s., between New Market and 2d, Geo. S. Lare to Christian Maibach, Aug. 28, 1886, 14 ft. by 60 ft. by 60 ft., and strip in rear.. 2,400

High st., N. W. s., 133 ft. 4 in. N. E. Morton, David S. McKnabb, to Leander W. Munhall, Sept. 15, 1886, 33 ft. 4 in. by 19 ft. 9 in.; g. r., $240........ 2,000

Huntingdon st., N. s., 200 ft. N. 20th, Jos. M. P. Price to Jacob Guenther, Sept. 8, 1886, 36 ft. by 100 ft... 1,900

Island rd., 88½ sq. Perches, Jas. Serrell et al. to Stephen H. Serrill, Sept. 21, 1886........ 1,600

McClellan st., N. s., 113 ft. 7 in. W. 8th, Jno. Bradley to Jno. H. Hagen, Sept. 17, 1886, 14 ft. by 50 ft...... 1,275

Mount Pleasant av., S. E. s., 7 ft. 10 in. S. E. Old Cresheim rd., Catharine McCallum to Catharine McLean, Sept. 16, 1886; irreg. shape..... 160

Ninth st., W. s., 192 ft. N. Huntingdon, M. L. Heist to Thos. Mills, Sept. 14, 1886, 15 ft. by 97 ft........ 3,300

Pierce st., N. s., 262 ft. 5 in. E. 12th, Anna J. Baird to Chas. Ehn, Sept. 17, 1886, 15 ft. 10 in. by 52 ft. 5 in... 1,200

Freeland av., N. E. s., 101 ft. 2⅞ in. N. W. Roxborough, C. T. Jones to Elwood F. and Lottie E. Anderson, Sept. 15, 1886; irreg. shape........ 500

Richmond st., 152, David Vandeventer to John Clark, Sept. 16, 1886, 20 ft. by 115 ft........ 1,800

Ringgold st., 1911, Henry R. Shoch to Mary A. L. Nutter, Sept. 15, 1886, 10 ft. by 50 ft........ 2,100

Salmon st., S. E. s., 219 ft. 6 in, N. Somerset, Jas. Carr to Enos Boyce, Aug. 25, 1886, 13 ft. by 96 ft.; g. r., $13........ 850

St. Bernard place, N. E. s., 180 ft. S. E. Springfield av., Thomas Robb to Anna G. Roberts, Sept. 9, 1886, 34 ft. by 75 ft........ 4,800

St. Bernard place, N. E. s., 136 ft. S. E. Springfield av., Th. Robb to Ethel N. Page, Sept. 9, 1886, 44 ft. by 75 ft........ 4,500

Sixth st., 1918, 1930, Geo. H. Adams to Theoph W. Smaltz, Sept. 22, '86; irreg. shape........ 2,900

Sixteenth st.. W. s., 34 ft. N. York, Thos. P. Twibill to Lewis A. Yerkes, Sept. 20th, 1886, 17 ft. by 62 ft. 10 in........ 2,800

Sunnyside st.. N. W. s and N. E. 35th, Geo. Filoon to Jno. Buchanan, Sept. 8, 1886, 20 ft. by 70 ft....... 3,300

Third st., N. of Wingohocking st., Thos. Harvey to Edward Frosch et al., Sept. 14, 1886,; irreg. 1-10 part........ 800

Twenty-fifth st., W. s., 95 ft. 3 in. S. s. Montgomery, Edwin Sharp to Jas. P. Russell, September 11, 1886, 15 ft by 68 ft. 6 in.; g. r., $120 2,200

Thirty-fifth st., E. s., 180 ft. N. Fairmount av., H. Brunner to Susan E. Maxwell, July 18, 1886, 100 ft. by 99 ft.; also 7 lots on Orion st..... 1,000

Warnock st., E. s., 29 ft. N. Somerville, Christian Grossman to Margaret S. Massinger, Aug 6, 1886, 14 ft. by 51 ft. 6⅝ in........ 2,000

Eighth st., 40 N. N. Y. Dyeing and Printing Establishment to Isaac Gerson, Sept. 22, 1886; irreg........ 36,000

Eighth st., 1221 N. Chas. C. Matthews to Jacob Rech, Sept. 20, 1886; irreg. shape........ 2,700

FRIDAY, Sept. 24, 1886.

Brunner st., N. W. s., 228 ft. 6 in. S. W. Germantown ave., Wm. D. Dounton to Caleb H. Collins, Sept. 23, 1886, 15 ft. by 69 ft........ $2,500

Catharine st., S. s., 167 ft. W. 24th, John Kelly to Sophia Cunney, Sept. 16, 1886, 15 ft. by 49 ft. 3 in........ 2,700

D st., 2936, 2938, Thos. McIlvaine to John Furey, Sept. 20, 1886, 14 ft. by 54 ft. 6½ in........ 2,700

Eighth st., 1956 N., Thos. C. Babb to John S. Serrill, Sept. 14, 1886, 16 ft. by 67 ft. 1⅛ in. mtge., $3000........ 1,000

Fourth st., N. E. cor. Lehigh ave., Jas. Parsons to Anthony M. Zane, Aug. 31, 1886, 250 ft. by 102 ft. 6 in. g. r., $970........ 500

Fremont st., N. s., 74 ft. W. 12th, Hiram Miller to Joseph H. Seip, Sept. 7, 1886, 204 ft. by 66 ft........ 4,200

Front st., E. s., bet. Washington and Prime, William F. Deakyne to William D. Stovell, Sept. 20, 1886, 16 ft. by 100 ft........ 3,200

Girard ave., N. W. cor. 25th, Josephine C. Goldbeck to Catharine Muller, Sept. 10, 1886, 20 ft. by 104 ft........ 7,000

Jasper st., N. W. s., and S. W. s., Wellington, Samuel H. Brown to Jos. H. Holmes, Sept. 1, 1886, 150 ft. 6 in. by 60 ft........ 750

McClelland st., 239, M. Ford to Caroline Weinrich, July 12, 1886, 14 ft. by 53 ft........ 9,000

Martha st., 2430, B. Abeles to Louis M. Leberman, to Bernard Abeles, Sept. 22, 1886, 120 ft. by 110 ft. g. r., $337.95........ 5,000

Mifflin st., N. s., 96 ft. W. 2d, Edwin Ford to Johanna R. Sinn, Sept. 21, 1886, 15 ft. by 52 ft........ 1,600

New Market st., W. s. and S. s. Pollard, Wm. H. White et al. to Christian C. Wentz, May 11, 1886, 16 ft. by 40 ft........ 400

New Market st., W. s., 16 ft. S. Pollard, Northern Liberties, B. and L. Ass'n to Christian C. Wentz, July 7, 1886, 15 ft. 6 in. by 40 ft........ 1,000

Norris st., 2338, Theoph W. Smaltz to Jno. Fred'k Heilemann, Sept. 14, 1886, 14 ft. by 63 ft........ 2,600

North College ave., 2319, Chas. W. Henry et al. to Sarah E. Shurr, Sept. 11, 1886, 15 ft. by 76 ft........ 4,600

Pine st., S. E. cor. 9th, Clara R. Gilbert et al. to Patrick John Ryan, Sept. 9, 1886, 22 ft. by 162 ft........ 13,000

Pollard st., S s., 35 ft. W. Newmarket, Howard Thompson to Christian C. Wentz, July 8, 1886, irreg. shape. Also, N. s. Laurel, 16 ft. W. Newmarket, 13 ft. 10 in. by 50 ft........ 1,600

Sixth st., N. W. cor. Winton, Chas. J. Schaefer to Mary O'Neil, Sept. 23, 1886, 18 ft. by 62 ft........ 3,000

Sixteenth st., 1605 N., M. F. Shock, trustee, to Margaret Jane Hughes, Sept. 23, 1886, 36 ft. by 107 ft. 10 in. nom.

Seventeenth st., E. s., 194 ft. S. Carpenter, Alex. Ewing to Rob't E. Granlees, Aug. 10, 1886, 16 ft. by 61 ft........ 3,200

Sixty-third st., S. E. cor. Callowhill, Edw. Pepper to Patrick Jno. Ryan, Sept. 2, 1886, irreg shape........ 3,500

Thirteenth st., W. s., 166 ft. 0½ in. S. Diamond, Michael Price Adalaide D. Millett, Sept. 24, 1886, 17 ft. by 99 in. g. r., $240........ 3,509

SATURDAY, Sept. 25, 1886.

Auburn st., N. s., 277 ft. 9 in. E. 9th, Louis Hanno to Hannah Hayes, Sept. 22, 1886, 15 ft. by 48 ft........ $1,500

Christian st., N. s., 64 ft. W. 24th, Sam'l P. Budd to Levi Shinn, Sept. 18, 1886, 16 ft. by 60 ft. Also, E. s. 20th and S. W. s. Norristown R. R., irreg. shape. Also, N. s. Manton, 93 ft. 1 in. W. 21st, 14 ft. by 48 ft..... 4,000

Clarion st., 2204, Jno. Cooney to Anna M. Thackray, Sept. 18, 1886, 13 ft. 6 in. by 48 ft........ 1,000

Cumberland st., N. E. cor. Lawrence, Jno. Mann to Michl. Cox, Sept, 10, 1886, 18 ft. by 90 ft........ 7,500

Deal st., 96, Benj. S Keely to Ellen A. Hoolon, Sept. 24, 1886, irreg. shape........ 850

Fairhill st., W. s., 199 ft. 7 in. S. Somerset, Louis M. Kensil to Wm. Stillwell, Sept. 16, 1886, 12 ft. by 68 ft........ 1,950

Federal st., N. s., 90 ft. W. 25th, James B. Carey to John White, Dec. 22, 1886, 16 ft. by 76 ft........ 1,683

Fifth st., E. s., 36 ft. s. Cambria, William C. Butcher to Edwin Stott, Jr., Sept. 10, 1886, 18 ft. by 100 ft. g. r., $72........ 300

Fourth st., E. s., 95 ft. 6 in. S. Oxford, F. J. Wurker to Matthew Ditmann, Sept. 21, 1886, irreg. shape, mtges, $1566.57 and $2800........ 3,500

Frankford rd., E. s., 140 ft. N. Huntingdon, Thomas H. Woodleton to John W. Woll, Sept. 2, 1886, 20 ft. by 62 ft........ 3,800

Holly st., W. s., 105 ft. 10¼ in. S. Parrish, Wm. D. Kelly to Chas. Kerby, Jr., Sept. 23, 1886, 16 ft. by 80 ft........ 2,800

Locust st., N. s., 89 ft. W. 37th, Hy. C. Gibson to Nansie McC. Schmoele, Sept. 16, 1886, 17 ft. 6 in. by 90 ft. 9½ in........ 7,500

Manton st., N. s., 93 ft. 1 in. W. 21st, John M. Conaghy to Samuel P. Budd, Sept. 17, 1886, 14 ft. by 48 ft. b. r., $48........ 10,00

Thirteenth st., W. s., 131 ft. 7½ in. S. Diamond, Michael Price to Hy. H. Yearick, Sept. 24, 1886, 17 ft 2½ in. by 99 ft. g. r., $240........ 3,500

Eighth st., 42 N., Jos. R. Teller to August Tillmes, Sept. 24, 1886, 18 ft. 1¾ in. by 99 ft........ 20,000

Eighth st., 40 N., J. R. Teller to Isaac Gerson, Sept. 24, 1886, irreg. shape. 36,000

Kensington ave., 2546, Wm. Kane to Gustav Rosenbaum, Sept. 1, 1886, irreg. shape........ 6,000

Thirty-eighth st., 613 N., Mich'l J. McCloskey to Mary Ann Stewart, July 12, 1886, 16 ft. by 50 ft........ 2,250

Orkney st., E. s., 160 ft. N. Lehigh ave., Jno. J. Torpey to Emma J. Leming, Sept. 8, 1886, 15 ft. by 31 ft. 3 in........ 1.450

Orkney st., W. s., 73 ft. 2¼ in. S. Somerset, Jno. Schieber to Albert Boettinger, Sept. 24, 1886, 18 ft. by 39 ft. 6 in........ 2,300

Vankirk st., N. E. s., and N. W. s. Ditman. Wissinoming M. L. and I Co. to Wm. H. Oliver, Dec. 3, 1885, 100 ft. by 100 ft........ 550

Vankirk st., N. E. s., 50 ft. S. E. Jackson, Wissinoming M. L. and I. Co. to Frank Sauerwald, July 9, 1886, 100 ft. by 100 ft........ 250

Wellington st., S. W. s., 60 ft. N. W. Jasper, Samuel H. Brown to Joseph H. Holmes, Sept. 1, 1886, 70 ft. front........ 500

West Chester ave., S. E. s., 20 ft. N. E. 33d, 22d ward, Thomas J Dillon

to Caroline P. Lippincott, Sept. 8, 1886, 20 ft. by 91 ft. 4⅞ in	100
Woodland ave., S. E. cor. Gibson's lane, Charles K. Sithens to Howard W. Urian, July 31, 1886, irreg. shape	nom.
York st., S. s., 119 ft. E. 11th, Joshua E. Taylor to Joseph Oldknow, Sept. 20, 1886, 14 ft. by 60 ft. g. r., $30	nom.
Also, S. s. York, 33 ft. E. 11th, 14 ft. by 60 ft. g. r., $30	nom.
Fifth st., 965 N. Kate Katz to Casner Vetler, Sept. 20, 1886, 21 ft. by 99 ft	8,400
Reece st., W. s., 148 ft. 6 in. S. Somerset st., Geo. W. Keen to Thomas Bailey, Sept. 18, 1886, 43 ft. 6 in. by 69 ft	1,772
Ringgold st., E. s., 86 ft. N. Berks, Hy. R. Shoch to L. Wilmer Evans, Sept. 13, 1886 14 ft. by 50 ft	2,000
St. James place, N. s., 21 ft. E. 23d, Hy. C. Gibson to Margaretta Wilson, Sept. 20, 1886, 21 ft. by 68 ft	13,000
Sixteenth st., N. E. cor. Moore, Joseph F. Deering to D. Lawton Flanagan, Sept. 23, 1886, 32 ft by 62 ft	Nom
Sixteenth st., W. s., 51 ft. N. York, Thomas P. Twibill to Wilson Buckley, Sept. 22, 1886, 17 ft. by 62 ft. 10 in	2,900
Thomas st., S. E. s., 186 ft. 5½ in. N. E. Green, Samuel Cooper to Geo. H. Pattison, August 6, 1886, 20 ft. by 97 ft. 7 in	450
Thomas st., S. E s., 346 ft. 7⅛ in. N. E. Green, Samuel Cooper to Osborne Scott et ux., Sept. 9, 1886, irreg. shape	2,400
Tulpehocken st., S. E. s., 336 ft. N. E. Adams, M. C. Roberts to Mary E. Davis, Sept. 23, 1886, irreg. shape	Nom
Huntingdon st., 2310, J. M. P. Price to Richard C. Welker, Sept. 7, 1886 irreg. shape	1,450

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES

To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

THE BRISTOW BROWNSTONE CO.,
OF VIRGINIA,
CAPITAL $100,000
10,000 Shares, - - Par Value, $10,00.
NON-ASSESSABLE.
Principal Office, 1014 Main St., Richmond, Va.
Philadelphia Office, 19 S. Ninth St., Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET.
PHILADELPHIA.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

THE
Day Sewed Shoes.

We wish to call the attention of the public to our principal object in opening the Day Sewed Shoe Store. The Day Sewed Shoe Manufacturing Co. was organized to introduce the Day Sewed Shoes, and this could only be brought about by getting the manufacturers to make them, and the quickest way to accomplish this was to give them this opportunity to dispose of their goods. We make our finest goods at our own factory, and are careful to have every pair perfect. We earnestly request that every pair of shoes purchased of us be returned for exchange if not as represented, whether they have been worn or not.

THE DAY SEWED SHOE MFC. CO.,
Under the management of W. W. Apsley,
No. 23 N. EIGHTH STREET.
Open until 10 o'clock on Saturday night, Sept. 4.

SPECIAL NOTE.—Do not forget that we make to measure for crippled and tender feet and make a specialty of all kinds of repairing at moderate prices.

MR. H. S. BEEBE, No. 231 North NINTH Street dealer in Gentlemen's Shoes exclusively, has in stock and will supply those who may desire the DAY SEWED SHOES.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City.

Estimates for Philadelphia and vicinity cheerfully given.

Address,
JOHN NESBITT,
Yonkers, N. Y.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED.

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432.05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

SAVE Your Carpets!

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) **308 Chestnut St., Philadelphia**

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

Offices: New York, 14 Maiden Lane. Chicago, 100 State Street. Factory: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 39. PHILADELPHIA, MONDAY, OCTOBER 4, 1886. PRICE 15 CENTS

Items of News.

—The personal estate of Franklin P. Seltzer is appraised at $107,523.21.

—THE pipe laying for the new Woodbury, N. J., Water Works has been resumed.

—7000 pages of evidence have been taken in the city's Equity Suit against the Trustees of the Philadelphia Gas Works.

—It is estimated at the Treasury Department that there has been a decrease of nearly $11,000,000 in the public debt during September.

—THE Standard Sewer Pipe Co., of Huntington, Pa., has been closed by the sheriff, on an execution issued for workmen's wages.

—Gottleib Hoersch's plaining and saw mill on Philip street, above York street, was entirely consumed by fire on Tuesday night, loss about $12000.

—The will of John D. Taylor, late Treasurer of the Pennsylvania Railroad Company, contains no public bequests. The estate is valued at about $75,000.

—The personal estate of the late Levi Strouse has been inventoried at $97,152,17. His interest in the firm of L. Strouse & Co. is appraised at $71,849.28.

—The lowest bidder for depositing stone in the dike in the Delaware River between Hay and Maiden Islands, was Joseph H. Park, of Ridley Park, Pa. His bid was $1.09 per cubic yard.

—The fall and winter course of lectures at the Franklin Institute will be begin on the evening of November 15. The winter term of the drawing school was opened on September 27th.

—The Fourth Street National Bank of Philadelphia, located at No. 129 South Fourth street., will open for business on Monday next. S. F. Tyler is President, and R. H. Rushton, Cashier.

—The will of Jacob Hutzel, admitted to probate on Thursday, contains a bequest of $200 to the German Roman Catholic St Vincent's School Society for the support of the orphan children at Tacony.

--A bar of gold weighing 1547.95 ounces, and valued at $26,788,07, was received at the Mint on Saturday. It came from the mint at Denver, and is said to be the largest that ever entered the establishment.

—The statement of the Treasurer shows gold, silver, United States notes and other funds in the Treasury on October 1st. as follows: Gold coin and bullion, $242,811,564; silver dollars and bullion, $185,064,716; fractional silver coin, $26,925,062; United States notes, $44,393,202; National Bank notes, $230,004; National Bank notes in process of redemption $2,151,134; deposits with National Bank depositories, $11,640,346; total $513,216,028. Certificates outstanding—Gold, $84,525,957; silver, $95,200,332; currency, $7,765,000.

—A mortgage for $5,000,000 has been entered for record in the Recorder's Office for Clinton county, Pa., given by the Beach Creek Railroad Company to the Knickerbocker Trust Company, of New York city.

—President Robert Garrett, of the Baltimore and Ohio R. R. Co., has sold the entire issue of $4,000,000, second income bonds of the Cincinnati, Washington & Baltimore Co., to a syndicate representing the English holders of the securities of the C. W. & B. Co.

—On Wednesday last, $5,705.58 were paid into the City Treasury by the Board of Building Inspectors. The amount was the balance due the city for the year ending May 31st, last, and was determined upon by the Auditor Common Councilman, A. Atwood Grace.

—Letters of administration upon the estate of Gustavus Remak, late President of the Fairmount Park Commission, valued at $100,000, were granted by the Register of Wills on Thurday to the decedent's two sons —Gustavus Remak, Jr., and Stanislaus Remak.

—State Treasurer Quay cut down the number of Philadelphia Banks in which to deposit public funds, and of the $1,590,995.93 in the Treasury at the close of business on September 30 but two had deposits—the Farmers and Mechanics' National with $259,211.61, and the People's, with $180,000.

—According to the report of the Mercantile Agency of R. S. Dun & Co., there were 1932 business failures during the quarter ending September 30th, against 2173 for the same quarter last year. The liabilities, however, show a considerable increase, amounting in the quarter just closed to $27,500,000, as against $23,874,000 in the corresponding quarter of 1885. For the nine months concluding with yesterday the failures numbered 7088, as compared with 8167 for the first nine months of last year.

THE material for nine of the largest bridges in the United States is being tested in Pittsburgh, Pa., says the *American Manufaturer*, by the Pittsburgh Testing Laboratory. The cost of the bridges will range from $5,000,000 down to $450,000. Captain Hunt returned yesterday from New York, where he was consulting with U. S. Engineer General Q. A. Gilmore, of the St. Paul bridge across the Mississippi river. It will be a suspension bridge much larger than the St. Louis bridge, and will be made strong enough to carry a battalion of artillery at a trot. It is to be constructed jointly by the government and the city of St. Paul. One end of it will be at the fort in Rob street, St. Paul, and the structure will expand over the top of the three bridges now at that point. The material is being made by the Morse Bridge Company, and the Union Rolling Mills, and Wilson, Walker & Co., of this city.

THERE are rumors afloat to the effect that an enormous hotel will be erected on the greater part of the block bounded by Michigan and Wabash avenues and Van Buren and Congress streets, Chicago. It is stated that a large hall will be built in the centre of the structure, capable of holding the next Republican and Democratic National Conventions. According to the plans talked of, the hall will seat 5,000 people, and will have ample room in the hotel to accomodate all the delegates and alternates.

A CHICAGO syndicate, of which George A. Chambers is the head, is making an improvement of considerable importance between Fifty-fifth and Fifty-sixth streets, on the Lake Shore, in Hyde Park, involving an outlay of about $400,000. The ground is being filled and graded, and the streets laid with water, gas and sewers. The streets will also be paved, curbed and bordered with stone sidewalks. Sand to the amount of several thousand dollars a week is being used as filling, a switch track having been laid from the Illinois Central tracks. The sand will be covered with black dirt and laid out in lawn. The foundation of a very handsome hotel will be laid this fall, and the building completed early next summer. It will be after the style of the Wissihickon Inn, near Philadelphia.

THE practicability of using electricity for moving railway trains will soon be tested by means of the electrical locomotive now being constructed at the Rhode Island Locomotive Works, for the Bentley-Knight Electric Company. This motor, which is especially designed for light passenger work, has a wheel base of 12 feet, and a weight of about 24 tons equally distributed upon six driving wheels of 68 inches diameter. It is expected to have a power of 670 horses, and the nominal electrical capacity of its twin motors is 500,000 watts. The motor armatures, which are 36 inches in diameter, exert their force upon the drivers without the intervention of any gearing, and it is claimed that this will remove the difficulties which have hitherto been experienced in the efforts to produce large electric railway motors. The engine is equipped with electric headlights, bells and automatic electro-magnetic brakes, and it is claimed that it will be exceedingly powerful. The actual working of this motor will be awaited with great interest, and if it proves to be mechanically practicable for the purpose intended, it will still have to be demonstrated that it can be operated more economically than the steam-engine.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
☞ RENTS, SALES, MORTGAGES, ETC,

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

GENERAL H. G. SICKEL,
(LATE U. S. PENSION AGENT,)
Real Estate Broker and Solicitor of Pensions and Government Claims,
OFFICES, 729 WALNUT STREET, PHILA

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected, Estates managed. Guaranteed six per cent. Mortgages for sale.

A. J. WEIDENER CHURCH LAMPS
ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.

ILLUSTRATED CATALOGUES ON APPLICATION

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 39. PHILADELPHIA, MONDAY, OCTOBER 4, 1886. PRICE 15 CENT

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, OCT. 4, 1886.

HOUSES costing from $3000 to $4000 sell the best.

SOME agents with big rent rolls say they have not a house to rent.

DOWN town real estate men seem to be doing more business than up town.

THERE is a bull movement all along the line.

THE railroad companies all anticipate an immense business this fall and through the early winter.

LEGAL long windedness is tiresome. Lawyers have from time immemorial habitually indulged in verbosity. Their vermifuge of words show but little progress.

THE fever of house buying is at its height, and before winter hundreds of houses now receiving their finishing touches will be "owned" by the payment of from $1,300 to $1,800.

THE New York business men are discussing Henry George's land theories. They cannot see what advantage it would be to have leasehold titles instead of fee simple titles.

COULD not our real estate exchange manage to have a room or two in the grand building they are going to build, where building material could be placed on exhibition. This ought to be done.

JAY GOULD will some day saddle his Missouri Pacific with a lot of cheap roads which he will sell at par just as he saddled the Union Pacific at par with the Kansas Pacific which cost him very little.

THE *Record and Guide* of New York City, refers to great activity in building lot sales, which as here are sold with insured title. The New York Guarantee and Trust Company are doing a large business.

THERE is too much cheap building done for this generation. We do not, as a rule, build to last, but build for the present, how, and for the largest and quickest returns possible. Thies is a mistake, but it is a mistake for which architects are not responsible.

NOT a dollar has been expended for coast defences. This is a mistake. A foreign power could tax us a hundred millions or two by simply sending its war fleet to some of our coast cities. They won't, but they might. How would Philadelphia real estate and business men like to "stand and deliver."

IT is a mistake to imagine that architecture has exhausted itself in the success now attained in the designing of dwellings. The chief aim in the cheap houses, is to cut the floor space up into the largest number of rooms. There is room for real ability in the designing of a dwelling, the outside appearance receiving too much attention, the interior too little.

GUNNER'S RUN is still a popular theme for discussion with the members of the Board of Health and the suffering residents in the vicinity of the run. A suggestion has been made that the sewer be directed into the Fairmount avenue sewer. Why could not the entire creek be dug out at the bottom, so that the tide would ebb and flow through it; this would purify it at least.

THE church supporters have expended a good deal of money this year in repairing and improving their churches. Nearly all the city churches present evidences of the skill of carpenters, frescoers, painters and paper hangers. The improvements made were necessary. The churches will have a good deal of expenditure in this direction. The prevailing ideas among most architects, is to make our churches as hideous as possible.

THE proposition to raise a fund of $20,000 for the benefit of the family of Judge Ludlow, will be instrumental in placing beyond distress those who were nearest and dearest to him. Judge Ludlow's estate is exceedingly small, for notwithstanding his eminent services, his income was not sufficient to enable him to save much. Contributions to the Ludlow fund may be made at the office of Drexel & Co.

IT is asserted that a Physician in Chicago has restored a dead person to life, by hypodermic injection of one per cent. solution of nitro glycerine. The patient's heart had ceased to beat, and respiration had entirely ended and the body had grown so cold that the small thermometer used, failed to register its temperature. If this story be true, it will certainly open up a new and more extensive field for medical science. He might try it on some real estate men in Philadelphia.

INTEREST ceases on the 3 per cent. loan of 1882 on November 1st. next. The 143d call for the redemption of Bonds made by the United States Treasurer on September 27th, includes the following:

$50—No. 50 to 55.
$100—No. 651 to 776.
$500—No. 286 to 340.
$1000—No. 2436 to 2934.
$10,000—No. 7309 to 8810.
Total, $15,000,000.

CITY Solicitor Warwick is certainly making a very creditable showing, both as to his ability to satisfactorily perform the duties of the city Solicitor, and for his close attention to the business of his office. None of his predecessors have had in their official capacity more important duties to perform and none ever gave greater satisfaction; his decisions have been clear and pointed and evince both a knowledge of law and the power of interpreting the law to the full intent and meaning.

MR. WILLIS G. HALE'S latest architectural and decoration efforts can be seen at the new store of Lewis S. Cox, 1220 Chestnut street The front is not only beautiful, but certainly carried off the palm for originality, while the inside of the store is wonderfully refreshing to those of our citizens who are surfeited with the almost unbroken plainness of Philadelphia's houses and stores. The inside decorations are of the moorish order. The elegance, and richness in coloring with extreme light and airy construction, gives to the whole store the appearance of a fairy grotto.

Mr. Hale has made in the construction of this store almost as great an innovation as when he created the Record building.

THERE is another explanation of the activety in real estate in large blocks, in lots and in house demand. The masses of the people are busy. The surplus above the cost of subsistence is growing every year. The cost of living is declining and wages are advancing. The people who live by their daily toil are earning more and saving more. All industries are thriving. Savings Banks are well supplied with savings of people of ordinary earnings. Speculation is doing less legalized robbery than ever. Most people are willing to do a dollars worth of actual service for a dollar more than ever before. Then again there is less of a roving disposition in the American people, especially in American mechanics, than a few years ago. Men are settling down and are content to do so, and hence want their own vine and fig tree.

IT would certainly be an innovation and a good one if real estate agents and others having houses to rent would place the prices per month or year upon their signs; this would save an infinite amount of travel, trouble and annoyance, besides considerable expense often in cases where it cannot be afforded. It would be a grand idea if persons hunting for houses, could upon coming to a house see at a glance if the price was within their means, or in accordance with what they desired to pay. The custom of compelling people to travel many miles in order that they may find out the price—and frequently it occurs that when they reach the agent's office they find it in charge of a boy who knows nothing about it—is both unnecessary and annoying. If some live man would set the example there would be many agents to adopt it. Who will be the first to try it?

IT is almost enough to make a horse smile to listen to some of the objections made to the projected elevated road. They remind one of some of the objections made to the Baltimore and Ohio Railroad, or in fact to the objections raised some fifty years ago to the introduction of street gas in this city. One man don't want a quarter of a million of people to save two hours a day on an elevated road, because the road would run through his grandfather's graveyard. Another man objected to it because he wanted to know more about it.

The Pennsylvania Railroad was permitted to run down to Broad, and the elevated road, which is a Philadelphia concern, ought to be permitted under the same policy that permitted that road. The agents of the opposition have their paws velveted as yet, but before the fight is half through their claws and teeth will be seen.

THE selling of moderate priced properties continues at a rapid rate. Mention is made in our news columns of one builder selling $200,000 worth of property in three weeks. Others have been similarly active. In fact, everywhere there is great interest felt in real estate by not only individual buyers who seek to escape the dominion of the landlord, nominally at least, but by speculators, large and small, who find it advisable to invest their money in brick and mortar when it is likely to steadily appreciate in price from year to year. This sort of investment would increase faster than it does if only speculators could feel that their houses would not fall to pieces in a few years on their hands. Better built houses would sell quicker and for more money. Repair expenses after a year or two amount to considerable on a great deal of property, and it is this that keeps buyers back. Builders and investors should see to it, for it is to their interest to do so, that the very best work is done. Then their houses will command better prices and will sell more readily.

DURING August 377 permits were taken out, and during September 391, as against 417 for September last year. The total number of permits taken out this year foot up 3,117, against 2,958 for same time last year. The total number of operations this year are 7,661, against 6,490 for same time last year. The two-story houses number 4,079, against 3,615 last year, and the three-story houses 1,699, against 1,311 last year. During September permits were taken out for 643 two-story houses, against 374 last September, and 203 three-story houses, against 165 last September.

In addition to the above, permits were taken out for 2 four-story dwellings, 58 alterations, 50 back buildings and kitchens, 18 stables, 14 new fronts, 10 bay windows, 6 walls, 5 factories, 5 shops, 5 stores, 4 offices, 4 baths, 3 warehouses, 3 mills, 2 sheds, 2 churches, 2 railroad stations, 2 homes, and 1 each, library, bleach house, roof, brewery, laundry picker house, foundry, armory, locomotive house, engine house, wagon house, dye house, under pinning, boiler house.

These figures indicate greater building activity this fall than last. During September there were 1,055 operations, as against 767 last September. In two-story houses the number this September is nearly double last. From this out the number of two-story houses will increase faster than three-story houses.

Facts to Consider.

MEDIA, SEPTEMBER 18TH.

The entire herd of sixteen cows of Edgar Pierce, of Edgmont Township, this county have been reported by Dr. Francis Bridge, State veterinary surgeon, as being affected with pleuro-pneumonia. Three of the herd have been killed and the rest placed in quarantine. Dr. Bridge also believes that the herd of Caleb Taylor, of the same township, are nearly all affected and that it will be necessary to kill nearly half of them at once.

CHICAGO, SEPTEMBER 24TH.

The State authorities have decided to at once kill the 3,000 cattle under quarantine in and around this city to prevent the spread of pleuro-pneumonia, and are brought face to face with the grave question of what shall be done with the carcasses of the animals.

And we could half fill the columns of the REAL ESTATE RECORD with clippings giving accounts of the terrible ravages Pleuro-pneumonia has made among the choicest herds of cattle in all sections of this country and Europe; yet, notwithstanding the alarming influences of these sudden and saddening outbursts of this fearful disease not a single member of the medical profession seems to have given a thought as to the probable effect the transmission of virus under our present form of vaccinnation from the udder of a cow afflicted with cow pox to the arm of a person, has in rendering that person more susceptible to pneumonia. The question then is, are *not the germs of pneumonia implanted into the blood of man by our present system of vaccinnation.* The REAL ESTATE RECORD believes they are and that thousands of lives have been lost through pneumonia, the germ of which disease was transmitted in the course of vaccinnation. That vaccination is a preventive against small-pox there can be no question, but is not the preventive entirely too dangerous to be handled indiscriminately as at present.

This question is entitled to the closest investigation and the best medical experts under the direct control of the National Board of Health should at once be employed to make a vigorous search for statistical information which would establish or disprove THE REAL ESTATE RECORD'S theory that our present form of vaccinnation is extremely dangerous. There must be a reason why strong and vigorous men who should be able to combat the worst colds and even serious congestion of the lungs are suddenly taken off in a few hours with pneumonia. This is certainly a question for serious thought and investigation.

How it is in Pittsburgh and Alleghany City.

A Pittsburgh reporter has been interviewing some architects at large. Among others Mr. J. M. Alston, the Allegheny architect, said:

"It seems scarcely credible that a city as large as Allegheny should be so utterly at the mercy of either dishonest builders or of the cupidity of landlords. There is no security now that any house is safe to live in. We should have a building inspector and the strictest building laws possible. Even in Pittsburgh the laws are not half strict enough, and lax laws in building are far more injurious than productive of benefit, since they allow contractors to shield themselves behind them.

"I venture to say that one-half the sickness in Allegheny is brought about by not having any sanitary laws concerning the construction of sinks and water-closets in our houses. In all the leading cities in the East the necessity of such laws is appreciated, and there is a regularly-appointed inspector to go to all new houses and see that house-sewerage is righly constructed. I think it necessary to call attention at once to these two things and especially the former. Why, several times lately I have on my own responsibility condemned and had pulled down houses which had constantly been occupied by people not knowing that it was at the peril of their lives."

The chief draughtsman of Architect George W. Ott was seen and said:—It is most imperatively necessary to have a building inspector in this city. The number of buildings here which are unstable is fearfully large. If I were not afraid of being sued for libel I could mention some buildings in town not fit for habitation, which would astonish some people.

SOME STARTLING CHARGES.

"It is a well-known rule in architecture," continued the gentleman, "that in a tenement building the wall of the first floor should be eighteen inches thick, of the second floor thirteen inches and of the third nine inches, and yet there are four houses which have been put up lately for tenements in which none of the walls exceed nine inches in thickness. An honest building inspector would condemn an enormous number of houses at present occupied in this city, and I believe that the sooner we have an inspector the better, for now no one should be surprised to hear of some house falling in, as it is rather a rule here to have builders erect the largest possible houses for the least possible money."

Mr. Henigst a Federal street architect, said on this subject:—"I have not been very long a resident in this town, but I perceive the necessity of

having a building inspector here to examine all new buildings. This town has become a field for dishonest builders or else "quacks," who are willing to take a contract at any price, and will build a house, which to be rightly constructed, would cost say, $5,000, and yet they will offer to build the same house for two-thirds of that amount. It is ruinous t legitimate architects and builders, besides laying the foundation for some tenement disasters parallel with those of New York. I am unquestionably in favor of having a building inspector, and also the most stringent laws regulating the building of houses. No city containing over 20,000 people should be without them. In fact, I believe this to be the only large city in the country in which no restraint is placed upon builders, and where they have perfect license to indulge in any rascality without fear of punishment from the law."

SHIFTING THE RESPONSIBILITY.

The draughtsman employed by Mr. E M. Butz, 112 Federal street, said in reference to this matter:—"A building inspector has been a long felt want in Allegheny. In more ways than one that office is a necessity. As it is now, every architect is to a certain extent responsible for the buildings which he erects. With a building inspector, however, we would throw all responsibility upon him after he had approved of it. Then, with a building inspector to insure people as to the stability of their houses, a great many timid people who now worry us with their constant fears would be pacified by having the certificate of a building inspector."

In connection with this it may be noted that there are so many new buildings going up in Allegheny as to make the most skeptical feel the necessity of having an inspector. Last year there were some 378 new buildings constructed in the various wards. These have a valuation of $1,200,000. On a basis of about six people to a dwelling, it will be seen that 2,268 people have gone in new houses without any assurance further than the word of the builder that they may not be living in a house that is entirely unsafe. Said a city official:—"It is a long-felt need, and it is time the people knew their danger. Long experience has shown that only those who are versed in the rules of architecture are competent to judge of the substantialness of a house. And it is only by employing a regular salaried official to perform this work that we can hope to have it done with knowledge and correctness."

THE *American Architect* says:

Of the various kinds of asphalt or concrete that are used, opinions differ greatly. Of course much depends upon the particular kind used. Washington, Philadelphia, Cleveland and other smaller cities, testify to good results from some forms of asphalt, but in Boston there is a pretty general concurrence of opinion against the material. Teamsters, especially, condemn it largely. In Detroit there has been an experiment on a small scale with a hard brick pavement, which is said to have stood the test of heavy travel with considerable success. The smoothness of this surface, however, it seems, must be a serious drawback if generally adopted. A material that is coming in favor in Western cities, is crushed Michigan granite, which has the quality of readily cementing itself and proving very durable, while making roadway sufficiently smooth to obviate undue noise. Its expensiveness is one argument against its more general adoption; but cheap and experimental pavements have certainly had as much attention as they deserve.

A brick of average quality requires a pressure of from 600 to 2,000 lbs. and upwards per square inch to crush it, the figures varying in different descriptions of bricks, and being as high as 4,395 lbs., in hard burnt facing bricks. Brick walls and brick piers, if properly built, will bear very heavy weights as will be seen by these figures. The strength of a wall is not dependent, however, upon the strength of its brick alone, but upon three distinct conditions: (1) the manner in which the bricks are arranged; (2) the strength of the mortar and (3) the strength of the bricks. Each condition is of considerable moment, and considering that brick work is rarely weighed with a load even approaching one tithe of the crushing weight, it is obvious that the first and second conditions are of the greatest importance.

The object of mortar in a wall is simply to form an adhesive material between the bricks of which the wall is composed. It has no function beyond that. Good mortar is certainly not so strong as good brick, and the mortar joints, should therefore, be kept as thin as is consistent with the perfect adhesion of the bricks. The current custom of making thick mortar joints has the effect of considerably weakening the brick-work and should be discouraged.

One of the strongest forms of bonding in brick walls is that known as "English bond," in which the bricks are arranged in alternate courses of headers and stretchers. The small amount of cutting required, the avoidance of two vertical joints over one another, and the large number of headers in the wall, render it very strong and suitable for heavy work; in fact, English bond, if properly carried out, conforms very nearly indeed to all the requirements of good bonding.

In thick walls of heavy buildings, such as warehouses and structures of the same class, the strength of the bond may be improved, to some extent, by arranging every fourth course of bricks diagonally, forming what is sometimes termed "diagonal bond." The advantage is that a lap of four instead of two inches is obtained. The elevation of this bond is the same as that of ordinary English bond. The header courses are the ordinary header courses of English bond arranged alternately with stretcher and diagonal courses. The diagonal courses are arranged alternately in opposite directions. One disadvantage of this arrangement of the bricks at an angle is the fact of its leaving small triangular spaces on each side which tend, to some extent, to weaken the wall. These spaces should, however, be carefully filled in with pieces of brick and not be allowed to be left simply filled in with mortar.

THE receipts of lumber at Chicago for the season are 28,000,000 feet behind last year, and a great deal of lumber is going eastward from the mills, instead of going there, as in past years. Fully 75,000,000 feet of lumber have this season been shipped to the east from Green Bay points, or is thus destined, and it is predicted that the total eastward movement from there this year will be 95,000,000 feet, exceeding early estimates by 45,000,000 feet.

Taxation Made Easy.

Our municipal financiers have been very fortunate in at least one respect. While the taxing authorities in other cities suffer great embarrassments in trying to convince property owners that taxation is not heavier than appears on the face of the tax bills, our sly rulers have made taxes appear lighter than they really were. By this means the Bardsleys have been able to make very plausible showings. Their plan has been a very simple one. Instead of levying the tax direct, through the medium of the assessors, it has been levied through the Water Department under the guise of water rent, and in this way the City Treasury has been enriched since consolidation to the extent of eleven and a half million dollars, as appears by the following statement of the revenue of the revenues of the Water Department in excess of all expenditures:

In eighteen years previous to 1873	$3,101,436,49
In ten years, from 1873 to 1882, inclusive	5,929,066,06
In 1883	799,571,97
In 1884	758,870,00
In 1885	924,232,55
	$11,513,177,07

If water were supplied at cost a rate of $2 on the $100 would be required to produce what a rate of $1.85 now yields. Nearly $1,000,000 is taken off the tax bills, but it bobs up serenely on the water bills. Some people may call this good financiering. It certainly is a fair type of our modern statesmanship. But while the dollars of the taxpayer may not reach the treasury through the Tax Receiver's Office, and while they may crawl along at a slow pace, they generally get there all the same.—*Phila. Record.*

The Origin of Cyclones.

Dr. Werner Siemens, in a recent paper on the "Conservation of Energy in the Atmosphere," gives a very interesting theory as to the origin of cyclones. He states that the comparative vacuum formed at the centre of the cyclone can produce suction only in the direction of the axis of the cyclone, so that it either raises water from the surface over which it rotates or draws down air from the higher regions of the atmosphere. The clear sky and quiet air often observable at the centre of a cyclone bear evidence that there is a descending current of air.

According to Dr. Siemens a local cyclone is produced by an impulse of the superheated air, due to some local cause, given at the boundaries of an upper and lower tract of disturbance of the neutral equilibrium of an atmosphere at rest, which reaches the boundary of the upper cooled strata of air, which have a tendency to descend. An outer descending current is thus formed around the inner ascending one, the amount of air descending naturally equalling the amount ascending.

If the disturbance of equilibrium embraces extended upper and lower strata of air the descending masses would produce an increase of pressure in the neighborhood of the cyclone, gradually extending to the surface of the earth and upward into the highest regions of the air, imparting its force continually to new superheated masses of air. This air ascends with the inner and upward current, descends with the cool current, to again ascend, producing a circular motion.

The course of the centre of the cyclone is determined by the direction of the mean velocity of all the air masses forming the cyclone, and its duration is that of the disturbance of the neutral equilibrium of the atmosphere which produces and maintains it. The local ascending current, by carrying dust and particles with it, may also produce rain by condensing the aqueous vapor of the higher strata.

THE largest number of fires result from faulty methods of constructing buildings. Most of the buildings in this country are put up by contract, and they are more for show than for permanence. They are filled with inflammable material, and are deficient in every safeguard that should be provided for preventing fires. The building construction in Europe is the very reverse of this, the laws being quite rigid and rigorously enforced. While we have in this country building laws covering many points of construction, they are still conceded to be very defective, and their enforcement is so lax that a contractor and builder is rarely interfered with by the authorities. In our large cities, the business and resident blocks are mere shells, the walls being scarcely sufficient to support the roofs. The fire-proof material is interposed in the partitions, or between the floors and ceilings, and the perils of fire seem to be entirely ignored. * * * It may be taken for granted, where a fire originates with the contents of a building, that it could have been prevented by the exercise of ordinary care and foresight. The defective flues, the badly constructed furnaces, the accumulation of waste material, the careless tossing about of matches and half-burned cigars and cigarettes, and the packing in small compass of goods liable to spontaneous combustion, together with the dangers arising from steam-boilers, electric lights, illuminating gas, kerosene oil, and explosives of many kinds, combine to make the ordinary place of business in

large cities one full of peril to the property contained therein, if not to the lives of the occupants.

Every building, of whatever nature, should be carefully examined by an expert; special attention should be given to chimneys, flues and all pipes for heating; furnaces should be cared for; steam-boilers should be properly protected; ranges and stoves should be hedged in with every safeguard to prevent the communication of fire to inflammable substances in their vicinity. Matches should be abolished, so far as practicable, and such as are necessary to keep about the household should be of the safety variety, non-ignitable except upon special prepared surfaces. Extreme care should be taken in every case where kerosene or any other volatile product of petroleum or other substances is employed, either for domestic use, or the various processes of manufacturing. Habits of carefulness should be impressed upon every employee, and a disregard of this essential should be followed with summary punishment.

The Bond Calls and the National Banks.

The Acting Secretary of the Treasury has issued a call for $15,000,000 more of the 3 per cents, to be redeemed on the 1st of November, when interest on them will cease. With this call the whole amount of 3 per cents remaining uncalled for is $75,528,200 out of the total issue of $305,581,250 in 1882. Two calls of 3 per cents of $15,000,000 each have been made since the inquiry of the national banks whether these bonds could remain in the Treasury as security for note circulation after interest had ceased, and as yet there has been no response from the Law Department of the Government. This delay has doubtless been due to the absence of Attorney General Garland at Hominy Hill during the summer vacation. An individual owner of bonds may hold them at pleasure after interest on them has ceased, and it would seem that in the want of positive law to the contrary the banks should be entitled to the same small privilege.

The question is one of no little importance to the banks, as they hold a very considerable proportion of the bonds included in the last two calls. Should the Attorney General decide that the bonds lying in the Treasury as security for note circulation must be redeemed and canceled as they are called, the national banks owning them will not be likely to go into the money market to purchase other securities at a large premium The fact that they are glad to retain the 3 per cents without interest is sufficient evidence of their disposition on this point. Rather than purchase new securities to replace the 3 per cents, the national banks owning the latter will withdraw their notes from circulation. This process of contracting the national bank currency has already begun under the frequent calls of bonds for redemption that are made necessary by the excessive Treasury surplus. In 1883 the national bank circulation was $340,779,436; in 1884 it was $332,573,693, and in 1885 it was $314,394,313. During the current year the national bank circulation is undergoing still further contraction, as the Treasury report shows, but this is made up by the increase of silver coinage. As the national bank circulation is one of the safety valves in the country's currency system, the utmost care should be taken by the Government that the movements of this bank circulation are not unduly distributed.—*Philadelphia Record.*

THE N. Y. builders are still busily engaged, as is shown by the Building Trade Council. There is no idle labor, and much new building is projected. A great many costly houses will be erected in New York, ranging from $20,000 to $40,000.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

BUILDING LAW.

A building law, (Act, April 21, 1855, § 6,) after imposing a fine for erecting buildings in a city contrary to its requirements, provided, that the Commissioner of Highways should give notice to the City Solicitor of any violations of the law; also that if thereafter the buildings in question should be made to conform to the law, one-half only of the penalty should be recoverable.

Held that the omission of the Commissioner to perform this duty of giving notice, constituted no defence to an action brought for the penalty for erecting a building in violation of the law.

The right of the city to recover is not made to depend upon the performance of this duty by the Commissioner, but the right of recovery is expressly given upon the mere violation of the law.

DEED.

In many cases of deeds containing covenants on both sides, those on one side being considerations for those on the other, the party who has executed the deed may be bound by his covenants, although the other has not executed.

In general a party to a written contract who accepts it when signed and sealed by the other, becomes bound as if he also had signed and sealed.

A conveyance to a grantee who is deceased, passes the title directly to his heirs.

A conveyance by his executor under a power of sale in the will, although reinforced by deed of confirmation from the former grantor, and by sheriff's deeds of such former grantor's interest, will not give a marketable title.

LANDLORD AND TENANT.

The goods and chattels of the lessee of two adjoining pieces of real estate were levied upon by the sheriff under execution. The landlord presented a claim to the proceeds of the sale, for rent due upon both pieces of property. There was no fence between the estates, and the evidence showed that they were operated together, and that the chattels levied upon, were used on one as well as the other.

Held that the Court would not sustain a claim by the execution creditor that as the chattels levied upon, were found upon one estate only, the claim for rent due on the one estate should be allowed.

MORTGAGE.

The claim of a widow to have $300 worth of the land of her former husband, appraised and set apart to her under Act 14, April 1851, § 5, though superior to statute liens, such as that of a judgment, is not superior to a mortgage of the land executed by her husband in his life time.

VENDOR AND PURCHASER.

A purchaser who refuses to take title and execute securities agreed upon, is liable for the whole purchase money immediately, and the damages are measured by the price agreed upon.

The opinion of counsel as to the marketability of a title is not evidence. The question is for the court.

A suit for purchase money on articles of agreement, is in the nature of a bill for specific performance, and if the title is doubtful, the plaintiff cannot recover.

F. R. SHATTUCK,
Attorney at Law,
58 S. Third St.

Municipal Doings.

The Sub-Committee in Councils is pushing its considerations of the ordinance to carry out the Bullitt Bill at the meeting on Wednesday evening.

Section 12, which provides that the City Treasurer shall be elected, give security, continue in office for three years and perform the duties as now provided by law, was adopted. Sections 13 and 14 were also adopted. They provide for the Department of County Controller as now prescribed by law, and authorizes that officer to prepare proper warrant books for the new departments, but to continue the accounts as they now are until January 1, 1888.

The section placing City Solicitor at the head of the Department of Law, and including in that department, various officials known as county officers, such as County Commissioners, Sheriffs, Registers of Wills, District Attorney, Coroner, Recorder of Deeds and others, was the subject of criticism by members of the committee, and the section was finally referred to the City Solicitor for his opinion as to its legality. Similar action was taken with the section attaching the Board of Directors of the County Prison to the Department of Charities and Correction. Section 19, fixing the salary of the Mayor at $12,000, and the salaries of the Directors of Public Safety and Public Works each at $7,500, and requiring the two latter officials to give security for the faithful discharge of their duties in the sum of $25,000, was adopted.

The following sections were also adopted: Section 20, which directs the Mayor after the removal of the head of any department to send his reasons therefor, and within thirty days thereafter, the name of a successor. Section 21, which provides for the abolition of the Boards of Fire Commissioners, Guardians of the Poor, Managers of the House of Correction and Trustees of the Philadelphia Gas Works. Section 23, which provides that all heads of departments in the employ of the city on the first Monday in April, 1887, shall hold their respective positions and receive their present salaries until the expiration of the terms for which they were elected, but shall be attached to the new departments and subject to its director.

Lumber Prospects.

Builders are interested in the future of the lumber trade, and probable course of price. The most recent important utterances in this direction were made at the Annual Session of the Lumber Manufacturers Association held at the Grand Pacific Hotel, Chicago. Nearly all the large lumber manufacturing concerns in the northwest were represented.

President A. G. VanSchaick said in his annual address that the trade was now entering upon a season of prosperity for the first time since 1884. During that time it had been in a condition similar to the period of depression which prevailed between 1873 and 1880. In both periods no great profits had been possible. At present there is no overstock, and there is a general broadening of the market, while there is ample capital available to produce and protect lumber. Success seemed no longer doubtful. It was estimated that during this year the amount of lumber placed upon the market would be 7,000,000,000 feet. If so, it showed that the manufacturers, who only received the current prices of 1880 for their product, donated to their patrons all the advance in the timber since 1880, about $14,000,000 for 1886. He looked for a better adjustment of the production to the demand as timber increased in value. During the past year the value of standing timber had been permanently advanced, the average hours of labor at the mills reduced, and eastern states had made

large purchases west of Mackinac and sawed lumber had advanced fully 10 per cent. in all western markets. He predicted a larger demand from both western and eastern markets in 1887, and a considerable advance in both standing timber and lumber. He hoped to see the output of lumber decreased in order to avert charges of an overstock, which were more or less frequent, and often entailed great losses. Manufacturers should, if possible, determine the probable quantity of timber tributary to their immediate markets, and try to estimate the amount in the three producing states, Michigan, Wisconsin, and Minnesota. The fact that lumbermen invested their surplus in timber was another argument in favor of an inventory, and money expended in obtaining correct information as to the visible supply would be always a profitable investment.

Secretary E. S. Hotchkiss said that he had only partially succeeded in an endeavor to procure lumber and log statistics. The result, however, justified the opinion that of the intended log "cut" and "logs left over" there was a quantity on Sept. 1st of 6,500,000,000 feet. The amount of lumber on hand was 1,289,320,000 feet and a grand total of hung-up logs of 1,669,700,000 feet.

The treasurer's report showed receipts of $1,897.97 and disbursements of $1,653.34, leaving a balance of $155.63, and vouchers outstanding for $160, which would more than absorb it. The following officers were elected for the ensuing year: President, E. W. Durant, Stillwater; vice president, O. C. Merriman, Minneapolis; treasurer, Ernest Hospes, Stillwater, and secretary E. S. Hotchkiss, Chicago.

BUILDERS' ITEMS.

H. F. HOOVER, transacts the real estate department of Mr. Shoch's business, and is located at present at 1917 North Twenty-third street.

DR. FILBERT has the contract to put down his Asphalt pavement road, between Ridge Road and Twenty-second street, and is at work on it.

THE Harley Cemetery Association, which was formed some few months ago with Mr. J. Evans as secretary, has made a good start, already having found some thirty-five customers.

DANIEL M. BOWEN, 605 Sansom street, conveyancer, has traded a property Third and Chestnut street for Camden properties, belonging to Roberts & Cohn, of Camden, value $62000.

ROBERTS & COHN, Camden, have just completed the sale of the house owned by General Robeson at Twenty-second and Penn street for $13,500. They report business very active with them.

THE Camden real estate men report that real estate is advancing some five per cent. as compared with a year ago. They report the growth of the town fast growing, and houses renting and selling as fast as completed.

B. H. SCHAEFFER, real estate broker and conveyancer, 1309 Columbia avenue, reports that he has not one private dwelling for rent; and that inquiries for modern houses are on the increase. He has for rent four fine stores on the avenue.

TWINING & SON, real estate agent, 2133 Columbia avenue, real estate broker and insurance agent, has sold a property 2227 Sharswood street, for $1912, and within the past few days has been doing considerable business in insurance and renting.

JOHN H. HUDSON, 1428 Columbia avenue, real estate broker and insurance agent, reports the sale of 1528 Columbia avenue, for $7100. The purchaser is intending altering it into a store. He has may inquiries for small properties, which he finds difficult to get in desirable locations.

RANDAL E. MORGAN, Market street, Camden, reports the sale of a property on Carman street and also as having received bids for several others, which he has refused, feeling that properties in Camden should advance on old prices from at least five per cent. to ten per cent.

LOUIS GEIST, 2100 Diamond street, made sale of a property 2014 Diamond street, corner of Woodstock, lot 17 feet 6 inches by 92 feet for $7000. He has a fine twelve-room house on Uber Place between Nineteenth and Twentieth streets above Diamond, which is offered for sale very cheap. It is fitted up with carpets throughout.

C. HARRY SHOWAKER, Twenty-first and Columbia avenue, real estate broker, has just completed the sale of a property, 1541 Centenial avenue, for $6800; also one Thirteenth above Jefferson, for $5500; also 2101 Columbia avenue, for $13000; which will be altered into a store. Mr. Showaker will also alter 2017 Columbia avenue into a store.

JEHU EVANS, Market street, Camden, N. J., real estate and insurance broker, is the secretary for the Dudley Homestead and Building Association, and reports the first drawing having taken place September 30th, when forty-seven lots were drawn, twenty-one of which were choice lots, and further reports that one-third of them have been sold.

WILLIAM C. SMALTZ, will build on the west side of Twenty-fourth street, between Berks and Norris street, thirty-five (three-story houses, of nine rooms; they will be press brick with brown stone trimmings and have all the modern improvements. This property is in the immediate vicinity of four lines of cars; Ridge, Columbia avenue, Thirteenth, Fifteenth, and Eighteenth and Twentieth streets.

B. F. BILYEU, 809 Columbia avenue, real estate broker, reports real estate interests as being on the improve. He has within the last ten days sold a dwelling 1915 Franklin street, three-story, eleven rooms, $5500 clear; also 1814 North Seventh street, three-story, eleven rooms, $7000 clear; also 1925 North Ninth street, three-story, for $2800; also a two-story eight room house, 2261 Fairhill street, for $1900. He, Mr. Bilyeu reports renting very good with him and collections fair.

WM. L. CRAVEN & SONS, 1546 North Seventh street, real estate and insurance brokers, have just completed sale of five houses on Lawrence street, north of Cambria street, for $1600 each. These houses are in a row of twenty-two, six of which still remain unsold. They have also sold four houses on Orianna street, Nos. 2040, 2042, 2044 and 2046 for $1500 each. Within the last few days they have have had many inquiries for small properties. Renting with them is good, and the fall prospects good.

SAMUEL T. FOX, real estate broker, Ninth and Callowhill streets, has made sale of property as follows: Eight houses on Sixteenth and Smedley streets, Tioga, for $2600 each; also corner of Sixteenth and Ontario streets for $2700; also several houses on Smedley street, Tioga, for $2400 each; also several on Ontario street for $2500 each; also house No. 3412 North Ninteenth street for $7200. Mr. Fox reports real estate as being very active with bright prospects ahead. Properties are renting very rapidly in all quarters, and collections are satisfactory.

H. R. SHOCH, 1917 North Twenty-third street, has just completed eighty-two houses located on a block between Twenty-fourth and Twenty-fifth, and Berks to Norris streets, with Ringold and Taylor streets cutting through. The Ringold street properties, thirty-three, have all been sold for $2000 each, and seventeenth out of thirty-five on Taylor street, also for $2000. He has on Berks street, six three-story, nine room houses fitted up with the most improved conveniences, five of which are still for sale, one having been sold for $3300. The whole of these properties will have asphalt roads.

MOSES & King, architects, 226 Walnut street, are erecting a dwelling house for Dr. S. C. Thornton, at Moorestown, N. J. It will be frame, with slate roof and all modern conveniences, and will cost $6000; also two dwelling houses for the Rev. J. H. Lamb, at Moorestown, N. J. They will be twin built and of frame, and cost about $2000 each; also a cottage for Mr. Geo. W. Bilry, at Wenonah, N J., for gardeners' use. It will be an ornamental frame structure, with slate roof; also making exclusive alterations to a house on Penn street above Fifth, Camden, for Messrs. Roberts & Cohn.

JOHN M. SHARPE, builder, South College avenue, has within the past twenty days sold properties to the amount of $200,000. He has in course of erection, fifty-three houses, (two-story), Twenty-fifth and Brown streets, twelve on Thirteenth and Berks, (three-story), and are fine specimens, sixty (two-story) houses on Fifteenth and Columbia avenue, forty-nine (two and three story) on Seventeenth and Diamond streets, which are highly finished; also forty-eight (three-story) dwellings Fifteenth and Diamond streets, which he claims are the best houses he ever built. The rear houses are only of two-stories.

F. A. FLOOD, real estate broker and insurance agent, 2118 Diamond street, has sold within the last ten days, eleven houses on the south side of Fontaine street, for $3000 each, and nine on the north side, for $3300; the corner fetching $3500, on the north side. The houses in course of erection from Twenty-third to Croskey street, (eleven in all), the northeast corner of which is a store, and has been sold for $6500, and have considerable inquiries for the balance. Sold also two dwellings on Uber place, between Nineteen and Twentieth streets, north of Diamond, for $5250 each, there are thirty-two houses in the block; only six of which remain unsold. Also sold a three-story ten room house on Judson place, for $5500.

L. B. HUMPHREYS, real estate broker, Third and Market streets, Camden, has within the last few days disposed of properties 414 North Fifth street, three story brick with eleven rooms for $4800; also 411 Friends av., three-story rough-cast, for $1275; also a drug store, Fourth and Pinden streets, three-story brick, for $6500; also 407 Friends av, three-story rough cast, for $1050; also 904 Federal street, three-story with marble front, for $2850. Mr. Humphreys reports houses for rent scarce and in great demand and business generally satisfactory.

DIXON & HALLOWELL, conveyancers and real estate agents, Ridge road and Fairmount avenue, in speaking of real estate speak very encouragingly, and are looking forward to a heavy winter business. Houses with them are in great demand. They have within the last few days made sale of a property 2343 Sharswood street for $1650; also 1608 Fawn street, for $2300, besides several smaller properties.

—John O. Taylor, the deceased Treasurer of the Pennsylvania R. R. Co., left an estate of $75,000.

Average Yearly Pay of School Teachers.

New York Star.

San Francisco	$980	St. Louis	$607
Boston	933	Albany	606
Cincinnati	728	Brooklyn	606
New York	707	Kansas City	606
Chicago	705	Detroit	605
Dayton	698	Indianapolis	601
Columbus	672	St. Paul	599
Washington	671	Providence	595
Springfield	641	Louisville	595
Newark	638	Buffalo	588
Milwaukee	631	Baltimore	576
New Haven	614	Nashville	570
Minneapolis	607	Philadelphia	517

ACCORDING to Prof. Mendell, of the Scientist's Congress, held recently at Berlin, vagrancy causes and promotes insanity.

THE deliberate poisoning of three prisoners confined in the Columbus, Ohio Penitentiary, because they are important witnesses in the investigation of abuses at the prison, is certainly a new phase of prison mis-management. The crime if proved, should be punished by the extreme law, for it is one of pure and simple devilishness.

A new form of iron pavement has been laid on Madison street just east of Dearborn, Chicago, which is attracting a great deal of interest not only from the average passer-by but from practical men and those interested in the construction of a good and substantial roadway. The material used is of iron rolled into the shape of small T rails, one and one-half inches high, laid with the flat side (or what is known as the bottom of the rail) up. This surface is an inch and a half wide and has indentations across it at intervals of six inches for the purpose of insuring a more perfect foothold. The rails are fastened together by being securely bolted with wrought-iron bars, and are laid an inch and a half apart. They rest on two-inch planking, and are secured thereto by staples which pass over the bolts. The pavement is laid in sections twelve feet in length by two feet in width, with stone blocking along the curb and next to the railroad track. The space between the rails is filled up to the street level with tar and gravel thus making it perfectly water-proof. The merits of this pavement are said to be that it will keep in a smooth condition for a period probably longer than any stone or wooden blocking, and is considerably less noisy than the stone.

PHILADELPHIA is coming to time, and *vice versa*. The clock that is to be put into the tower of the public buildings at Philadelphia is to be a grand affair. The dial will be twenty-five feet in diameter and the center of the dial will be 391 feet above the street. The dial will be illuminated by electricity, and it is calculated that the time can be seen at night from any point in the city, and with a field glass the position of the hands can be distinguished at a distance of fifteen miles. The minute hand of the clock will be twelve feet long and the hour hand will measure nine feet in length. The size of the Roman figures on the dial will be two feet eight inches in length. A steam-engine will be placed in the tower to wind the clock every day. The clock-makers who have been invited to give their views concerning the building of the clock all say that nobody in this country is able to build such an enormous time-piece. It will take a whole year to place the clock machinery in the tower after the building has been completed. The bell for the clock is to weigh between 20,000 and 25,000 pounds, and will be calculated to peal out so loud that it can be heard in the distant parts of the city. There will be what are known as Westminster chimes, and they will ring on the quarter, half, three-quarters and hour. The bell will be the next heaviest on the continent. The heaviest is in the Cathedral in Montreal and weighs 28,000 pounds.

WITH reference to the period at which kiln-burnt bricks were first used, arising out of the discovery of Drs. Schliemann and Dorpfeld at Tiryns and Mycenæ, Professor A. H. Sayce writes: "Kiln-burnt bricks of an early date are found in Upper Egypt, as well as in the Delta. The bricks composing the old fortress of Gebelen, south of Thebes, are stamped with the cartouches of Ra-men-kheper and Isis-m-kheb of the (illegitimate) XXIst Dynasty. Bricks with the same cartouches are found in another ancient fortress which dominates the Nile, that of El-Haybi, south of Beni-Suef. Here, last winter, I found the remains of a kiln where some of the stamped bricks had been burnt before being used for building purposes. A portion of one of them, with the cartouche of Isis-m-kheb, lies before me at the present moment.

New York Notes.

REAL ESTATE excepting in outlying building lots, has been selling rather sluggishly, in New York and Brooklyn for a week. A plot of 8½ acres making 133 city lots in the Twenty-seventh Ward, sold at $3.200 per acre. Ten lots on Broadway and Fifty-sixth street, are to be sold October 14, under foreclosure, on which $226,000 is due. Several other foreclosure sales are announced. During the week last reported, there were 165 conveyances involving $2,088,344. The number of mortgages recorded for week, 194, and amount involved $1,344,805. The amounts involved in conveyances and mortgages as compared to a year ago, exhibit a marked increase. During the past week, 77 new buildings were projected in Brooklyn, involving an outlay of $827,250, against 66 for same week last year involving $838,350.

REAL ESTATE agents report a good deal of inquiry. Preparations seem to be making for a large amount of winter excavation, for cellars for spring building.

Among the Churches.

THE St. Johns' Roman Catholic Church has been greatly improved in its interior.

A HANDSOME new church is to be built by the Union Methodist congregation, somewhere in the upper section of the city; partly out of funds to be realized from the sale of the old Union Church, at Fourth and Arch.

THE Mount Zion Church, at Manayunk, has been improved. New steam heating apparatus has been introduced. The old pews have been taken out and chairs substituted.

THE Western Church, on Twentieth street, has been repainted and repapered at a cost of $1500; and $1000 has been expended upon the Kensington Methodist Church.

THE corner-stone of the new St. Johns' Church was laid on Sunday, on Front below Norris.

THE corner stone of the New Theological Seminary will be laid in about two weeks.

No Map of the United States.

It will be surprising, perhaps, to the public to know that, after spending $8,000,000 in surveys, there is still no actual map in existence of the United States. The Coast Survey and the Hydrographic Office has prepared a reasonably accurate map of our coast line, but the internal surveys have been so inaccurate and imperfect that rivers, mountains and towns have in many cases been located on previous maps as much as five miles out of their true position. This is, of course, especially true of those points remote from railroads, which have, of course, been less accurate. The new map now in preparation by Major Powell, would occupy the floor space of a room in an ordinary dwelling house, and will be absolutely accurate within the limit of the scale of feet upon which it has been prepared. It will take about a year to complete this, and when done it will be the only accurate map of the United States in existence. The astronomers have long claimed to have prepared a more accurate map of the moon at a distance of 250,000 miles than has yet been made of the State of New York from surveys made upon the ground. These maps, however, have been made by means of photography, and hence are more accurate in their outline than could have been obtained by hasty triangulations. Major Powell's map, however, will be as accurate a representation of the geographical location of the mountains, rivers and towns of our own country as the astronomers have yet prepared of the queen of the night. He has also in preparation a dictionary of altitude by which he will set at rest the long mooted question as to the relative sea level of the Atlantic and Pacific Oceans. According to railroad levels heretofore made, the Pacific is supposed to stand about four feet above the level of the Atlantic. Within a year Powell will have settled this question.

Building Permits.

A two-story addition, 20 ft. by 16 ft. Lombard above Sixty-first street, to Jacob Zell, Fernwood, Delaware County.

A one-story kitchen, 13 ft. by 19 ft., Cedar and Norris streets, to David J. Davis, Jr., 3038 Frankford av.

A one-story kitchen, 13 ft. by 14 ft., 317 South street, to Charles D. Hill, 2623 Poplar street.

Addition and alteration, 79 S. Second street, to John C. Atkinson, 417 Dickinson street.

A two-story back kitchen, 12 ft. by 13 ft., Dauphin above Ninth street, to Patterson & Norton, 933 Dauphin street.

A wagon shed, 48 ft. by 14 ft., Gillingham above Mulberry street, to Gregory & Harrocks, 4437 Frankford av.

A one-story stable, 30 ft. by 20 ft., Wistar above Mercer street, to Charles W. Keefe, 56 Bringhurst street.

Four two-story houses, 14 ft. by 28 ft., Hart Lane above Kensington av., to Charles Huston, 2433 N. Fifth street.

Six two-story and one three-story houses, 16 ft. by 43 ft., Twentieth above Morris street, to Alexander Wilson, 2106 Fitzwater street.

Two two-story houses, 14 ft. by 41 ft., DeKalb street above Fairmount av., to Louis C. Smith, 619 Brooklyn street

A one-story back building, 11 ft. by 16 ft., 3604 Powelton ave., to A. P. Reiger, 3604 Powelton ave.

Three two-story stables, 21 ft. by 34 ft., Stone above Fifteenth st., to Jas. Buist, 729 S. Tenth st.

Two three-story houses, 24 ft. by 55 ft., Tulpehocken above Main st., to H. H. Buzby, 5258 Main st., Germantown.

A three-story house, 43 ft. by 63 ft., Belgrade st. above Allegheny ave., to Edward Delany, 913 S. Twentieth st.

A two-story house, 10 ft. by 49 ft., 1620 S. Nineteenth street, to Friel & Simpson, Nineteenth and Wharton sts.

A two-story building, 18 ft. by 70 ft., Jauney street above Allegheny ave., to Dickson Bros., 2817 Frankford ave

A third and fourth-story addition, 68 ft. by 180 ft., 1825-27-29 Market st., to John Wanamaker, Thirteenth and Market sts.

Alter building to two houses, 16 ft. by 26 ft., Camac st. above Columbia ave., to W. S. Ringgold, 1719 N. Thirteenth st.

A three-story back building, 17 ft. by 30 ft., 2317 Pennsylvania ave., to H. K. Kindig, 2360 Green st.

Five two-story houses, 13 ft. by 40 ft., French above Sixteenth st., to J. Stafford, 1837 N. Thirteenth st.

A one-story back building, 13 ft. by 12 ft., 1726 Leib st., to Wm. Smith, 1726 Leib st.

A three-story house, 15 ft. by 49 ft., Hanover and Thompson sts., to Harry C. Nichols, 1509 Montrose st.

Five two-story houses, 15 ft. by 42 ft., Wharton st. above Jarden, to Jas. Holmes, 1231 S. Nineteenth st.

A three-story house, 16 ft. by 60 ft., 3326 Germantown ave., to John Summers, 3322 Germantown ave.

A two-story house, 15 ft. by 28 ft., Alder st. above Thompson, to Frank Brelle, Eighth st. and Girard ave.

A two-story house, 18 ft. by 42 ft., Mascher st. above Cumberland, to Frank Streibig, 265 Diamond st.

Two three-story stores, 10 ft. by 44 ft., Sixth st. above Alaska, to B. Harvey & Son, 2119 Fitzwater st.

T. F. Shuster, No. 908 Buttonwood st., alterations to buildings with mansard roof, No. 1533 Green st., 36x38.

J. Boyle, No. 4303 Cresson st., four 3-story houses, Cedar st., near Apple, 18x43. Also, two 3-story houses, Allison and Tower sts., 18x43.

J. J. Cline, No. 420 Wharton st., 3-story back building, No. 714 Tasker st., 12x16.

J. Smith, No. 742 Martin st., underpin, No. 720 South Twentieth street.

J. H. Virkler, No. 4221 Lancaster ave., 3-story store and dwelling, Forty-second and Brown sts., 18x42.

T. S. Potter, Falls of Schuylkill, 3-story house, Queen lane, near Ridge ave., 9x48.

J. F. Cassady, No. 608 Dickinson st., 3-story back building, No 513 Carpenter st., 12x50.

H. T. Simpson, No. 759 South Sixteenth st., 2-story back building, No. 759 Fitzwater st., 12x12.

D. T. Flanagan, No. 1509 Arch st., 3-story store and dwelling, Sixteenth and Moore, 17x50. Also, dwelling adjoining same, 15x50.

A two-story house, 16 ft. by 28 ft., Ashwood ave., above Eighty-sixth st., to Levy Quidenfield, 1207 Wood st.

A two-story house, 16 ft. by 40 ft., Fifty-second and Franklin sts., to Thomas H. Burrows 5127 Kershaw ave.

A three-story house, 18 ft. by 31 ft., Willow st., below Grove ave., to George S. Roth.

A two-story stable, 70 ft. by 125 ft., Twenty-fourth, above Pine st., to J. D. Ellis, 1233 Fairmount ave.

A two-story stable, 15 ft. by 22 ft., Trenton ave., and Dickinson st., to Mrs. Lynch, Trenave., and Sergeant st.

A two-story house, 14 ft. by 40 ft., Mornen ave., above Eighty-eighth st., to Richard Goldhahn, Twenty-second and Hart sts.

A two-story building, 9 ft. by 16 ft., Fourth and Monroe sts., to P. L. Hardy, 722 South Fourth st.

A two-story store, 15 ft. by 60 ft., Stenton and Spencer sts., to John J. Joyce, 223 Armat st., Germantown.

A two-story building, 170 ft. by 38 ft. Third above Cumberland st., to Einwechter & Sons, 2037 Wishart st.

Seven two-story houses, 13 ft. by 28 ft. Wyoming, above Ann st., to Charles Roth, 5 Silver st.

Two three-story houses, 18 ft. by 50 ft., Highland av., above Twenty-eighth st., to Charles W. Macfarlane, Coulter and Green sts.

Four two-story houses, 12 ft. by 37 ft. Lawrence, above Cambria st., to John A. Snyder, 1710 Master st.

A two-story house, 10 ft. by 48 ft., Fifteenth, above Venango st., to Benjamin Walker, 3809 Germantown ave.

A three-story house, 17 ft. by 52 ft. Cambria and Hartville sts, to Samuel H. Brown, 1815 East York st.

Two three-storyhouses, 18 ft. by 58 ft., Cambria, above E st., to same party.

A two-story house and stable, 14 ft. by 64 ft., Seybert, above Eighteenth st., to John M. Sharp, 1936 S. College Ave.

Four three-story houses, 16 ft. by 58 ft., Fifteenth, above Diamond st., to same party.

Thirteen two-story houses, 15 ft. by 52 ft., Fontaine, above Fifteenth st., to same party.

Twenty-two three-story houses, 18 ft. by 69 ft., Diamond, above Fifteenth st., to same party.

Three two-story houses, 14 ft. by 42 ft., E st., above Cambria, to Samuel Brown, 1815 E. York st.

Three three-story houses, 15 ft. by 48 ft., Cambria, above E st., to same party.

Four two-story houses, 12 ft. by 28 ft., Hartville, above Cambria st, to same party.

Twenty-four three-story houses, 15 ft. by 50 ft., Twenty-fourth, above Berks st., to T. W. Small, 1545 Hutchinson st.,

JUDGMENTS.

PHILADELPHIA.

Entered September 23, 1886.

*Cathcart Thos—Jos Parker 4 J 86 356 16
*Crecey Laycerus—John Marshall (Execution issued) 4 S 86 367 20
Donnelly P F—Wm Goodchild (Execution issued) 4 S 86 350..... 96
*Davis Frank E—Thos Davis 4 S 86 358..... 200
*Fruh Jno, Shopmire Chas—Bridesburg B Asso (Bond and Warrant) 4 S 86 359 300
*Felten Lewis C—Amanda A Felten (Execution issued) 4 S 86 361..... 1112
*Folzgraf Harry—Henry Schneider 4 S 86 368..... 300
McGrath Hannah—Geo De B Keim 4 S 86 349..... E J
Wisinger Chas B, Walters Fredk P—P J Wehrham et al (Treasurers Bond) 4 S 86 353..... 500

Entered September 24, 1886.

*Anderson Edwd F and Lottie E—Chas T Jones 4 S 86 369..... 400
*Beatty Annie J, Coulter Margt—Phila Bldg Asso (Bond and Warrant) 4 S 86 408..... 576
*Backofer Andreas—C Neuffer 4 S 86 409..... 1500
Bride Ira E—A S Seers 3 M 84 73..... .....
*Dolbert Jacob—Adam Schroeder 4 S 86 371..... 400
*Doyle Chas E—Florian Moss 4 S 86 372..... 300
*Doyle Chas E—David R Burns 4 S 86 373..... 348
*Doyle Chas E—Mary C Doyle (Execution issued) 4 S 86 374..... 1785
*Doyle Chas E—Mary C Doyle (Execution issued) 4 S 86 375..... 1020
*Eaby Elias—P J Murphy 4 S 86 386 1000
*Felten Louis C—Chas E Fell (Attachment Execution issued) 4 S 86 370..... 550
*Fischer Bruno—Cath Muller et al (Execution issued) 4 S 86 387..... 220
*Henn Barbara—Chas Theis (Bond and Warrant) 4 S 86 390..... 4000
*Holland Dennis J—B Strouse et al (Execution issued) 4 S 86 384..... 139
Heacock Wm—J R Rhoads 3 J 76 401..... S F
Jones Evan Jr—H and G Taylor Co 3 J 86 393..... 218
*Kennedy Patrick W—Cath L Moyer 4 S 86 376..... 408
*Longwell Jas—A B G Hinkle (Bond and Warrant Attachment Execution issued) 4 S 86 410..... 550
*Ladner Louis J—Chas Theis (Bond and Warrant) 4 S 86 301..... 20,000
*Meyers Joseph—Jas Gilmer 4 S 86 401..... 138
McHenry A R and Jas O—H Rhoads 1 M 86 859 223
*McGrattan Edwd—F Davis & Bro 4 S 86 388..... 310
*Pfaeffle Henry—Geo J Miller (Execution issued) 4 S 86 378..... 554
*Pfaeffle Louis and Henry—Geo J Miller (Execution issued) 4 S 86 380..... 1050
Phila Warehouse Co—H Rhoads 1 M 86 859..... 2286
*Siegrist George W and Chas T—E C Bachmann (Bond and Warrant (4 S 86 397..... 1000
*Stoeffler Wm E—Eble & Herter 4 S 86 382..... 1000
*Stinson Geo—Provident L and T Co (Execution issued) 4 S 86 377..... 1589
Tennis C, Manley Robt—City (Bond) 4 S 86 404..... .....
Vogelbacker Chas—L De Mets 2 D 85 575..... 106
*Weimer Henry L, Born John Geo—Goodwill B and L (Bond and Warrant) 4 S 86 383..... 2000
Watson Robt C, Bartholow J W M C—Thistle Mills 4 M 86 13..... 13
Whiting C M—D Garrison et al 1 M 861..... .....
Whittington Henry B, Lockard Wm—Saml F Prince 3 S 84 500..... .....

Entered September 25, 1886.

Atkinson Henry F C—Michl Molony 3 J 86 378 1131
Arnold Wm—R T Holme et al 8 J 86 896..... 122
*Brandecker John—A Wolfe (Execution issued) 4 S 86 426 150
Boulton J B—Merchants Nat. Bank 3 J 86 975..... 1394
Bell Wm—Merchants Nat. Bank 3 J 86 976 659
Bitting Geo E—D D Elder 3 J 86 574..... .....
Blyler Joseph K—J B Lewellen 3 J 86 1045..... 531
Burke A K—F W Ayer & Son 3 J 86 1053..... 117
Burns John A—C S Gibbon et al 3 J 86 714..... .....
Boulton John B—Aaron Fries 3 J 86 614..... 418
Caldwell J K—R McCadden et al 3 J 86 371..... 110
Copes John R—L M Lancaster 3 J 86 472..... 585
Catharine L Edwin—John McKay 3 J 86 513..... .....
Catharine Lawrence E—A Lelar & Co 3 J 86 648..... 331
Cummings J Edwin, Kleinsmith Carrey C C—E H Toosey 3 J 86 688... 759
Wm F—J Meyers et al 3 J 86 688... 739
Child Joseph, Conklin Joseph—Vulcanite Paving Co 3 J 86 802..... 5242
Cohn R—Merchants Nat Bank 3 J 86 981..... 532
Childs Josephs—Amos Dotterer 3 J 86 1002..... 555
Crooker J H—W B Whitney et al 3 D 85 261..... 113
*Davis Frank E—T D McGlathery 4 S 86 441..... 500
Doenback Geo—Wm Brice & Co 3 J 86 195..... .....
Daly Daul and Michl—S H Williams 3 J 86 546..... 329
Davis Wm H—A D Elwell et al 3 J 86 500..... 204
*Edichal Bullion Co—M K Kirkpatrick 4 S 85 437..... 12,000
Eastwood Sarah A—H B Hanford 3 J 86 779 143
*Frank John—P Doerle 4 S 86 425.... 600
*Foster or Forster A—C T Savage 4 S 86 438..... 300
*Fitzwater Mary—Wm Henry Patterson 4 S 86 447..... 133

Fury Chas J—Mary A Fury 3 J 81 828 .....
Gamble Horace B—Eisenmaier 2 M 58 242 .....
Greene A M, Clark Wm H, Tasker Wm H—Tenth Nat Bank 3 J 86 998.....
Gerker Frederick—W P Bushell 3 J 86 874.....
Griffis Clarence H, White Ernest M—S C Ermentrout 3 J 86 710.....
Gannon John A—F H Bawo et al 3 J 86 488.....
Gahn Andrew—M B Taylor 3 J 86 489.....
Genois Louis—Jno H Burgin et al 3 J 86 613.....
Huet Samuel—Wm M Shivers et al 3 J 86 632.....
Haldeman Isaac—Wm N Wilson et al 3 J 86 731.....
Haukele H—P K Boyer 3 J 86 767....
Hong Marshall C—H C Carroll et al 3 J 86 977.....
Holmes James M—Merchants Nat Bank 3 J 86 979.....
Hunsicker Henry A and Clement W—J Hearing 3 J 86 1019.....
*Henszey Alexr J D and Theresa E—E J Thomas (Bond and Warrant) 4 S 86 427.....
*Hartley Danl K and Ida J—Geo Bruehl 4 S 86 442.....
*Hoger Gus S and Anna—Weisbroad & Hess 4 S 86 444.....
Kettenring Jacob—Henry Miller 3 J 86 532.....
Kettenring Jacob=F B Weed et al 3 J 86 666.....
Kettenring Jacob—E H Morris 3 J 86 768.....
Kennedy Patrick W—5th Ward B. and L. 3 J 86 892 .....
Locker Geo H—F McCullough 4 J 81 928.....
Lynch James C—Elizth Horn 3 J 86 1000.....
Martin James S and R Steen—Irving Nat Bank et al 3 S 86 586.....
Martin James S and R Steen—Wm Wood et al 3 J 86 683.....
McCaffrey James—Resolute B. and L. 3 J 86 769.....
McGirr Joseph J—L Jeannison 3 J 86 777.....
McCalmont Geo H—J D Sergeant et al 3 J 86 820.....
McBurney Wm C—Jacob Tome 3 J 86 914.....
Mayer Andrew—Wm M Wright 3 J 86 902.....
Perkins Joel S—F B Williams et al 3 J 86 765.....
Penn Guarantee asso—Consolidation Bldg asso 3 J 86 795.....
Roane Patrick—Bergner & Engel Co 3 J 86 799.....
Reilly P—Jacob Tome 3 J 86 913.....
Rowland E A—P J Murphy 3 J 86 788.....
Ryan A B—Merchants Nat Bank 3 J 86 974.....
Supplee Chas D—Henry Maule 3 J 86 428.....
Supplee Chas D—Wm B Dixey 3 J 86 704.....
Supplee Chas D—Chas Este 3 J 86 880.....
Supplee Chas D—Miles King 3 J 86 980.....
Seguin Norcum L—E H Toosey 3 J 86 689.....
Seguin Norcum L—E Krauth 3 J 86 1011 .....
Smith Melia—Isaac Adler 3 J 86 405.
Shepherd Wm—Lowenstein 3 J 86 811.....
Schick Martin—Fredk Adler 3 J 86 882.....
Selser John A—Manuf Nat Bank 3 J 86 934.....
Selser Charles N—Manuf Nat Bank 3 J 86 945.....
Selser Chas N and Jno A Turner Geo W—Manufacturers Nat Bank 3 J 86 946.....
Steiner L—Merchants Nat Bank 3 J 86 986.....
Scott Giles—Union S & Basso 3 J 86 1040.....
*Simpson Alexr—Gus Rosenbaum (Execution Issued) 4 S 86 438.....
*Sapira Abram—Jno Huplet 4 S 86 443.....
Slook Adam—Isaac Wright 4 M 86 18.....
Slook Adam—Saml Scott 2 M 86 744..
Spaeth Fredk, Arnold Nicholas—Michl Malls 2 M 86 810.....
Supplee Chas D—S G Maule 3 J 86 1114.....
Smith Julius—Chas M Lam 3 J 86 1217.....
Schollenberger Wm—8th Nat Bank 1 S 80 72.....
Thomas J B—Wm Birnie 3 J 86 1150
Third Ref Dutch Church—A R Van Nest 1 J 86 413.....
Townsend Edwd—Jas Talcott 1 J 86 600.....
Van Dolcke Ludwig—Wm B Williams 1 J 86 417.....
Wilkins Joseph—S T Furman 3 J 86 792.....
Wiltten Henry—E C Wood 3 J 86 870.....
Wheelin Patrick—Annie Breen 2 J 81 181.....
Weierbach Henry H, Jacoby Milton B—J N Wilkins et al 4 J 81 944.....
Wilson Robert T—E A Hibbs 3 J 86 1089.....
Young Lewis T—E Munson 3 J 86 747.....
Yeager John E—Chas Este 3 J 81 687.....
Ashenfelter Reuben E—N H Harrington 3 J 86 1145.....
Abbott M A and M G—Theo Weil 3 J 86 112.....
Abington B. and L. Asso—E Bailey 2 M 86 317.....
Bellis Jennie F—Elizth Cox 2 J 86 814.....
Behnke Robt—H Z Oppenheimer 2 J 86 844.....
Borchers Richd C—N H Harrington 3 J 86 1146.....
Barker John R—Haverford B. and L. 3 J 86 1195 .....
Barker John R—Haverford B. and L. 3 J 86 1054.....
Bradley Thos and Wm—W J Kelly 3 J 77 286.....
Cohen Geo—Robt M Boyce 3 J 86 1186.....
Chlorine Soap Co—J McLaughlin 3 J 86 1203.....
Cloud Frank J—E Beckman 3 J 86 1142 .....
Coughlin S B—Alexr Adaire 2 J 86 756 .....
Dubosq Elizabeth—Our Bldg. Asso. 3 J 86 1155.....
Daly Michael and Danl—Millbourne Mills Co 3 J 86 1181.....
Donnell Wm—P McGarrity 4 M 78 153 .....
Douglass Jno, Jos M, Merritt & Wm S—Phila. Granite Co 3 D 85 325.....
Davis Geo W and David J, Colston Thos—J D Sergeant 2 J 86 636.....
Delaney Henry—Chas Delaney 1 J 86 757 .....
Earp Wm—Thos B Hagstoz 4 M 86 188.....
Esler B Morgan—Saml Urich 3 J 86 1117.....
Ellis John, Murphy Howard—C Hartzell et al 3 J 86 1144.....
Fougeray A—C Horne 4 D 85 400.....
Freeman Wesley B—J F Fries 2 J 86 836.....
Griffis Clarence H, White Ernest M—D H McAlpin & Co 3 J 86 1190...
Griffis Clarence H, White Ernest M—Jos Loeb 3 J 86 1115.....
Griffis Clarence H, White Ernest M—Jas Y Whited 2 J 86 713.....
Griffis Clarence H, White Ernest M—R Hamilton 2 J 86 797.....
Glenn Edwin P—Chas J Field 3 J 86 1143.....
Glading Chas F, Feitig P—Wm Brice & Co 2 M 86 516.....
Goldwater Morris—S E Landis et al 2 J 86 779.....
Henry Peter—8th Nat. Bank 1 J 86 709.....
Hamill Jno P—A Erdrich 3 J 86 1056
Herold Jacob, Stone Walter D—Jas D Thompson 1 S 79 116 .....
Isele Chas—C C Gouck 3 J 86 1064.....
Jordan Thos J—E G Flanigen 2 J 86 660.....
Kane James—E B Coxe et al 3 J 86 1128.....
Kramer Geo—C Hartzell et al 3 J 86 1138.....
Kintzle Wm H—Saml Chapman O C P J 71 11.....
Keenan James—Thos Griest 3 J 76 907.....
Lange John—A Frohman 3 J 86 1194
McNichell Wm J—Jno Devlin 3 J 86 1161.....
Milligan Saml P—K and B No. 5, 3 J 86 1069.....
Milligan Saml P—Jno W Barber 2 J 86 294.....
Miller John—Jas Talcott 3 J 86 1088..
Merchant Glass Mfg Co—I Reizenstein & Co 3 J 861 1100.....
McGettigan Danl—S H Morison 2 J 86 59.....
Muldoon John, Bramble James—F B Weed et al 2 J 86 632.....
Muldoon Michl—Bergner & Engel Co 1 J 86 512.....
Neilson Robt H—Geo Schreiter 1 J 85 637.....
O'Rourke Michael—Geo Irvin 3 J 86 1168.....
Ohl Adolph—A Frohman et al 3 J 86 1068.....
Oberderfer Joseph—S Garrett 3 J 86 1066.....
Sun Fire Ins Co—Theo Weil 2 J 86 112.....
Tierney John A and Thos F—W B Turner et al 2 J 86 617.....
Tarr Henry C & Mary H—Jno E Mehrer 2 J 86 365.....
Walther G A—Carstairs McCall & Co 3 J 85 1149.....
Young Davis Orum—J D Thornton 2 J 86 738.....

Entered September 27, 1886.

Antioch Castle No. 38, Knights Golden Eagle—J H Lambert 3 J 86 228
Benson Jas A and Wm J—Alexr Starrett 3 S 83 50.....
Baker Geo D—Fredk Gerker 3 J 86 997.....
*Cooper A G—W Hartman (Execution issued) 4 S 86 450.....
*Celee Wm—Henry Thoma (Execution issued) 4 S 86 452.....
*Coleman Peter—A James Jr (Execution issued) 4 S 86 461.....
*Cunningham J H—P J Murphy (Execution issued) 4 S 86 469.....
Cohen R—Wm Elkin 4 S 86 98.....
*Henssler Christian, Klein Geo J—V Klein (Execution issued) 4 S 86 449.....
Kisterbock Josiah—W T Elbert 3 J 83 257.....
Martin L A—Geo Kelly 4 S 86 475.....

*McIntire E W, Adams John C, Miller W P—Jno M Gessler (Execution issued) 4 S 86 474 237
*McIntire E W, Adams John C, Miller W P—Jno M Gessler (Execution issued) 4 S 86 473 351
*Rizzo Francis—W R Warner & Co 4 S 86 453 171
Rice Thomas—Wm McGorrigle 4 S 86 470 ..... E J
Seybert Chas H—Sarah Seybert 1 D 81 412 200
*Stout Saml H and Sarah A—Jos A Robbins 4 S 86 454 80
*Sellman Franz, Trapp Geo—Bridesburg B and L (Bond and Warrant) 4 S 86 456 700
*Seyferhelt John—A James Jr (Execution issued) 4 S 86 460 25
*Scott Jeremiah H—B F Teller 4 S 86 476 400
The Shupe & Noble Furniture Co—Nat Pubg association 4 S 86 464 ..... E J
The City of Phila—Wm M Servesson et al 1 M 86 421 to 443 801
West Phila Pass R Co—W T Elbert 3 S 83 250 ..... costs
Wilson Annie E—C Chauncey 4 S 86 457 ..... E J
Wittig Harry F—R N Simpson 3 J 86 161 155
Wood John Jr, Bulkley E R—City (Bond) 4 D 83 643 ....

Entered September 29, 1886.

*Bourguignon C L, Seidel Otto A—C Stoecklein 4 S 86 512 200
Comly Benj—Huntingdon Val B and L 3 M 81 293 100
Crabtree Benj—Enoch Remick 1 D 85 178 70
*Ford Samuel—E S Armstrong 4 S 86 528 135
Felton Lewis C—W B Andrews 3 J 86 649 20
Fry George W—Chas Rhoads 4 S 86 513 69
Hibbs A Arlington—Jno E Frymier 3 J 85 842 4425
*Haggenmiller Louis and Otto—Jacob Sekinger 4 S 86 526 200
Kumpf Wm—John G White & Co 3 J 86 1081 701
*Kramer Elizth—Aaron Fretz 4 S 86 515 200
McKinley Wm A A, Horn Ellwood —A Frick 3J 86 1082 133
*McCrossin Patk—Moyamensing B and L (Bond and Warrant) 4 S 86 532 1600
*McCrossin Patk—Moyamensing B and L (Bond and Warrant) 3 S 86 533 6000
*McGlaughlin Chas C—H B Wolcott (Bond and Warrant) 4 S 86 539 2000
McCaffery John, Malloy Jas, Comly Joshua—W J Fell 4 M 86 2 ....
O'Donnell John F—P Cooper Assembly (Treasurers Bond) 4 S 86 538 ... 300
Porter John A—Wm Grimes 4 S 86 535 74
*Rothwell John—Chas Rothwell 4 S 86 522 5000
*Romoser John—Jacob Sekinger 4 S 86 527 100
Schofield Lane—Abram H Smith O C P M 70 129 ..... S F
*Stermer John H—John Stermer 4 S 86 511 3200
*Serrill Stephen H—Fredk Hunter 4 S 86 523 200
*Wilkinson Wm J—Mary Disston 4 S 86 534 350
Way Geo G—C C Haines et al 3 M 86 745 ....
*Young Jno—Bridesburg Bldg Asso (Bond and Warrant) 4 S 86 510 600

Entered September 30, 1886.

Cope Elizabeth—A N Kidney 1 J 80 433 ..... S F
Farren Patk—Monitor B and L D C S 74 386 ..... S F
Flanagan Wm H—Tatham & Bros 4 S 86 582 4551
Flanagan Thos—Tatham & Bros 4 S 86 583 4885
*Gorrell James—Monitor B and L (Bond and Warrant) 4 S 86 580 150
Lehigh Coal and Nav Co, Middleton H W—City (Bond) 4 S 86 585 ....
*Mower Thos F—Hugh Hallowell 4 S 86 577 1000
McOmber Geo E—John J Ridgway 2 J 86 550 6555
Phelps Minnie—P H Coggins 2 J 85 181 ....
*Schoch Chas Y—Geo W Plumly 4 S 86 551 400
*Sileger Susan F—H N Maule 4 S 86 555 150
The City of Phila—Nathan C Coates 1 D 85 180 505
*Weller Saml H—E S Armstrong 4 S 86 584 5000

Mechanics' Liens.

Wm Marshall owner and cont—Robt T Mitchell claimant, 5 bldgs E s 20th st, 48 ft N of Tasker st 270
Wm Marshall owner, Wm Marshall & Son conts—Patterson & Norton claimants, N s York st, 126 ft W of Emerald st 2015
Wm Marshall owner, Wm Marshall & Sons conts—Patterson & Norton claimants, N s York st., 126 ft W of Emerald st 2015
Jas D Jaquette owner and cont—E B Ayres & Sons claimants, N s "F" st, 149 ft W of 22d st 435
Jos Stuckey owner and cont—J C Medtart & Co claimants, 4 bldgs S s Park ave 113 ft, 97 ft, 81 ft, 65 ft S of Cumberland st and 5 bldgs S s Cumberland, 84 ft, 67 ft, 50 ft, 43 ft, 16 ft E of Park ave and S E corner Park ave and Cumberland st and W s Park ave, 101 ft, 85 ft, 69 ft S of Cumberland st and S E cor Ontario and Cumberland sts and S s Cumberland, 33 ft, 17 ft W of Park ave and S W cor. of Park ave and Cumberland st, 17 bldgs, each 25
Thos W Mellor owner, Geo Harrison cont—Andrew Mabin claimant, S W s Penn st, 206 ft S W of Chew st 168

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—a form of action invested to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, September 27, 1886.

Anthracite st., S. W. s., 77 ft. N. W. Salmon, James E. Magee to Catharine E. Keating Sept. 22, 1886, 13 ft. by 75 ft.; E. s. Cedar, 14 ft. 3 in. N. Adams, 14 ft by 60 ft ..... nom.
Aspen st., N. s., 256 ft. E. Thirty-ninth, Jacob Rightly to Isabella Little, Sept. 17. 1886, 15 ft by 80 ft $2,800
Botanic ave., S. E. s., 175 ft. N. E. Eightieth, George Laycock to Lawrence Monroe, Sept. 14, 1886, 50 ft. by 100 ft.; N. W. s. Laycock ave., 175 ft. N. E. Eightieth, 50 ft. by 100 ft 650
Cambridge st., N. s., 187 ft S in W. Seventeenth, James McNickle to Mary Jane Lewis, Sept. 24, 1886, 12 ft. by 60 ft 2,200
Chelten ave., N. W. s., 209 ft. 9¾ in. S. W. Sprague, James Roop to Hiram T. Parker, Sept. 23, 1886, 50 ft. by 136 ft. 2 in 550
Cordova Place, S. s, 18 ft. S in. E. Barron, James Coll to Samuel Nathan, Sept. 11, 1886, 13 ft. 10 in. by 35 ft 1,000
Dauphin st., 1024, William C. Merritt to Margaret Mende, Sept. 18, 1886, 16 ft. 7 in. by 90 ft 4,600
Ellsworth st., N. s, 152 ft. 6 in E. Twelfth, James Booth to Ann Black, Sept. 20, 1886, 16 ft. 7 in. by 90 ft 4,600
Ellsworth st. N. s., 152 ft. 6 in. E. Twelfth, 15 ft. 6 in. by 57 ft 1,000
Fairhill st., 2261, David C. Schuler to William J. Moock, Sept. 17, 1886, 13 ft. 3 in. by 69 ft 900
Fernon st., S. s., 128 ft. 6 in. W. Twentieth, James McVickar to John Devlin, Sept. 15, 1886, 14 ft. by 47 ft.; g. r. $30 1,050
Fontaine st., 2228, Edw. H. Flood to Wm. Hugh Brown, Sept. 25, 1886, 16 ft. by 63 ft. 9 in 3,000
Fontaine st., 2232, Edw. H. Flood to Annie P. Summers, Sept. 24, 1886, 16 ft. by 63 ft 9 in 3,000
Forty-second st., 807 N., John H. Goldbeck et ux. to Jas. F. Hoctor, Sept. 21, 1886, 15 ft 3-16 in. by 83 ft. 11½ in 2,800
Franklin st., 2641, Courtland Rhodes Bernard Kempf, Sept. 25, 1886, 14 ft. 2 in. by 66 ft. 6 in 1,600
Franklin st., 2647, Courtland Rhodes to Jacob Stocker, Sept. 25, 1886, 14 ft. 2 in. by 66 ft. 6 in 1,500
Godfrey ave., W. s., 92 ft. 8½ in. N. Johnson, Agatha Bischofberger to Chas. Beck, Sept. 24, 1886, 12 ft. 10½ in. by 39 ft 1,675
Hagert st., S. s., 280 ft. E. Twenty-second, Elizabeth Hoonan to Jno. Fow, Sept. 25, 1886, 20 ft. by 112 ft. 6 in 50
Bridge st., S. W. s., 80 ft. N. W. William Lewis F. Castor to Louisa Hernu, Sept. 24, 1886, 20 ft. by 200 ft 400
Knorr st., N. E. s., 57 ft., 6 in. S. E. Vandike, Mary Disston to John F. Long, Sept. 15, 1886, 25 ft. by 120 ft 2,200
Lancaster ave., S. W. s., 7 ft. 11 in. N. W. Saunders ave., Sept. 23, 1886, 32 ft. 2 in. by 193 ft 9,700

Long Lane W. s. and S. s. Federal, Thos. Marshall to John Knox, Sept. 3, 1886; irreg. shape.............. 550

Manton st., 2118, John McConaghy to Lewis Betz, Sept. 25. 1886, 14 ft. by 47 ft.; g. r. $48.......................... 900

Mill Road, N. W. s., 50 ft. 9¼ in. N. E. Meridian, George T. Mills to Charles William Sowerby, Sept. 23, 1886, 138...... by 202 ft............... 100

Mt. Vernon st., S, s., 100 ft. W. Sixteenth, Frank W. Jarden to Rufus M. .... Sept. 24, 1886, 20 ft. by 67 ft.. 7,800

Ninth st., E. s., 179 ft. 3⅜ in. N. Berks, William G. Serrill to Elizabeth ... Martin, Sept. 21, 1886, 13 ft. 4 in. by...... 1⅛ in.; g. r. $84....... 1,400

Nineteenth st., W. s., 184 ft. S. Tasker, Jas. Milnamow to William V. Conklin et ux., Sept. 20, 1886, 16 ft. by 68 ft.; g. r. $72.............. 800

Oakford st., N. s., 64 ft. E. Twenty-third, L. S. Landreth to Robert Paul, Sept. 14, 1886, 16 ft. by 58 ft.; g. r. $51...... ....

Oakford st., N. s., 80 ft. E. Twenty-third, 16 ft. by 58 ft.; g. r. $51; N. s. 96 ft. E. Twenty-third, 16 ft. by 58 ft.; g. r. $51; N. s. 112 ft. E. Twenty-third, 16 ft. by 58 ft.; g. r. $51; N. s. 128 ft. E. Twenty-third, 15 ft. 11½ in. by 58 ft.; g. r. $51 ..... nom.

Oxford st., S. s., 292ft. W. Twenty-second, Robert Paul to Annie J. Beatty. Sept. 4, 1886, 15 ft. by 53 ft. 2 in.; g. r. $48.................... 950

Opal st., 1535 S., Charles Oetzel to Robert W. Wolf, Sept. 17, 1886, 14 ft. by 49 ft.................................. 700

Oxford st., S. s., 29 ft. E. Ninth, Andre Cardinal to Benj F. Hesser, Sept. 20, 1886, 14 ft. by 57 ft.......... 3,300

Randolph st., W. s., 528 ft. 3⅛ in. N. Poplar, Emanuel Furth to Isaac Mertzbacher, Sept. 23, 1886, 18 ft. by 58 ft. 9 in.; g. r. $30................. 2,950

Reese St., 2240 2242 William Tecklenburgh to Frederick Goeckler, Sept. 10, 1886, each 13 ft. 5 in. by 69 ft. 6 in.. 2,100

Reese st., 2244, William Teclenburg to Charles Schalinski, Sept. 10, 1886, 13 ft. 6 in. by 69 ft. 6 in.. 2,100

Second st., 145 S., Robert Eden Brown to William Boyle et al., Sept. 20, 1886, 71 ft. 6 in. by 103 ft...................... 8,350

Seventeenth st., S. W. cor. Hammond, Frank M. Gervais to Thomas F. Rorer, Sept. 9, 1886, 15 ft. by 65 ft.. 1,300

Susquehanna Ave., N. s., 88 ft. W. Fifth Catharsne J. Raig to Edward J. McIvor, Sept. 24, 1886, 17 ft. by 67 ft.. 3,600

Thompson st., N. W. s., 149 ft. 6 in. N. E. Somerset. James E. Magee to Catharine O'Brien, Sept. 20, 1886, 20 ft. by 160 ft............................ nom.

Torresdale Ave., S. E. and N. E. s., Vankirk, James A. Baylie to William Henry and Franklin Smedley, Sept. 13, 1886; 90 ft. by 144 ft. 2⅜ in.; g. r. $32.40.............................. 100

Twentieth st., 720 N., Florence N. Taylor to Alexander M. Appel, Sept. 20, 1886, 20 ft. by 125 ft.. 9,000

Mulberry st., M. W. s., 129 ft. N. E. Harrison, Joseph C. Shoch to Mary E. Boucher, Sept. 24, 1886, 45 ft. by 102 ft. 10 in................................. 2,000

Alder St., 1900, Charles P. Lackner to Christian Schaefer, Sept. 27, 1886, 16 ft. by 44 ft...... 310

Twenty-fifth st, W. s., 35 ft. N. Swain, John M. Sharp to Frank Kirchgessner, Sept. 22, 1886, 16 ft. by 52 ft. 1¾in................................ 2,900

Mole st., W. s.. 172.04 ft. N. Tasker, Joseph A. McGuckin to Mary Caywood, Sept. 20, 1886, 14 ft. by 47 ft.; g. r. $42........ 1,150

Uber st., 1723, Martin H. Ellinger to John Jacob Carl Kinkler, Sept. 23, 1886, 13 ft. 3 in. by 70 ft................ 2,450

Fifth st., 3532, Joseph B. Vanderslice to John Worknot, Sept. 21, 1886, 15 ft. by 113 ft. 8⅝ in.......................... 2,700

Willington st., 1704, John Stafford to Peter Schurndt, Sept. 20, 1886, 15 ft. 9 in. by 70 ft. 10 in.................... 1,400

TUESDAY, September 28, 1886.

Almond st., 48, Harry Ritter to Harry B. Foulke et. al., Sept. 24, 1886, 18 ft. by 67 ft........................ $4,500

Brown st., N. W. cor. Forty-second, John H. Goldberg, et. ux. to Joseph H. Virkler, Sept. 24, 1886, 18 ft. by 49 ft.; g. r. $210............................ nom

Canal st., N. W. s., 105 ft. S. W. Germantown av., Alex. H. McFadden to Sallie R. Winch, March 15, 1886, irreg. shape; g. r. $560.................. 2,500

Chelton av., N. W. s., 661 ft. N. E. Hancock, Mary A. Mayer to Sallie Watson, Aug. 26, 1886, irreg. shape 5,000

Chestnut st., S. W. cor. Sixtieth, A. G. Elliott to Joshua R. Jones, Sept. 24, 1886, 50 ft. by 120 ft................. 500

Davis st., 1214, Robert Boston to Mary List, Sept. 10, 1886, 15 ft. 2 in. by 48 ft.................................... 2,850

Duval st., N. W. s., 163 ft. 2¼ in S. W. Germantown av., John B. McCullough to Anna M. Dalrymple, July 28, 1886, 20 ft by 81 ft. 11 in............ 6,200

Eighth st., 962 N., Job W. Lewis to Mary A. Mayer, Sept. 25, 1886, 19 ft by 88 ft. 2¼ in......... 8,500

Eighteenth st., 1923 N., David C. Cleaver to Edward R. Marsh, Sept. 24, 1886, 16 ft. by 80 ft. 4 in............ 5,300

Erwig av., N. W. s., 150 ft. N. E. Eighty-seventh, Elmwood Mutual Land Co. to James A. O'Donnell, Feb. 5, 1886, 50 ft. by 100 ft...... ..... nom

Francis st., S. E. s., 90 ft. 6⅝ in. S. W. Brown, Josiah S. Hannum to Charles W. Hopple, Sept. 24, 1886, 16 ft. by 75 ft.... 1,000

Fontain st., 2224, Edward H. Flood to Cath. S. Singerly, Sept. 27, 1886, 16 ft. by 63 ft. 9 in.......................... 3,000

Funk st., S. W. s., 100 ft. N. W. Walker, Mathew Neil, Jr., to Mathew Neil, Sr., Sept. 21, 1886, 50 ft. by 100 ft...... 125

Funk st., S. W. s., 200 ft. S. E. Erdrick, Hy. Neil to Mathew Neil, Sr., Sept 23, 1886, 50 ft by 100 ft............ 150

Grape st., S. s., 221 ft. 6 in. W. Thirty-eight, Daniel Leary to Cath. Byrne, Sept. 21, 1886, 15 ft. by 59 ft.. 1,550

Green st., 1529, Wm. M. Marshall to Adelaide E. Atkinson, Sept. 25, 1886, 18 ft. by 110 ft...................... nom

Henrietta st., S. E. s., 208 ft. 11⅛ in. W. Twenty-first, Rosanna Berrill to Wm. H. Pollick, Sept. 18, 1886, 14 ft. by 50 ft.; mtge, $700............ 800

Hepburn st., E. s., 54 ft. 3 in. S Bainbridge, Sam'l Law to Robert Martin, Sept. 16, 1886, 14 ft. by 48 ft. 6 in.; g. r. $24........................ 1,200

Huntingdon st., N. s., 43 ft. 6 in. E. Hutchinson, M. L. Heist to Henry Hurst, Sept. 14, 1886, 14 ft. by 72 ft..... 2,800

Huntingdon st., 807, Amos D. Kennedy to Wm. H. Smith, Sept. 15, 1886, 14 ft. by 67 ft........................ 3,450

Laycock av., S. E. s., 50 ft. N. E. Seventy-ninth, Chas. B. Wilkinson to Wm. H. Hurlbut and Wm. H. Johnson, Sept. 16, 1886, 25 ft by 100 ft..................... 1,500

Mascher st., W. s., 319 ft. 6 in. S. York, James P. Abel to Chas. F. Kugler, Sept. 10, 1886, 15 ft. 3 in. by 49 ft. 6 in.................................... 2,100

Mt. Pleasant av., S. E. s., 45 ft. ½ in. N. E. Jefferson, Wm. S. Wright to Stewart Wright, Sept. 25, 1886, 40 ft. by 117 ft. 3 in.......................... 400

Mulberry st., N. W. s., 174 ft. N. E. Harrison, Joseph C. Shoch to Thos. W. Crossley, Sept. 18, 1886, 40 ft. by 104 ft. 3¾ in.................................. 2,000

Ninth st., 2533 N., Thomas Bailey to Jos. A. Ecker, Sept 20, 1886, 14 ft. 2 in. by 93 ft. 5¼ in.................... 3 100

Norris st., 2336, T. W. Smaltz to Augustus Schmidt, Sept. 1, 1886, 16 ft. 10 in. by 63 ft.......................... 2,800

Page st., 2239, Edw. H. Flood to Margaretta Wagner, Sept. 16, 1886, 16 ft. by 63 ft. 9 in............................ 2,800

Page st., N. s., 80 ft. W. Thirty-first, Anna C. Huber to Christian Kunz, Sept. 18, 1886, 15 ft. by 65 ft.......... 1,400

Park av., E. s., 215 ft. 10 in. N. Columbia av., William Allen to Sarah L. Gray, Sept. 25, 1886, 19 ft. 7 in. by 78 ft 6,500

Pinder st., N. W. s., 140 ft. 4½ in. S. W. Cumberland, Jesse Pinder to Alfred W. Smith, Sept. 22, 1886, irreg. shape................. .... nom

Frankford rd., 1518, Hannah W. Butterfield to Jacob Scheifele, Sept. 20, 1886, irreg. shape.................... 2,800

Atmore st., 1314, Henry Haines to Mary T. Haines, Sept. 21, 1886, irreg.. 400

Hiawatha st., S. s., 180 ft. E. Sixtieth st., R. M. Popham to John T. Kille, Sept. 22, 1886, irreg.......... 600

Pulaski av., N. E. s., 111 ft. N. W. Queen, F. V. Hoyt to Mary Whalen July 23, 1886, 14 ft. by 78 ft. 8¾ in... ......

Race st., 318-320, Frederick Aschenbach to Eisner & Mendelson Co., June 28, 1886, 32 ft. 6 in by 85 ft 4,500

Randolph st., 958, Isaac Merzbacher to Abraham Merzbacher, Sept. 25, 1886, 18 ft. by 58 ft.; g. r. $30......... 2,900

Richmond st., 437, Thomas M. Stewart to Wm. K. Morton, Sept. 23, 1886, irreg. shape, g. r. $50 1,500

Sansom st., 3202, moiety of Frederick Aschenbach to Adolph W. Miller, June 28, 1886, 15 ft. by 75 ft........... 800

Sharpnack st., 11, Wm. Ernst to John W. Gibson, Jr., Sept 27, 1886 30 ft. by 119 ft............................ nom

Sixty-fourth st., E. s., 240 ft. N. Vine Jane Cross, executor, to Wm. Douglass, Sept 21, 1886, 50 ft. by 225 ft... 1,300

Spruce st., 1716, Mary O. White et. al. to Josephine Brinton, Sept. 22, 1886, 23 ft. by 236 ft. 6 in.............. ......

Spruce st., 2122, John Struthers to Samuel A. Dyer, Sept. 23, 1886, 17

WEDNESDAY, September 29, 1886.

Bristol st., N. s., 136 ft. ⅜ in. E. Fifth, Thos. F. Middleton to John Zimmerman, September 27, 1886, irreg. shape......... .... $1,500

Conestoga st., W. s., 214 ft. S. Paschall, Philip McGuire to Patrick McAloon, Sept. 25, 1886, 27 ft. by 140 ft..... 1,650

Eighteenth street, S. E. cor. North, Hannah P. Baker to George W. Shoch, September 21, 1886, 18 ft. by 78 ft. 4 in.. 7,500

Ellsworth st., 2216, W. L. Landreth to Susan Bradley, Aug. 16, 1886, 16 ft. by 86 ft.; g. r. $84..................... 900

Erwig avenue, S. E. s., 100 ft. N. E. Eighty-sixth, Elmwood Mutual L. and I. Co. to John Norris, Feb. 5, 1886, 50 ft. by 100 ft....................... nom.

Fairhill st., W. s., 174 ft. N. Susque-

hanna ave., P. F. Allegert to Angeline Blanck, Sept. 21, 1886, 14 ft. by 62 ft. 10¼ in........ 2,250

Fifth st., W. s., 282 ft. S. Indiana, Thos. L. Kelly to John Grundlach, Sept. 24, 1886, 14 ft. by 72 ft........ 2,700

Fifteenth st, 2011 N., John Dickey to Sarah Hunt, Sept. 15, 1886, 16 ft. 6 in. by 90 ft. 8 in........ 7,000

Fitzwater st., W. s., 134 ft. W. Sixty-first, Sellers Hoffman to John Brogan, September 9, 1886, 49 ft. by 112 ft........ 500

Forty-ninth st., N. E. s., 99 ft. S. E. Springfield ave., Thomas Robb to Mary A. Clark, Sept 10, 1886, 33 ft. by 110 ft........ 6,300

Franklin st., two lots, E. s., 400 ft. 8 in. N. Huntingdon, Courtland Rhodes to Marion G. Breen, Sept. 24, 1886, 28 ft. 4 in by 66 ft. 6 in.; g. r. $75 each........ 2,200

Green st., N. E. s., 93 ft. S E. Upsal, C. F. Heyer to John Dibert, Sept. 6, 1886, 93 ft. by 286 ft........ 4,260

Green st., 1926, H. O. Roberts to Jas. Billington, Sept. 26, 1886, 18 ft. by 87 ft. 5 in........ 13,000

Holstein ave., S. E. s., 450 ft. S. W. Eighty-ninth, Elmwood, M., L. and I. Co. to Geo. F. Sulzbach, Aug. 26, 1886, 50 ft. by 100 ft........ nom.

Huntingdon st., 907, M. L. Heist to Lizzie Benner, Sept. 25, 1886, 14 ft. 6 in. by 72 ft........ 3,100

Jefferson st., 1719, James P. Breen to Courtland Rhodes, Sept. 24, 1886, 23 ft. 6 in by 95 ft........ 9,250

Lehigh ave., 1940, E. T. W. Smaltz to Geo. W. Reed, Sept. 23, 1886, 14 ft. by 100 ft. ⅞ in........ 2,800

Long Lane, 1214, W. L. Landreth to Margaret Morris, Sept. 10, 1886, 18 ft. 1¼ in. by 74 ft. 6¾ in.; g. r. $84... 1,100

Market st., N. s., 34 ft. 3½ in. W. Fifty-eighth. Eleanor S. Peck to Henry E. Wilt, Sept. 28, 1886, irreg. shape........ nom.

Marshall st., 2007-2011, Anthony M. Zane to Samuel P. Courtney, Sept. 20, 1886, 44 ft. by 60 ft........ 8,000

Mechlin street, N. W. s., 97 ft. N. E. Germantown ave., Sam'l Toplis to Geo. W. Tarr, Sept. 21, 1886, 3 ft. by 19 ft........ 75

Mechlin st., N. W. s., 100 ft. N. E. Germantown ave., Geo W. Tarr to Emily K. Miller, Sept. 23, 1886, 40 ft. by 79 ft........ 1,666

Mitchell st., S.W. s., 231 ft. 6¾ in. N. W. Roxborough ave., H. R. Yocum to Warren H. Hantsch, Sept. 24, 1886, 20 ft. by 110 ft........ 2,800

Ninth st., 1818 S., E. B. Morris to John J. Burns et ux., Sept. 20, 1886, 16 ft. by 67 ft........ 4,700

Oakford st., S. s., 288 ft. E. Twenty-second, Wm. Elkins to James J. O'Brien, Sept. 20, 1886, 15 ft. by 43 ft. 2 in........ 950

Olive st., N. s., 71 ft. ⅛ in. E. Thirteenth, Hy. W Lavis to Matthew J. Collins, Sept. 24, 1886, irreg........ 2,175

Philip st., S. W. cor. Jefferson, Jos. Grandom, ex'r, to Francis Carrigan etux., Sept. 20, 1886, 18 ft. 3 in. by 31 ft. 9 in........ 2,400

Sepviva st.. N. W. s, and N. E. s. Tucker, Charles Horan to Michael Gill, Sept. 18, 1886, irreg........ 1,900

Sixth street, W. s., 231 ft. N. Norris, William F. Miller, ex'r, etc., to Susanna Miller et al., Sept. 21, 1886, 25 ft. by 171 ft. 2 in........ nom.

Sixth street, W. s., 231 ft. W. Norris, Wm. F. Miller et al. to Amarylla W. Einwechter, Sept. 22, 1886, 25 ft. by 171 ft. 2 in........ 4,078

Sixth st., E. s., 18 ft. S. Indiana, Geo. Ressen to John McCann, May 6, 1884, 18 ft. by 68 ft. 10½ in........ 1,200

Roxborough ave., N. cor. Freeland, M. J. Haddy to Jno. R. Leewright, September 25, 1886, 54 ft. by 101 ft. 2⅞ in........ 700

Twelfth st., S. E. cor. Tioga, H. S. Birmingham et al. to Charles G. Marx, Sept. 25, 1886, 90 ft. by 185 ft. 6 in........ 4,848

Jefferson st., N. W. s., 404 ft. S. W. Selig, John Marshall to Mary Ann Marshall, Sopt. 29, 1886, 25 ft. by 158 ft. 2 in........ nom.

Thirteenth st., E. s., 192 ft. S. Tasker, Wlliam R. Matchett to James A. Thompson, Aug. 9, 1886, 10 ft by 100 ft........ 3,500

Twenty-fifth st., S. W. cor. Dauphin, Fanny L. Smith, ex'r, to John O'Hara. Aug 31, 1886, irreg. shape 1,800

Thirty-second st., 434 N., Emeline G. Taylor to Anna G. Bringhurst, Sept 28, 1886, 17 ft. 6 in. by 100 ft... 3,000

Thirty-eighth st., E. s., 80 ft. 4½ in. N. Centre, Fras. L. B. Keffer to James H. Carman, Sept., 25, 1886, irreg. shape........ 4,500

Thirty-eighth st.. W. s., 87 ft. S. Aspen, Nathan Shoemaker to Emma Miller, September 21, 1886, 14 ft. by 72 ft........ 3,300

Lambert st., W. s., 67 ft. N. Reed, Andrew Quinn to Wm. Forbes, Sept. 27, 1886, irreg. shape; also 13 lots, E. s. Lambert, 67 ft. N. Reed, each 14 ft. by 46 ft.; N. E cor. Reed and Lambert, 48 ft. by 63 ft........ nom.

Wharton st., S. s., extending from Long lane to Jarden, Geo. M. McGarvey to James Holmes, Sept. 27, 1886, irreg. shape........ nom

THURSDAY, Sept. 30th, 1886.

Carlisle st., S. W. cor. Ontario, B. F. Thorn to Marie R. E. Booth, Aug. 28, 1886, 33 ft. by 75 ft........ $200

Chelten av., S. E. s., 85 ft. S. W. Morris, interest of Samuel Milliken et al. to Spencer Fullerton, in trust, Nov. 10, 1886, 35 ft. by 133 ft. 6 in.; also, in 139 Market and 231 Market........ nom.

Clarion st., W. s., 364 ft. E. Broad, Chas. P. O'Neil to James Maher, Sept. 28, 1886, 13 ft. 6 in. by 48 ft... 1,000

"D'" st., 2932, Thomas McIlvaine to Samuel Crawford, Sept. 22, 1886, 14 ft. by 54 ft........ 1,350

Dean st., E. s., 251 ft. 4½ in. N. McKean, Andrew White to Theodore Sprissler, Sept. 24, 1886, 42 ft. 2 in by 48 ft. 6 in.; E. s. Dean, 223 ft. 6 in, N. McKean, 14 ft. ½ in. by 43 ft. 6 in........ 4,400

Eighth st., 2652 N. Harry Brockelhurst et al. to Margaret C. Neff, Aug. 25, 1886, 13 ft. 8½ in. by 59 ft.. 2,600

Eighth st., E. s.; 340 ft. S. Dauphin. E. S. Armstrong to Samuel Ford, Sept. 21, 1886, 16 ft. by 68 ft.; E. s. 404 ft. S. Dauphin, 16 ft. by 78 ft., W. s. Franklin, 340 ft. 1¼ in., S. Dauphin, 32 ft. by 67 ft.; Mtge, $10,000........ 7,000

Eighteenth st.. S. W. cor. Kater, Timothy D. Murphy to the Lewis Bergdoll Brewing Co., Sept. 16, 1886, 17 ft. by 64 ft........ 5,700

Ellsworth st., S. W. cor Twentieth, Danl. F. Kane to Jane McGarrigle, Sept. 22, 1886, 16 ft. by 65 ft.; g. r. $81........ nom.

Ely Ct., E. s., 64 ft. 6 in. S. Carpenter, ¼ interest of Jennie A. Walls to Harry Bidwell, Sept. 22, 1886, 13 ft. 11 in. by 53 ft. 10 in.; also W. s. Newton st., adjoining, 14 ft. by 55 ft........ 650

Ely Ct., E. s., 64 ft. 6 in. S. Carpenter, Ann D. Hamill to Harry D. Bidwell, ½ interest, Sept. 23, 1886, 13 ft. 11 in. by 53 ft. 10 in........ nom.

Fairmount ave., N. s., 45 ft. E. Thirty-eighth, William R. Nicholson et al. to James A. Turner, Sept. 25, 1886, 15 ft. by 87 ft........ 3,000

Fifth st., E. s., 280 ft. N. Lehigh ave., Margaret McCartney to Frederick Lambrecht, Aug. 4, 1886, 18 ft. by 97 ft. 6 in.; g. r. $84........ 150

Fourth st., 2245-2247 N., Edwin S. Armstrong to Samuel Ford, Sept. 21, 1886, irreg. shape........ 5,000

Frankford Road, S. E. cor Tioga st., Charles Eschbach to Ellen McBride, Aug. 10, 1886, 25 ft. 1¾ in. by 100 ft.; g. r. $96........ nom

Franklin st.. 2653, Courtland Rhodes et al. to George Earnshaw, Sept. 23, 1886, 14 ft. 2 in. by 66 ft. 6 in.; g. r. $90........ 1,100

Front st., 315 S., Susan Hall et al. to Hugh Fitzpatrick, Sept. 7, 1886, 40 ft. front........ 5,000

Garnet st., S. E. s., 163 ft., 14¼ in. N. E. Somerset, E. L. Devine et al., ex'rs, to Wm. J. Kennedy, Sept. 28, 1886, 19 ft. by 200 ft.; g. r. $54... 130

Germantown av., W. s., 244 ft. 3¾ in. N. Butler, David Murtha to Lewis B. Walker, Sept. 23, 1886, irreg. shape........ 9,000

Gray's ave., N. W. s., 150 ft. S. Seventy-first, Stephen H. Serrill to Frederick Hunter, Sept. 20, 1886, 75 ft. by 110 ft........ 725

Haverford Rd., N. W. cor. of Columbia ave., or Seventy-second st., Jeffery Hart to the Twenty-fourth Ward Co-operative Land Ass'n, Sept. 23, 1886,; also two lots on Columbia ave., and one on Hagy or Seventy-third st........ 700

Jackson St., S. W. cor. Thirteenth, Wm. C. Hannis to Annie Withers, Sept. 25, 1886, 15 ft. 7¾ in. by 68 ft.. 3,000

Mascher st., W. s., 165 ft. 8¼ in. S. Oxford, John Laib to Gotthelf Binder, Sept. 27, 1886, 40 ft. by 80 ft.; mtge, $3800........ 350

Newton st., 1006, half interest of Harry Bidwell to Ann D. Hamill, Sept. 23, 1886, 14 ft. 3 in. by 55 ft. 7 in........ nom.

Ninth st., W. s., 73 ft. 10 in. N. Tyson, John Loughran to Aura D. Danehower, Sept. 27, 1886, irreg. shape........ 3,300

Nineteenth st., W. s., 32 ft. N. Latona, Isaac Neithercot to Margt. Devine, Dec. 28, 1881, 16 ft by 69. ft.; g. r. $48........ 800

Oxford st., 2109, Thomas Allman to Wm. Carroll, Sept. 8, 1886, 13 ft. by 44 ft........ 1,900

Paschall avenue, S. E. s., 65 ft. N. E. Fiftieth, Wm. S. P. Shields to Jno. C. Crock, Sept. 4, 1886, 84 ft. by 75 ft........ 8,100

Charles street, N. s., 236 ft. 5 in. E. Thirty-eighth, Thomas to Charles Perkes, Sept. 27, 1886, 26 ft. 7 in. by 25 ft.; g. r. $1,000........ 1,200

Philip st., 1433, Mary Lutz to Barton F. Thorn, Sept. 27, 1886, 18 ft. 8 in. by 47 ft. 6 in........ 1,950

Sharswood st., 1911, M. H. Stuart to Pittman Bright, Sept. 16, 1886, 14 ft. by 54 ft........ 2,950

Sixteenth st., W. s., 16 ft. S. Titan, Jno. C. Lynch to Evan Reese, Sept. 24, 1886, 16 ft. by 58 ft........ 2,000

South st., 241, interest of Lewis J. Myers to Martin J. Myers, Sept. 20, 1886, 12 ft. 8 in. by 81 ft. 4 in........ 2,500

Bouvier st., 1636, Eliza H. Stafford to Mary S. Rainier, Sept. 28, 1886, 12 ft. 8 in. by 67 ft. 10 in........ 2,500

Seventh st., W. s., 136 ft. N. Cherry,

estate Geo. Truman to Jas. Watson et al., Sept. 4, 1886, 10 ft. ½ in. by 73 ft. 9 in 5,500

Spruce st., N. s., 136 ft. 1 1-6 in. W. Thirty-seventh, Caroline G. Harris et al. to Annie H. Scollay, Sept. 27, 1886, 16 ft. by 111 ft 8,000

Twenty-third st., N. E. cor. F, Bernard McGarrigle to Pat'k Reaney, Sept. 22, 1886, 16 ft. by 60 ft.; g. r. $54 1,600

Thirty-eighth street, E. s., 165 ft. S. Aspen, Wm. R. Nicholson, to Samuel B. Evans, Sept. 27, 1886, 15 ft. by 88 ft 2,700

Uber street, 1944, Zachary Taylor to Jno. Batzle, Sept. 23, 1886, 15 ft. by 74 ft. 10 in 1,700

Walnut street, 4111, Mary B. T. Jennings to Hugh S. Dickson, Sept. 20, 1886, 60 ft. by 220 ft 26,000

Walter st., N. s., 263 ft., 277 ft. and 291 ft. W. Twenty-ninth, P. A. B. Widener et al. to John C. Black, Sept. 27, 1886, 14 ft. by 50 ft. each... 7,300

Walter st., 2019, 2021, 2031, 2033 and 2035, John C. Black to William A. Hentz, Sept. 27, 1886, each 14 ft. by 50 ft.; mtges. $8,500 3,500

Walter st., 2037–2041, John C. Black to William C. Wilkinson, Sept. 27, 1886, each 14 ft. by 50 ft.; mtges. $5,100 2,100

FRIDAY, October 1, 1886.

Alter st., 194 ft. W. 23d, A. D. Harlan to Hy. Donaghy, Sept. 18, 1886, 28 ft. by 50 ft. $2,000

Bank st., 29th, Saml H. Weller to to Edwin S. Armstrong, Sept. 29, 1886, 13 ft. 8½ in. by 45 ft 9,000

Broad st., 2043 N., John M. Sharp to Edw. Conley, Sept. 17, 1886, 19 ft. by 95 ft 9,000

Brown st., S. s., 71 ft. 6 in. E. Union 24th wd, Wm. Nicholson to Mary M. Grigg, Sept. 29, 1886, irreg. shape 5,000

Buttonwood st., 1229, Minna Herrmann to John Kolbmann et ux., Sept. 29, 1886, 16 ft. by 58 ft. 1 in 3,500

Canova st., W. s., 250 ft. N. Vine, Ann Padden to Bridget Keegan, Sept. 29, 1886, 25 ft. by 75 ft ..... nom.

Catharine st., 2142, Moiety, Mary E. Dodson to Joel D. Bateman, Oct. 1, 1886, 18 ft. by 67 ft. 3 in 1,000

Chestnut st., 1604, Wm. Purves et al. to Nancy P. Hollingsworth et al., Aug. 9, 1886, 23 ft. by 150 ft 35,000

Federal st., S. s., 214 ft. E. 26th, Rob't Gilmer to Jos. Carter, Sept. 17, 1886, 16 ft. by 68 ft. 5 in 1,750

Fifteenth st., E. s., 154 S. Dauphin, Levi K. Slifer to Fred'k G. Fraser, Sept. 17, 1886, 51 ft. by 88 ft. 11 in... 13,000

Holly st., 818, Wm. D. Kelley to Mary E. Penrose, Sept. 28, 1886, 16 ft. by 80 ft 2,800

Marvine st., 2859, Frank R. Whiteside to Louisa E. Whiteside, Sept. 15, 1886, 15 ft. by 75 ft 1,600

Mill rd., N. W. s., 152 ft. 3⅞ in. N. E. Meridian, Geo. T. Mills to Chas. Watson, Sept. 23, 1886, 76 ft. 1½ in. by 189 ft. 10 in 300

Nineteenth st., 1433 N., Pittman Bright to Ella Stuart, Sept. 21, 1886, 16 ft. 10 in. by 74 ft. 10 in 6,200

Oakford st., 2014, Thos. Marshall to Rose Conlin, Sept. 20, 1886, 15 ft. by 55 ft. g. r., $54 1,050

Oakford st., S. E. s., 75 ft. N. E. Meridian, Geo. T. Mills to Chas. Wm. Sowerby, Sept. 23, 1886, 25 ft. by 162 ft. Also, 3 lots on Oakland and Sylvan sts. 500

Parrish st., 3949, Jas. Clark to Daniel Dougherty, Sept. 24, 1886, 15 ft. by 74 ft 2,400

Randolph st., 957, Simon Neidert to Agatha Bischofsberger, Sept. 21, 1886, 18 ft. by 62 ft. 5 in 3,200

Reese st., W. s., 75 ft. N. Indiana, Andrew Hemberger to Dwight M. Lowrey, Sept. 10, 1886, 84 ft. by 67 ft 2,100

Reese s., W. s., 159 ft. N. Indiana, Ell. W. Leighton to Dwight M. Lowrey, Sept. 11, 1886, 42 ft. by 67 ft 850

Reese st., E. s., 187 ft. N. Indiana, Jas. West to Dwight M. Lowrey, Sept. 10, 1886, 42 ft. by 67 ft 1,000

Rush st., S. W. s., 88 ft. S. E. Coral, moiety, C. F. Schneider to Emma Ash, Sept. 27, 1886, 14 ft. by 61 ft. 6 in 872

Sixth st., 951 N., The David Conrade B. Ass'n to Patrick Donohue, Sept. 24, 1886, 16 ft. by 47 ft. 6 in. g. r., $48 1,200

Sixth st., N. W. cor. Tioga, Wm. S. Allen to Geo. F. Gibson, Sept. 30, 1886, 15 lots, irreg. shape. Also, 8 lots, N. E. cor. Tioga and Marshall, and 12 lots E. s. Marshall, 67 ft. N. Tioga ..... nom.

Sixteenth st., W. s., 151 ft. N. York, Thos. P. Twibill to Elizabeth S. Haley, Sept. 28, 1886, 16 ft. by 65 ft. 10 in 2,800

Spruce st., 2123, Samuel A. Dyer to Hampton L. Carson, in trust, Sept. 28, 1886, 17 ft. by 90 ft ..... nom.

Stillman st., E. s., 162 ft. 0 in. N. Columbia ave, F. V. Smith to Michl. Magee, Sept. 25, 1886, 14 ft. 7 in. by 50 ft 4,331

Titan st., N. s., 137 ft. W. Sixteenth, John D. McGrath, Sept. 18, 1886, 16 ft. by 50 ft. g. r., $36 975

Twenty-fourth st., N. W. cor. Hare, Delancey G. Walker to John Greeby, Sept. 21, 1886, 64 ft. by 120 ft 10,100

Thirty-first st., W. s., 309 ft. 2½ in. N. Wharton, Est. Charles Harbert et al to James McCann, Sept. 20, 1886, 16 ft. by 62 ft 500

Aspen st., 4903, Mary Heywood to Joseph E. Darwood, Sept. 28, 1886, 37 ft. 6 in. by 150 ft 2,500

Fairhill st., 2902—John Scheiber to Wm. F. Taylor, Oct. 1, 1886, 12 ft. by 68 ft 2,000

Mountain st., 2016, William Forbes to Joseph L. McNally, Sept. 27, 1886, 14 ft. by 45 ft. g. r., $39 700

Ninth st., 1723 N., William R. Crawford to John J. Miller, 12 ft. 6 in. by 100 ft 4,400

SATURDAY, October 2, 1886.

Avenue "F," W. 75th st., 27th wd, John H. Scott to William H. Young, Sept. 29, 1886, No. 2792, Sec. 81, Clearview $100

Bainbridge st., 1721, Sarah M. Bunting to John Wright, Oct. 2, 1886, 16 ft. by 115 ft 6,500

Baltimore ave., N. s, 153 ft. 3½ in. E. 40th, Martha G. McIlvain to Robert Patterson, Sept. 22, 1886, irreg. shape 6,500

Baltimore ave., N. s., 186 ft. 3½ in. E. 40th, J. G. McIlvain to Samuel Field, Sept. 22, 1886, irreg 6,500

Bancroft st., E. s., 336 ft. S. Tasker, R. G. Montgomery to Metta F. S. Whitaker, Sept. 6, 1886, 28 ft. by 50 ft. 2 g. r., $48 each 2,000

Cantrell st., 830, 834, James Bounds to Elias P. Smithers, Sept. 25, 1886, each 14 ft. by 44 ft. 6 in. each subject to g. r., $45 1,500

Cantrell st., 836, George Kitchens to Elias P. Smithers, Sept. 12, 1886, 15 ft. by 44 ft. 6 in. g. r., $46 50 500

Carlisle st., W. s., 100 ft. S. Parrish, Alfred G. Otis to George W. Dawley, Sept. 17, 1886, 15 ft. by 75 ft. 8 in 2,700

Carlisle st., E. s., 105 ft. S. E. York, L. A. White to John N. McGeary, Sept. 1, 1886, 17 ft. by 88 ft. 11 in. g. r., $36 700

Chadwick St., E. s., 102 ft. S. Tasker, John McConaghy to Robert Johnston, Sept. 21, 1886, 14 ft. by 50 ft. g. r., $48 1,000

Cherry st., S. s., 168 ft. ½ in. W. 7th, Samuel K. Mariner to James Buckingham, Sept. 30, 1886, 19 ft. 4½ in. by 66 ft 4,500

Clarion st., 1224, Patrick McLaughlin to Jane S. Lyndall, Sept. 25, 1886, 14 ft. 6 in. by 47 ft. 6 in. g. r., $30... 825

RUDY

Cumberland st., N. W. cor. Waterloo, Anton Kaepplein to George W. Richers, Sept. 20, 1886, 15 ft. by 57 ft 3,300

Eleventh st., W. s., 166 ft. 8 in. N. Spruce, Alphonse Feldpanche, exr., to Geo. L. Lafferty et al., Sept 23, 1886, 16 ft. 8 in by 56 ft 7,000

Emerald st., 2652, Theoph, W. Smaltz to Jos Weidener, Sept. 25, 1886, 16 ft. by 56 ft 3,000

Emily st., E. s., 158 ft. E. Eighth, 4 lots, Phoe W. Hoffman to Edward F. Hoffman, Sept. 30, 1886, irreg. shape ..... nom.

Fairmount ave., S. s. between Fourth and Old York Rd., David M. Hess to Samuel M. Carr, Sept. 28, 1886, 42 ft. by 90 ft 10,500

Fifteenth st., E. s., 131 ft. 11 1-3 in. S. Oxford, James E. Cooper to Annie C. Grange, Sept. 21, 1886, 26 ft. 4¾ in. by 100 ft 12,000

Forty-third st., S. W. cor. Brown, Hahnemann Medical College and Hospital to Hy. G. Freeman, Jr., Sept. 23, 1886, 165 ft. by 180 ft.; mtge. $9000 2,500

Front st., W. s., 90 ft. N. Laurel, Charles J. Kraemer to Manus Dougherty, Sept. 21, 1886, 20 ft. by 90 ft 2,500

Fifty-second st., W. s., 80 ft S. Supplee, Annie E. Supplee to Mary F. Supplee, May 11, 1886, irreg 400

Germantown av., N. E. s., 75 ft. 10 in. N. W. Green, G. F. Enderiss, executor, to John C. Eastburn, Sept. 13, 1886, 84 ft. 2 in. by 104 ft. 6 in 4,950

Germantown ave., N. E. s. 75 ft. 5⅜ in. N. W. Mount Airy ave., F. B. Gowen, trustee, to Evangelical Lutheran Ministerium of Pennsylvania, etc., Sept. 28, 1886, 5 a. 4.5 p 32,000

Girard ave., S. s., 46 ft. E. Ontario, James Wilson to Mary Louisa Wilson, Oct. 1, 1886, 16 ft. by 72 ft 8,000

SEIFERT

Green st., S. s. 112 ft. 8 in. E. Twenty-third, Franklin Evans to Walter S. Stevenson, Sept. 30, 1886, 26 ft. by 177 ft. 5 in 15,500

Hoffman st., mid. Gray's Lane, Robert Patterson to J. Gibson McIlvaine, Sept. 22, 1886, 35,406 acres 40,000

Jefferson St., S. E. s., 165.46 perches, S. W. Ridge Ave., Twenty-first Ward, William Cunningham to German-American S. & L. Association, Sept. 30, 1886 6,000

McKean st., N. s., 86 ft. W. Twentieth, Sarah Vogdes to Frances E. Vogdes, July 19, 1885, 17 ft. 3½ in. by 86 ft ..... nom.

Markoe st., 820, A. E. Thornton to James H. McKendrick, Oct. 1, 1886, 14 ft. by 47 ft 1,000

Germantown ave., E. s., 176 ft. 2½ in. S. Berks, Henry Bainbridge to Emanuel Nunes, Sept. 23, 1886, irreg. shape 8,000

Melloy St., 1615, Anthony Lynch to

James and Ann McElwell, Sept. 27, 1886, irreg. shape..... 500

Merion ave., N. E. s., 160.35 ft. N. W. Girard ave., Joseph Bacon, exr., to Robert W. Fitzell, Sept. 28, 1886, irreg. shape..... .....

Mifflin st., E. s., 238 ft. S. P., G. and N. R. R., Thomas F. Mower to Frances V. Scott, Sept. 24, 1886, 20 ft. by 120 ft..... 1,400

Montgomery st., 1703, Thomas Mecoach to Ellen Hume, Sept., 18, 1886, 17 ft. 8 in. by 90 ft..... 8,200

Moyamensing ave., N. s., 95 ft., W. Sixth, John W. James to Charles Manke, Sept. 27, 1886, irreg. shape. 600

Park ave., 1849, John Baird to Nancy L. Partridge, Sept. 28, 1886, 19 ft. by 100 ft..... 9,000

Ridge ave., 3276, Sarah M. Dickson to Cornelius Hanlan, Oct. 2, 1886, 20 ft. by 100 ft..... 4,200

Rittenhouse st., N. s., 213 ft. in W. Twentieth, Solomon L. Levy to Samuel H. Austin, Sept. 29, 1886, g. r. $51..... 14,150

Rodman st., 1020, Isaiah Miller to W. L. Thompson, Sept. 27, 1886..... 2,500

St. James Pl., N. s., W. Twenty-second, Henry C. Gibson to John Wilson, Sept. 27, 1886, 21 ft. by 68 ft..... 13,000

BURM

Sixth st., 940 N., Jacob R. W. Jackson to Leonard Schwab, Oct. 2, 1886, 20 ft. by 99 ft..... 7,500

Edgemont st., N. W. s., 60 ft. 2¼ in. S. W. Emory, Charles J. Kraemer to George Kessler, Sept. 27, 1886, 20 ft. 8½ in. by 80 ft. 10 in..... 4,000

South st., 842, William Still to Morris Rosenberg, Sept. 29, 1886, 18 ft. by 95 ft..... 6,800

Powelton av., 3713, M. Edward Siddall to Clayton M. Enleth, Sept. 15th, 1886, 17 ft. by 58 ft. and 73 ft.; also, 3719 Powelton av., 17 ft. by 64 ft.; and 3721 Powelton, 17 ft. by 61 ft..... 3,670

Square st., S. s., 44 ft. Corn, William M. Reilly to John Escandel, Sept. 24, 1886, 36 ft. by 90 ft..... 1,900

Warren st., S. s., 51 ft. 2⅜ in. W. Thirty-sixth, William R. Nicholson to William J. Shedwick, Sept. 29, 1886, 31 ft. by 104 ft. 11⅜ in..... 1,700

Lancaster av., 4743, R. W. Wilson to Henry J. Hancock, Sept. 17, 1886, 16 ft. by 34 ft. 6 8 in. and 41 ft. 52 in., 4722 and 4724 Girard av., irreg. shape..... 4,500

Lancaster av., 4743, Henry J. Hancock to Henry J. O'Brien, Sept. 17, 1886, irreg. shape..... 2,000

Wissahickon av., S. cor. Nice, John Jacob Schmid to Charles B. Leirer, 27, 1886, irreg. shape..... 1,900

York st., three lots, N. s., W. from Warnock, P. W. Hoffman to Edward F. Hoffman, Sept. 30, 1886... nom

Germantown av., 2617, John R. McLean to Susan McMath, Oct. 1, 1886, 18 ft. by 110 ft..... 5,350

News Items.

—The dwelling 2011 N. 15th St. brought $7,000.

—The property 4111 Walnut St., 60 ft. by 220 ft., brought $26,000.

—Continental Hotel Shares have advanced to $131.50.

—The store No. 145 S. Second St., 17½ ft. by 103 ft., sold for $8,350.

—The house and lot, 17 ft. by 90 ft. No. 2122 Spruce St., sold for $15,000.

—The dwelling and lot No. 720 North 20th St., 20 ft. by 125 ft., brought $9,000.

—The store 42 North 8th St. sold for $20,000, and the store No. 40 for $36,000.

—Market St., stores command high prices; No. 1029, 19 ft. by 108½, sold for $16,000.

—The late Gustavus Renak, President of the Fairmount Park Commission, left $100,000.

—Pew No. 127, south aisle, middle block, in the Church of the Holy Trinity, sold for $1,650.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas

First Use---Then Beauty.

Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. we repeat. we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $8 up, and BOOTS AND SHOES FOR LADIES from $2 50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often. in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.

If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King & Co.

910 & 912 CHESTNUT STREET,
PHILADELPHIA.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

If you want a Reliable
PIANO or **ORGAN**
at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER,
1423 Chestnut St.

GOLD AND SILVER BOUGHT.

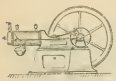
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.

J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.
1903½ Oxford Street, Philadelphia.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

LIDA A. WILLIS. MIRIAM S. Du BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

MAPS
SUITABLE FOR
REAL ESTATE BROKERS
OR OWNERS,
BUILDERS,
ARCHITECTS,
CONVEYANCERS,
SURVEYORS,
FOR LIBRARY, SCHOOL OR OFFICE,
—GO TO—
J. L. SMITH
MAP PUBLISHER,
27 S. SIXTH STREET.
PHILADELPHIA.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.
Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.
ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Peirce,
Joseph E. Gillingham

SAVE Your Carpets

SAVE Your Carpets!
Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.
D. P. DIETERICH, (GOODYEAR'S) 308 Chestnut St., Philadelphia

H. Muhr's Sons,
629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: {New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets Philadelphia.

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 40. PHILADELPHIA, MONDAY, OCTOBER 11, 1886. PRICE 15 CENTS

The PHILADELPHIA RECORD

ANSWERS A QUESTION PROPOUNDED BY THE

NORTH AMERICAN:

HOW ABOUT THIS?

The *Record* has issued a card giving the "estimated" circulation of the different Philadelphia morning papers, and furnishing its own as "sworn to." As this card does injustice, perhaps unintended, to us, we feel at liberty to ask Mr. Singerly, posing as he does as the frankest of men, this plain, straightforward question: "Are you willing to take oath that you printed and sold 113,707 copies of the *Record* on Tuesday, October 5, as published in the columns of your paper?"—*Philadelphia North American, Oct.* 7, 1886.

TO WHOM IT MAY CONCERN.

City of Philadelphia, ss.

Personally appeared before me, the subrcriber, Richard J. Lennon, Magistrate of Court No. 5, of the said city, HENRY AYRES, who, being duly sworn according to law, doth depose and say: That he is Pressman of the Philadelphia *Record*, that the Philadelphia *Record* printed 113,707 copies of the said Philadelphia *Record* on the morning of Tuesday, October 5, 1886. And further deponent saith not. HENRY AYRES.

Sworn and subscribed before me, this seventh day of October, A.D. 1886. RICHARD J. LENNON,
Magistrate of Court No. 5.

City of Philadelphia, ss.

Personally appeared before me, the subscriber, Richard J. Lennon, Magistrate of Court No. 5, of the said city, M. A. FORRESTEL, who, being duly sworn according to law, doth depose and say: That he is Chief of Distribution of the Philadelphia *Record*; that the said Philadelphia *Record* printed and distributed 113,707 copies of the said Philadelphia *Record* on the morning of Tuesday, October 5, 1886. And further deponent saith not. M. A. FORRESTEL.

Sworn and subscribed before me, this seventh day of October, A. D. 1886. RICHARD J. LENNON,
Magistrate of Court No. 5.

City of Philadelphia, ss.

Personally appeared before me, the subscriber, Richard J. Lennon, Magistrate of Court No. 5, of the said city, E. CAMPBELL BRADLEY, who, being duly sworn according to law, doth depose and say: That he is Bookkeeper and Circulation Clerk of the Philadelphia *Record*; that the said Philadelphia *Record* printed and sold 113,707 copies of the said Philadelphia *Record* on the morning of Tuesday, October 5, 1886. And further deponent saith not. E. CAMPBELL BRADLEY.

Sworn and subscribed before me, this seventh day of October, A. D. 1886. RICHARD J. LENNON,
Magistrate of Court No. 5.

City of Philadelphia, ss.

Personally appeared before me, the subscriber, Richard J. Lennon, Magistrate of Court, No. 5, of the said city, WILLIAM M. SINGERLY, who, being duly sworn according to law, doth depose and say: That he is proprietor of the Philadelphia *Record*; that from the best of his knowledge and belief in the truthfulness of the above statements made by his employes, the said Philadelphia *Record* printed and sold 113,707 copies of the said Philadelphia *Record* on the morning of Tuesday, October 5, 1886. And further deponent saith not.

WILLIAM M. SINGERLY.

Sworn and subscribed before me, this seventh day of October, A. D.; 1886. RICHARD J. LENNON,
Magistrate of Court No. 5.

The estimate of the circulation of the daily papers of this city complained of by our esteemed contemparary was not of the *Record's* making. It is the estimate of Messrs. N. W. Ayer & Son, advertising agents. We do not believe that Messrs. Ayer & Son intended an injustice to our contemporaries—the *Record* certainly did not. In justice to the *North American* we give it what it asks for—the above affidavits. The *Record* press-room and counting department are open for the inspection of our neighbors and the public, and they are hereby invited to come and see and count for themselves.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

PHILADELPHIA AND CONSHOHOCKEN STONE QUARRY COMPANY,
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

ALSO FOR THE
DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 642.
BROKER

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE.
To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

ESTABLISHED 1854.
—OUR—
READY-MADE CLOTHING
COMBINES
Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.
Our Custom Department
is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.
We will purchase a good city property in exchange for clothing.
D. Klein & Bro.,
918 MARKET ST., PHILA.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.

Assets held in the United States.....	$5,924,010 83
All Liabilities " " "	3,334,907 64
SURPLUS.....	*$2,589,103 19*
Losses paid in the United States since organization.....	$37,466,135 57

PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 40. PHILADELPHIA, MONDAY, OCTOBER 11, 1886. PRICE 15 CENT

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, OCT. 11, 1886.

NO ELEVATED RAILROAD, unless the fare is to be five cents at all hours.

CUTTING wants $50,000 damages from Mexico for injuries sustained through his imprisonment by the Mexicans.

CHARLESTON needs at least $60,000 to rebuild the Presbyterian churches destroyed and injured by the earthquakes.

IT is estimated that by a high license law $2,500,000 could be obtained from the liquor saloons of this city. This would materially lighten the taxes of our property owners.

THE first thing you know, Governor Pattison will make himself the next Mayor of Philadelphia. His gunning expeditions for big game are in the people's interests, and they know it.

DON'T forget that when you buy a ton, 2,000 pounds, according to the Supreme Court, is a legal ton; if you want a long ton, of 2,240 pounds, you must so stipulate it in your contract.

OUR big city cousin New York, is not asleep. The record of conveyances up to October 1st, shows 10,299 against 8,237 for same time last year, representing respectively $186,044,820 and $133,690,289. The number of mortgages for the same period is 9,290 and 7,451 respectively representing $104,000,000 and $76,000,000. This shows a sharp increase in conveyance and mortgages. One hundred and four million dollars is a large amount of money to borrow and lend in mortgages. About one half of it was loaned at 5 per cent. The Bank and Trust companies are credited with loans of about $26,000,000.

Is the new City Hall dangerously settling, this seems to be the question of importance just now. It was certainly bad management that constructed the walls of the building in such a manner that the settling of the tower should affect them. Would'nt it be advisible to let the tower do its settling before carrying it up much higher?

THE purchase of such valuable and costly property as the steamships Alaska, Arizona, America, and the City of Rome by the Pennsylvania Rail Road Company involving as it does millions of dollars may prove a disastrous adventure, it is in keeping with Gowens speculations which wrecked the Reading and may even prove a more costly luxury. The nearer Rail Road Companies confine their business to legitimate Rail Roading the better it has proved for stockholders heretofore and this departure of the Pennsylvania Rail Road Company is not likely to prove an exception.

GOVERNOR PATTISON manifesto against Pools has the true ring in it. The seemingly incorrigible wealthy corporations who have played shuttle-cock and battle-dore with the peoples' rights so long that the people have ceased to be a factor worthy of consideration, may yet find that they have been walking upon dangerous ground. Every citizen should place himself firmly behind Governor Pattison, and lend him whatever moral aid and support he has to give in this fight for the peoples rights. It will be no easy task for the commonwealth through its officers to stamp out this withering curse of monopoly which has been so long flourishing at the peoples expense.

THE Girard Estate management has under consideration the erection of other buildings for business purpose than those now projected. The Hood Bonbright building is a departure. The old Jayne building on Chestnut street was in its day and generation a monster, but we need buildings of an entirely different order to-day. The new building to be errected by the Girard Trust to extend from the present structure to Twelfth street, will be in its main features similar to the big iron front. Market street of all thoroughfares needs such buildings. We have remarked before that it is time for those old fashioned houses of past generations to go. Space is too valuable or ought to be for them to remain and disfigure that street. The impetus has been given and we anticipated some large operations of the Girard Trust character within a years time.

THE total number of buildings projected in New York this year foot up 3,419 against 2,575 last year and 2274 for same time 1884. The sums of money involved for these three periods are respectively, $49,481,588, $36,523,561 and $35,623,398. During September 322 buildings were projected, against 299 last September and 144 for September 1884. The estimated cost for these buildings were $3,924,365, $3,346,780 and $1,633,695 respectively. The greatest building activity is between Fifty-ninth street and 125th street, and Fifth and Eighth avenues. New York is certainly progressing rapidly and her annexed districts are receiving careful attention for the real estate interests.

TO EXAMINE all the steam heating appliances now in the market, one would suppose there is no more progress possible in that direction. Wonderful results have been accomplished during the past ten years, manufacturers have devised improvements, and have introduced them on a large scale. The increasing size of our buildings the increasing use of machinery on second, third and fourth floors the expanding size of engine and boilers which supply a number of steam uses, these and other changing conditions have developed large and better steam heating apparatuses. Recently some very commendable appliances have been introduced, which cannot help but attract the attention of builders.

PHILADELPHIA has several suburban districts that ought to be annexed in reality as they are now annexed on paper. The construction of elevated roads will complete the work that was begun many years ago. Philadelphia has passed the point, where car lines can be multiplied in the interior of the city. The system is useless in suburban sections when it is worth from 50 cents to one dollar in town to the mechanic to go and come, and much more to the business man. The evil of defective transportation facilities must be remedied. The people of Philadelphia have rights and interest which politicians and street car directors and stock holders are bound to respect. The real estate people have great interests at stake, so have investors, builders, and business men generally. Philadelphia is completely bound by iron bands. She demands more room and will have it, but elevated roads are the means and the only means by which these demands can be met with any degree of promptness.

If the labor day was nine hours long, it would result in more workmen living outside of the crowded sections of the city, especially if they could reach their homes in a shorter time than is possible at present. In other words the nine hour day would create a demand for suburban lots, and start suburban building. Mechanics know that it is a slow operation to get a home where a lot is worth from $1000 to $2000, but it is a comparatively easy matter to purchase a lot from $200 to $400 or even less than the lower amount. Shorter hours have their advantages as well as disadvantages. The overcrowded condition of our large cities is unnatural, and continues simply by reason of the necessity of the situation of labor. No amount of expensive sanitation can correct the evils caused by unnecessary and yet necessary crowding.

The crowded condition of New York streets has given rise to some extravagant but at the same time serviceable suggestions for the remedying of the trouble. It has been suggested that instead of hauling shiploads of merchandise from the water front to the mills of warehouses scattered all over the city, along narrow streets, that warehouses of great capacity be erected on the piers, and that the contents be distributed by rail. The business of New York for over two hundred years is growing to what it is and it will not be changed in a day or a year.

In lower New York there is almost a perpetual blockade. It cost 25 per cent. more to handle merchandize by trucks than eight years ago. Philadelphia's water front ought to be more valuable, but it is likely to remain as it is, comparatively valueless for years.

The more the subject is considered the more we see that a mistake was made in putting the tax levy at $1.85. A city that invests as many millions in new houses, mills and factories as is invested here, ought to, and can, and would afford a higher tax rate. Years ago a terrible fuss was made when the rates were higher but times were different then. To-day real estate is advancing, business is booming, the city is overrun with business. We are increasing at the rate of thirty thousand per year. Our volume of business is expanding. Rents are satisfactory to landlords. Better streets, more light, better water facilities, would be reflected in better rents and would be inducement to build. Property owners are not niggardly. When money is needed they are willing to pay it. Our councils have made a mistake but it can be corrected next year.

There is one thing that architects should do more than they do do, viz: they should consult plumbers and sanitary engineers more than they do, before completing their plans. The first thing the plumber has to do when a house or row of houses is finished, is to pry up the floors, and rip open the walls to do his work. But this is not all. The builder or architect, says in an arbitrary way, here is the place for the water closet, there is the place for that, and yonder is the spot for something else, utterly regardless in frequent instances of the laws, even of gravity to say nothing of ventilation. Much unnecessary work is done, much bad plumbing is done, when good plumbing could be done, if the architect consulted the plumber before hand. Builders are as much at fault as the architects in this matter. So they get their sanitary appliance in some where, it is all right. Let us have some better understanding on this matter.

In New York and vicinity there is something like a speculative demand for vacant property. In Philadelphia there is greater activity in vacant property, but it has not and is not likely to reach the speculative limits. An elevated railroad, if it was decided to build it, would have an influence on city real estate at once. A great many people would decide to live along the line of it, just as they did in New York. One of the effects of such a movement would be to bring about a great deal of repairing and remodeling. Block upon block of old style houses are let stay as they are because people must use them. Give them an alternative, and the older houses would be made more attractive and convenient. An elevated road would settle a good many questions, and produce a good many unexpected results.

What should be the basis of a circulating medium. How much money should there be in circulation in a given community, have been questions which people have never been able to agree upon. One set of thinkers demand gold and a gold basis, others call for a gold and silver basis, others favor paper money based on gold and silver, or gold alone. Others again favor paper backed only by the government fiat. "This is a dollar."

There is a wonderfully close relation between the amount of money in circulation and good or bad times. Many in fact most people attribute good or bad times to other causes. No doubt other causes and influences than the amount of money in circulation have more or less to do with the condition of trade and business. The banking interests have with the aid of the daily press done much to befog the public mind on these questions. An intelligent discussion of this question is hardly possible yet. A few facts of history may help to lay the foundations for discussion. Far back in the infancy of the Roman Empire there was $100 of gold and silver per capita in circulation and the empire and the people prospered. The sails of the Roman ships whitened every sea. The money power discouraged gold and silver money. The amount of money began to decline and with this decline the capability of the people declined and at last the empire fell. In the dark ages the average per capita in supply of gold and silver was $11. The sixteenth century supply of $600,000,000 in silver brought in this Elizabeth era, the revival of letters and the general intellectual activity of that age. Since then good and bad times can be traced by the increase or decrease of the supply of money or what answered the purpose of money. The great industrial awakening in the United States and Germany in 1873 was followed by a panic.

Money is the life blood of the people. Its abundance means vigor, its scarcity means weakness. The money power knows it and has always sought to restrict the volume in order that by its scarcity they might demand higher rates and sweep in the savings of the masses through bankruptcy.

The local press has at last awakened to some facts brought out in the Real Estate Record some weeks ago concerning the doings of the Gas Coal Tar Pool. In their hurry to get at the facts they stumble a good deal and jump at rather unwarranted conclusions. The Philadelphia tar product is about 105,000 barrels of 50 gallons. The talk of destroying 50,000 barrels to stiffen prices in all talk.

The United Refining Company and the American Felting Company exercise a good deal of influence in the combination. The alleged efforts of the pool to control prices when stripped of its exageration are simply efforts to sell the product at the best market prices obtainable. The combination has a right to combine, as much as the Standard Oil company, the Pennsylvania Railroad Company, or any other interest great or small. No fault is to be found in this. The pool has a right to store its products in immense tanks if it please. Merchants, manufacturers, miners and all other interests do the same at times. The agitation is overshooting the mark. The price of pitch is not alleged to be unreasonable. The facts ought to be carefully unfolded before crushing allegations are made. The Real Estate Record will not be second in any effort to expose and denounce any actual injustice done.

A Stock Maternity Company with hospitals for the confinement of respectable unmarried women is the latest New York novelty for the investment of surplus capital, the directors sell the babies outright at $25 dollars per head.

At a labor convention, recently held in Hull, England, an extract was read from a letter published in the *Christian World*, which gave an account of a meeting of the stock holders of a large match making firm, at which meeting the directors, declared a dividend amounting to twenty-two per cent. per annum. The letter above referred to presented as a companion pietrue, the statement that a child of seven years old in England, is known to earn by making match boxes only two pence per gross, out of which, he must find his own paste, string, and the necessary fire for drying the boxes. Two pence per gross, twenty-two per cent.! and yet this is no worse than the experience of some of the women who make shirts right here in Philadelphia, at ninety cents a dozen.

The Supreme Court has sustained the claim of Louis Rosenzuig, who obtained a judgment against the Lake Shore and Michigan Southern Rail Road Company, for $48,750 for damages for ejectment, and injuries sustained from the companies cars,

according to the decision, a rail road company cannot compel a passenger to leave the train when tendered legal fare or the rates in money. A company cannot make a rule, by which passengers can be put off in a dangerous place, and that where a railroad company issues a ticket to a passenger without restrictions or notice, it is good on any train which carries passengers. Real estate men are too poor to travel much, but it is well enough for them to know their rights when they do travel.

Some one else besides the Real Estate Record, don't believe in our present style of church architecture. Professor Hamlin, of Columbia College comes out in this way:

"An educated architectural judgment," says the writer, "is forced to admit that the majority of our more pretentious and costly churches are painfully deficient in the higher qualities of architectural expression. Purity and dignity of design, elegance of proportion, appropriateness of detail and ornamentation, and a due subordination of all parts to the general expression and effect of the whole, are sadly lacking. In the more costly churches the decoration, internal or external, is very frequently overdone by a multiplication of meaningless and complicated details, producing an effect of confusion, or else of vulgar ostentation. In this way very beautiful ornamental details are sometimes sadly misapplied, and an admirably conceived *ensemble* ruined by ill-designed or overwrought decoration. More frequently, however, absolute poverty of invention characterizes the external details of our modern churches, and not once in a thousand times is there any approach to that beautiful combination of carefully studied and finely proportioned parts so frequently seen in the most modest parish churches of the Middle Ages, where the contour of every molding and the form of every architectural details evince careful study, however rude the execution or cheap the material. In short, the appearance and decoration of most of our modern and costly churches betray *lack of education* on the part of the architect, and *lack of careful study* of the design. The latter defect is not easily understood, perhaps, by those inexperienced in architecture; but it may be explained as signifying that the forms, proportions and combinations of the constituent parts of the design are conceived and put together with a minimum of intellectual effort. A careful architect essays scores of different outlines and combinations on paper, tries different groupings of openings, different arrangements of parts and varying proportions, ransacks his portfolios for useful suggestions, and only determines on the final design after long and patient effort. He works as the careful writer works, and the final result bears to his first sketches the same relation that an author's finished work does to his first rough draft of its contents. It is this conscientious study alone that produces fine architecture, and it is partly for lack of this that most of our churches are so vulnerable to artistic criticism. But ignorance also accounts for many of their defects, their designing being so often intrusted to men who have had no artistic training, and are utterly unfamiliar with the great examples of good design to be found on either side of the Atlantic. As soon may one expect a noble literary work from a novice as a noble church edifice from an untraveled and half-educated architect."

"A church thus honorably and conscientiously built should be a structure whose external appearance elicits general admiration by its fine proportions, its expression of dignity, its graceful lines and evidently solid construction. Its architectural style should be pure; its ornamentation refined and elegant, subdued rather than florid, and designed to enhance, not to disguise, the beauty of the church's outlines. The design should tell its own story, revealing at a glance the internal disposition of the various parts of the edifice. Internally the form, proportions and arrangement should be determined by the special requirements of the case, and not by preconceived ideas, or imitation of some supposedly fine model. Aisles, vestibule, entrances and exits should be ample; the pews low and comfortable, and *without doors;* and lighting, heating and ventilation should receive special attention. Abundant windows should admit floods of light to the pews and pulpit, tempered and softened by passing through the 'cathedral glass' or 'grisaille' which, with borders of rich stained glass, forms an admirable filling for church windows. A few stained glass windows may serve as memorials for the worthy departed, enriching the whole interior with their jewel-ed splendor of deep colors. The ceiling whether of vaulted masonry, or open timber work, should conduce to the richness of the decoration below, which in turn should enhance the loftiness and beauty of the ceiling. The decoration should be fine, not florid; rich, yet subdued; revealing through all its complications of color, detail and symbolism, one harmonious and easily comprehended scheme, restful to the eye, and not distracting to the mind.

"Finally, the construction should be as solid and everlasting as masonry, iron and timber can make it. Foundations and walls should be of surpassing strength, and on them should money be expended rather than on gilding and intricate carving. We should have more vaulted ceilings of masonry, more thick walls with their deep shadows, and fewer pinnacles and spires of wood and slate. In Europe, one sees small village churches with graceful ceilings of groined masonry. Ever after our churches seem tawdry and flimsy. Only when shams and cheap imitations are banished from God's house, and honesty, simplicity and modesty, or a splendor chastened by good taste, pure and unostentatious, shall prevail within its sacred walls, shall we have a church architecture worthy of our religion and the age in which we live."

The steamship *Umbria* yesterday brought home to his many friends Chauncey M. Depew, President of the New York Central Railroad Company. Speaking of the industrial situation abroad, Mr. Depew said:

"There has been a great change for the worse in the industrial condition of Europe since I was there four years ago. The tendency of the wages of artisans is downward, while the tendency of the necessaries of life for the workingman is not downward. The spread of Socialism and Anarchism, their threats, and the occasional riots that occur are alarming the large and the small property holders alike, and, excepting in France, there is a reaction toward absolutism—the people are willing to surrender part of their liberties for the sake of protection from a strong government. The whole police and espionage system of the Continental governments, including France, are united for the suppression of Socialists and Anarchists, and the result is that these people are being driven in large numbers to this country. They are now forming a disproportionate part of our immigration. The population of the Continental nations is fast increasing, without any outlet in sight that affords sufficient inducements to seek relief in the direction of immigration, for the labor troubles in America have been grossly exaggerated by the European press, and through that influence there is nothing resembling the old colonization spirit which looked hopefully to the United States. I am satisfied from what I saw and heard of the Socialist agitation and its influence in creating a tendency toward absolutism that the cause of liberty and democracy in Europe has received the greatest set-back it has experienced in twenty-five years."—*Tribune.*

General Meigs, U. S. A, writes to *Building* as follows:

The city of New York inters in its Potter's Field about four thousand bodies annually. Europe rents a grave site for a term of years—a short term—and then disinters the bones and packs them in a catacomb or vault. Would not New York save money and treat its dead with greater respect if it embedded each body in a mass of Hudson river cement and sand (Beton Coignet)? I find that one-half a cubic yard of Beton Coignet will completely enclose the body of a man of six feet stature, weighing 200 pounds. The average human being would require even less than thirteen cubic feet. At ruling prices such a sarcophagus would cost only two or three dollars. The name and date, a perpetual record and memoriol of the dead, could be inscribed with letter bunches or stamps on the head or foot of the block or sarcophagus. Ranged along side of each other in contact, and in two rows, *i. e.*, two blocks deep, these would build on any suitable plan a fourteen-foot wall, massive enough and strong enough to be carried to the height of 150 feet.

Thus would be erected at the rate of nearly 2,000 cubic yards per year, a great temple of silence, a grand and everlasting monument to those who pass away. The designs for such a monument seem worthy of the study of our best architects. It might be a pyramid, a cone, a tower or a temple or a long gallery like those of the Italian city of Bologna, the most beautiful cemetery in the world.

Many years ago the London *Architect* published the proposal of an architect to erect by slow degrees and in successive courses a solid pyramid in which, in cells, the dead of London would be enclosed. But this made no provision for memorial inscriptions or visible records. The fourteen-foot wall does this.

OBITUARY.

Edward T. Parker, for a number of years a member of the Board of Guardians of the Poor, of this city, died in the Pennsylvania Hospital on Sunday morning the 3rd inst. Mr. Parker was taken suddenly ill in the street and was removed to the hospital in an ambulance. He died from pleurisy.

Mr. Parker was best known by his sturdy opposition to the management of the Pennsylvania Railroad, as he had always opposed the administration of the road at the annual meeting. He was deeply interested in religious matters, and for forty years was a teacher of a colored Sunday school on Locust street near Tenth, supporting it for a large part of the time solely from his own means.

Items of News.

—The Supreme Court has affirmed the decree of Common Pleas No. 2 granting a suit of main damages compelling the Phoenix Iron Company to open its books to Geo. H. Sellers a stockholder.

—Colonel Dechert the city Controller having been mandamused to countersign a warrant drawn by the County engineer in favor of T. P. Stuart the contractor for $500 for work done on the Sixty-third street sewer appealed to the Supreme Court. The Controllers appeal was sustained, this gives the Controller discretionary power as to countersigning of warrants. The Court further decides that city and county officials have no right to reimburse contractors when they accept the responsibility of collecting money for themselves on bills of assessment.

BUILDERS' ITEMS.

Building and Real Estate Notes.

A LOT of 5¼ acres, at Mt. Airy, sold for $35,000.

THE property 2043 North Broad St., 19x95, brought $9,000.

THE N. W. cor, of 9th & Morgan Sts., 41x99, sold for $19,500.

THE dwelling 2131 Ridge Av?, 15¼x100, sold for $17,000.

NINE thousand dollars was paid for 1849 Park Ave., 19x100.

FRANKLIN P. SELTZER left an estate appraised at $107,523.21.

THE dwelling and lot, 23½x100, No. 1509 N. 17th St., sold for $11,100.

GETSINGER'S window glass factory in Bridgeton has resumed work

A FARM of 35½ acres, on Gray's Lane, near Hoffman St., sold for $40,000.

323 feet, equal to 13 stories, is the present height of the City Hall Tower.

WILLIAM P. JENKS, a retired merchant, left an estate valued at $175,000.

THE Avenue Hotel, on Delaware avenue next door to the Ridgway House, sold for $30,000.

THE Equalized Spring Motor Co., of Philadelphia, has been chartered, with a capital of $50,000.

THE late Charles Bader, the pioneer of the Glue manufacturers, left his family over a million of dollars.

250 small dwellings are to be erected in Burlington, N. J. It is claimed that houses are not only scarce but business men are compelled to reside elsewhere.

FRANK P. MARTIN. 1418 South Penn Square has sold the residence 1419 N. Broad St., for $25,000 to John Z. Huber, this property was formerly owned by Thos. J. Martin.

THE corner stone of the Presbyterian Church of the Evangel. to be erected at 18th and Tasker Streets was laid on Saturday afternoon. The spire is to be 100 feet high.

THERE is to be a new Lutheran Seminary at Mount Airy, the residence and grounds of the late James Gowen having been purchased for that purpose. New buildings to cost about $1o0,000 are to be erected, the grounds cover about six acres.

AT the Northwest corner of Twenty-second and Tioga Streets stands the handsome new Temple Baptist Church, which will be dedicated to-morrow. The architecture of the building is in the English Renaissance, with a base of Leiperville stone and Newtown stone dressings. The main walls are of brick and red mortar and the gables are of terra cotta tiles. At the Southeast corner of the building is a tower 105 feet high. The entire building is ninety-nine feet long and sixty-three feet wide. The building cost $32,843, and the ground was first broken last Spring. The church was organized in July, 1885, with a membership of twenty-nine. There are now eighty. The architect was Frank R. Watson, though most of the plans were made from suggestions of the pastor, Rev. James W. Putnam.

—In a brick machine just patented by William Hilton, of Dunkirk, O., the clay-forcing or pressing-plunger is detachably secured to the operating frame, whereby the plunger is relieved from undue strain. The frame is provided with adjustable cross-bars adapted to move mold-boxes of different sizes.

A Tinner's Ideas.

I am averse to the use of an acid for a soldering flux for roofing purposes. I admit that it answers the purpose, but it is disagreeable in various ways. If your roof happens to get wet or corroded, acid will not do the work as satisfactorily as good old resin and a large hot iron. I will illustrate: Two years ago I was putting on a flat seam roof, and just about the time I finished laying the tin a drizzling rain set in, continuing several days. When I went to finish soldering I found the roof black with coal soot and rust. I was in a quandary to decide what to do, but being an advocate (at that time) of acid I used dilute muriatic, but it would not do; I then tried strong acid, but with no better result than before. As a last resort I tried resin, and was surprised to see that it worked perfectly and made a tight roof. This little experiment was enough to convince me that resin was preferable to acid. Some tinners make a mistake by using small soldering irons; I would not advise the use of less than ten-pound irons for roofing.

Building Tools in Ancient Egypt.

The brickmakers used molds, probably of wood, for making the bricks, stamps to impress on them the requisite name or inscription, pickaxes to break up, and vases for the water to mix with the clay, yokes across the shoulders to carry them to their destination, and plumb-lines to keep the walls perpendicular. In the time of the eighteenth and nineteenth dynasties foreign captives under Egyptian superintendence were employed, and the hardships suffered by the Hebrews under the Egyptian taskmakers during their sojourn in Egypt, as described in the Pentateuch (Exodus i. 14), prior to the exodus, give a graphic description of the tyranny exercised over the unhappy people reduced by the Egyptians to servitude. The plasterers used a kind of adze and spatulæ for laying the plaster on walls of clay mixed with straw, smoothers to flatten the surface, coarse brushes of palm fibres, and paintpots to whitewash and color it. Wooden objects first had a piece of cloth or linen glued on them, and the plaster was afterward laid upon it and smoothed over.

Handy Calculations for Every-Day Use.

Many of our readers may like to know simple methods for calculating the size of tanks and cisterns to hold liquids of any kind. This is readily ascertained by first finding the number of cubic feet, or inches, in a given tank and reducing the same to gallons by this method, which involves very little figuring. The cubic contents of any object can be obtained by multiplying length, breadth and depth together. In plain words, multiply the length by the breadth, and the product so obtained by the width. The result is in the same terms used. If the measurement was in feet, the answer is in feet; if in inches, the answer is in inches. There are 1,728 cubic inches in a cubic foot. A cubic foot of water weighs 62.2 pounds, and is equal to 7.5 gallons.

Doubling the diameter of a pipe increases its capacity four times, for all circles are to each other as the squares of their diameters.

An acre can be enclosed in a square 208.71 feet on each aide.

A circular acre is 235.5 feet in diameter.

Six-penny nails, No. 2, run 160 to the pound. Ten-penny nails, No. 3, run sixty to the pound. Five pounds of four-penny nails, or three and a quarter pounds three-penny nails, will lay 1,000 shingles.

A chain with three-sixteenths round-iron links will break at three-fourths of a ton. Five sixteenths iron links will break at two and a quarter tons. Half-inch iron links will break at six tons.

To find the weight of wrought-iron bolts, square the radius (half the diameter) and multiply by ten; product is the weight in pounds per foot.

The number of panes of glass in a box runs as follows: 6×8, 150; 7×9, 114; 8×10, 90; 8×12, 75; 9×10, 80; 9×12, 67; 9×14, 57; 10×12, 60; 10×15, 48.

Councils' Proceedings.

The Select Council's Electrical Committee has favorably reported an ordinance permitting the Penn Electric Light Company to lay conduits under certain streets.

Bills were read: By Mr. Stuart, to pave Twenty-second street, from Federal to Latona. By Mr. Green, for about forty electric lights in different parts of the Twenty-third Ward, and for a sewer on Frankford avenue, near Margaretta street. By Mr. Ryan, to repave New, Branch and Mayland streets. By Mr. Clifton, for electric lights at Front and Otsego streets and Washington avenue. By Mr. Thornton, for an electric light in the Thirteenth Ward. By Mr. Moffet, to repave Front street, between Girard avenue and Thompson street, with Belgian blocks. By Mr. Graham, to permit the Metropolitan Railway Company to occupy certain streets with underground tracks. By Mr. Horn, to authorize the laying of a sewer and water-pipe on Reese street, from Indiana avenue to Clearfield street, and grading and paving the same. By Mr. Graham, from the Electrical Committee, to permit the American Telephone and Telegraph Company to lay conduits under certain streets. The two last were laid over to be printed, and the others referred to committee.

Select Council resolution requesting and authorizing the Philadelphia and Reading Railroad to erect safety gates at the crossing at American and Master streets was passed finally.

Select Council ordinance granting permission to the Postal Telegraph and Cable Company to lay and maintain underground conduits, cables, wires and manholes for electrical conductors throughout the business part of the city, and out Lancaster avenue to the county line, was taken up for final passage.

This company is a branch of the Bennett-Mackey Cable.

Select Council ordinance to authorize the Bell Telephone Company to lay and maintain underground conduit cable wires, manholes and the erection of distributing poles was taken up on final passage. Mr. Willson moved to recommit the bill for purposes of amendment, which was lost by a vote of yeas 8 to nays 18. A motion to make the bill the special order at the next regular meeting was lost—yeas 11, nays 14. A number of amendments of the route were then made to the first section, when the ordinance was postponed for the present.

A resolution of request to the heads of City Departments not to enforce the ordinance requiring the writing of signatures where money is paid in their offices as directed by the City Solicitor, was ruled out of order by the Chair on the ground that no resolution could annul an ordinance, and it was ordered to be returned to Common Council, in which it originated.

A resolution requesting the County Controller to inform Councils whether Tax Receiver Hunter had retained any commission on the poll taxes received by him, and, if so, for how long a time and for what amount, was received from Common Council. Motions to postpone indefinitely, to postpone for the present, and to refer to the Committee on Cash Accounts of the City Treasury, were defeated, when the resolution was concurred in.

IN Common Councils the following bills were introduced:

By Mr. Hartman, to change the voting

place of the 12th division of the Eighth Ward from Seventeenth and Latimer streets to 1712 Latimer street.

By Mr. Ewell, to locate four electric lights on Second street, between Poplar and Girard avenue, four in George street, between Second and Fifth streets, one at Fourth and Beaver streets, and one at Third and Beaver streets.

By Mr. Purnell, to locate electric lights at Eighth and South streets, Ninth and South streets, Eleventh and South streets, Twelfth and Lombard streets, Tenth and Lombard streets, and Thirteenth and Lombard streets, and to increase the salaries of the city firemen to $900 a year.

By Mr. Trenchard, to locate an electric light at Richmond and Cumberland streets; to pave McClellan, from Montgomery avenue to Vienna street.

By Mr. Wisler, to locate an electric light at Sixth and York streets; to pave Bower from Trenton avenue to Blair; to pave Blair from Bower to Norris street.

By Mr. Wilde, to grade Krams avenue from Ridge avenue to Mitchell.

By Mr. Mackie, to re-lay water pipe in Wayne Avenue from Lafayette street to Walnut lane.

By Mr. Meehan, to pave Maplewood avenue and Seymour street from Germantown avenue and Green street; to grade Twentieth from Rusconb to Rockland street; for water pipe in Chew street, north of Haines; to open Handsberry from Laurens to Morris street; to open Laurens from Queen to Handsberry.

By Mr. Zane, to grade Orkney, from Somerset to Cambria, and from Cambria to Clearfield street.

By Mr. Weidner, to locate electric lights on Lehigh avenue, between Sixth street and Germantown avenue.

By Mr. Holeman, to pave Melrose street, from Orthodox to Bridge street; to grade School street from Ash to Church street; to pave Buckius street, from Richmond to Thompson street.

By Mr. Anderson, to place electric lights at the northwest corner of Broad and Wharton streets, and southwest corner of Thirteenth and Federal streets, to open Thirty-second street, from Gray's ferry road to Reed street.

By Mr. Bardsley, for water pipe in Huntingdon street, from Broad to Fifteenth, and in Fifteenth street, from Huntingdon to Lehigh avenue.

By Mr. Hanifen, for a sewer in Sydenham street, from Oxford to Columbia avenue.

By Mr. James, for a sewer in Sixteenth street, from Fontaine to Susquehanna avenue, and French street, from Fifteenth to Sixteenth.

By Mr. Clark, for electric lights on Ridge avenue, Girard avenue and Columbia avenue, in the Twenty-ninth Ward.

By Mr. McCoach, for electric lights at Twentieth and Fitzwater, Twenty-first and Fitzwater, Twenty-second and Fitzwater, Twentieth and Catharine, and Twentieth and Christian streets.

By Mr. Baldwin, for a sewer in Sydenham street, from Columbia avenue to Oxford street; to grade Twenty-sixth street, from Master to Jefferson.

By Mr. Bain, for water pipe in Broad street, from Germantown avenue to McFarran street.

By Mr. Hicks, to pave Warren street, from Fifty-second to Fifty-first.

By Mr. Kauffman, to grade Leithgow street, from Cambria street to Indiana avenue; to grade and pave Orianna itreet, from Lehigh avenue to Somerset street.

By Mr. Welsh, to change the voting place of the 15th division of the Twenty-third Ward from Frankford avenue and Orthodox street to No. 4 West Orthodox street.

By Mr. Atkins, for sewers in Second street, from Tasker to Reed, and Barlow street, from Wharton to Read.

By Mr. Kenton, to repave Locust street, from Sixth to Seventh.

The Select Council bill to lay water pipe in Bird, Bridge and Hamilton streets and Allegheny avenue was passed finally.

The following Common Council bills were passed finally: Authorizing transfers in the annual appropriations to the Departments of Highways, Water, Markets and City Property, Steam Engines and Boilers, Education, Park Commission and Tax Receiver; to approve the contract and sureties of Wm. C. Brunner for the erection of a new school house at Adams and Lafayette streets, Twenty-second Ward; for a sewer in Howard street, from Diamond to Susquehanna avenue; resolution instructing the City Solicitor to agree upon a case stated, or otherwise, to recover certain commissions for the city received by the several City Treasurers from the State for collecting State money; authorizing the erection of public lamps in nearly all the wards to pave Dakota street, from Thirty-first to thirty-second streets, and Thirty-first, from Dakota to Dauphin, and to pave Pennock street, from Parrish to Poplar.

A resolution offered by U. C. Smith, and referred to the Survey Committee, would instruct the Chief Engineer and Surveyor to supervise the construction of the Schuylkill River East Side Railway along the river Schuylkill, Twenty-fifth street and Pennsylvania avenue, and, on behalf of the city, to see that the provisions of the ordinances of Councils are carried into effect by the railroad company. Mr. Smith said there were instances of failure on the part of the company to comply with the ordinances, and T. M. Thompson said there was no official to guard the interests of the city along the road.

Resolutions offered by Mr. Fow were adopted, asking the City Departments to suspend, until it can be regularly repealed, the ordinance of November 28, 1868, requiring the signatures of all persons paying money to the city, and asking from the Controller information about the poll-taxes collected by Receiver of Taxes Hunter, in relation to which there had been correspondence with the City Solicitor.

THE UNDERGROUND ROAD.

Application has been made to Councils for the permit to construct the projected underground road. All necessary guarantees are offered to insure the city and the citizens against damages. Gas, water and sewers are not to be interfered with. Street pavements removed are to be replaced with asphalt, Belgian blocks or whatever Councils may order. The ordinance also provides that after the completion of the work no portion of the surface of any street within the city limits shall be occupied by the company for stations, shops, &c., or obstructions of any sort; that the motive power used shall be free from smoke, gas and cinders, and precautions shall be taken to insure a free circulation of air in the subways. There are other provisions in the ordinance such as that the plans, &c., shall be open to the inspection of the Chief Engineer of the city, that the proper municipal officers shall have access at all times to the subway for the inspection of sewers and gas and water pipes, and that the subway, from Forty-fourth to Sixty-third, on Market, and on Broad, from Bristol street to City Line road, shall be uncovered, but protected by railings, &c., the company, at its own expense, to cover the crossing as streets shall be opened, and to cover the whole subway whenever Councils shall direct. On the question of fare the ordinance says that, between 5 and 8 A. M. and 5 and 7 P. M., the rate of fare shall not exceed five cents for a single ride within the city limits. The last section says: "The acceptance of this ordinance shall be certified under the seal of said corporation by the Mayor of the City of Philadelphia, for its provisions are binding."

The capital of the company is $2,250,000.

The direction is strong. The capital is all provided. One of the projectors and strong backers said in speaking of the project yesterday, that the idea first originated two years ago. Since then statistics of population and information of all kinds bearing upon the subject had been carefully collected, and estimates and plans had been prepared. The capital, was, of course, named at its minimum. The company had plenty of backing, and if Councils would grant the desired permission the work would be done. It was a bona fide project, and not a scheme to make money out of the charter or the franchises which the city might give. If Councils were to give the permission without delay the necessary office work could be done by the spring and the road completed between the two rivers within a year. Speaking of details, he said that the motive power would be electricity, and when Councils should give them a hearing they would have present eminent electricians, among them Mr. Edison, to show that this was perfectly feasible. The subway would be constructed of masonry, brick and iron; the cars would be 30 feet long and accommodate 38 passengers, and the entrance to them would be through doors in their sides. Access to the cars would be from the interior of houses or stations, of which in business portions of the city there would be about four to each mile, and in the residence part of the route three to the mile, on opposite sides of the streets, for the up and down cars.

In constructing their road the tracks would be no lower than 16 feet from the surface of the streets. They proposed to replace the sewers along the route by substituting three for one; that is, they would lay in the subway structure a pipe or sewer on each side of the streets to carry off the house drainage, and another one of sufficient dimensions to carry off the rain, snow and storm water. The best system for supplying water, he said, it was now conceded, was to furnish oblong reservoirs or pipes, from which the water would flow into the houses. This the company also proposed to substitute for the present system along the route. All this work would be done and the sewers and pipes supplied free of cost to the city.

A director of the company said that the interests of the underground road and the proposed elevated road were independent of each other and would not be likely to clash. It would be easy to construct the underground road because there is so small an amount of rock under the city that there would be no necessity for blasting or boring and the light subsoil would oppose but little difficulty. A careful calculation showed that with five cent fares, if they carried but half the number of passengers which the surface roads did, the company would make a profit.

CHAS. HASSE, 126 South Second street, represents one of the oldest "Whiting" houses in Philadelphia, his father commenced business in 1835, continuing on until his death, when his son Mr. Chas. Hasse took charge and carried it on successively. This firm for many years were the only Whiting merchants in the town, but since that time some six others have started up and all doing good business. Mr. Hasse is taking a very active part in the interests of the trade at large.

—The public schools of this country now employ over 300,000 teachers, and pay them $62,000,000, a not very flattering annual average of a little more than $200 each.

Items of News.

—The late William P. Jenks left an estate valued at $175,000.

—15,000 acres of an Iron Ore Tract in the Nittany Valley Centre County which was recently purchased by a syndicate with a capital of $1,500,000, is being actively developed. Two furnaces of a capacity of 50 tons each daily are to be erected.

—Philadelphia has within its boundarie, about $1,000,000,000 of combustible values distributed among 200,000 buildings, etc. Now beginning its third century, it has never had an annual property fire loss of $5,500,000. Its highest annual insurance fire loss (1869) has been estimated at $4,172,304. The average annual insurance fire loss in the twelve years here to be treated is $1,218,654.

—On Tuesday last the Magistrates paid into the city Treasury the following amounts for September: Cobb, $176.40; Clement, $1: 4.60; Lennon, $166.35; Lloyd, $61.15; Randall, $70.75; O'Brien, $262.60; Gillespie, $86.50; Smith, $126.45; Thompson, $143.80; Ahern, $33.15; Riley, $65.20; Pole, $134.05; South, $30.15; Severn, $169.10; Baird, $177.35; Eisenbrown, $229.90, and Lelar, $312.75; Collins, $201.70.

—It will be useful to have some simple rules for ascertaining the weight of tubes or beams of wrought iron. The following are on the assumption that one cubic foot of wrought iron equals 480 lbs. First, the sectional area in square inches of any tube, bar, or plate of wrought iron multiplied by ten will be the weight in pounds per yard of length. Thus, an angle iron whose section is 3-5 square inches weight 35 lbs. a yard. Hence in a section built up of two similar bars as a bridge post formed of two channels latticed the weight per foot of each channel is ascertained by multiplying the section required by ten-sixths. The figures resulting give the weight per foot, which being located in the table of sections of the rolling mills, the required channel is found at once on the nearest approximation. In large masses of tubes multiply the sectional area in square inches by the length in feet, and divide by 672 for the weight in tons. To reduce cubic feet into tons multiply by 1½ and divide by 7. A deduction of one-twentieth from these results will give a close approximation for cast iron.

—There is a general opinion that business will steadily improve from this time forth up to the last of November. Auction sales have not been particularly brisk, but private sales are very heavy, and the official list of conveyances show an increased number of transactions as compared with last year. Anybody who travels west or north of the Park must be struck with the extraordinary number of new houses under process of construction. The bulk of these new structures are apartment or improved tenements, and will accommodate a far larger number of families than an equal number of the older buildings in the lower part of the city; yet, intelligent real estate dealers and agents think there will be a demand for all the new buildings west and north of the Park. They say the population of the city is increasing with great rapidity, and that all but a few of the houses will rent readily. There is a good deal of purchasing of these new buildings, and prices are very fair. It really looks as if there was beginning to be a speculative demand for vacant property. It was noticed that the recent Brooklyn sales showed a keen desire on the part of thrifty people to purchase lots for investment. Twenty-sixth Ward Brooklyn property was bid off like "hot cakes." The sale of the Parkway property leading to Coney Island was quite a success.—*The N. Y. Record-Guide.*

—No more agreeable item of news has been read by the people of Philadelphia than the announcement last Friday morning that a charter had been granted last Thursday at Harrisburgh for the construction of an underground railway under this city.

The incorporators of the company are: Messrs. William A. Ingham, J. W. Jones, William P. Henszey, John J. Deery, James G. Lindsay, George Gerry White, of Camden, Samuel G. De Coursey, Emlen Physick, Leopold Sternberger and John T. Dyer, of Norristown. The officers are President, William A. Ingham; Directors, Jonh Lucas, William A. Ingham, J. W. Jones, John J. Deery, James G. Lindsay, George Gerry White, Frederick Prime, Jr., Charles F. King and Samuel G. De Coursey.

The company proposes to build a subway from Sixty-third and Market streets to the Market street ferries, passing under the Schuylkill, and around both sides of the Public Buildings; on Broad street, south from Market to Government avenue at League Island, and north on Broad street to the City Line road; on Third street, south from Market to Moyamensing avenue, to Fourth, and thence to Pollock street; on Third street, north from Market to Diamond, and thence to Thirty-third street; on Ridge avenue, from Broad street to Diamond; on Lancaster avenue, from Market to Fifty-second street, thence to Elm avenue, and in the subway to lay two or more tracks.

—From a recent issue of the New York *Evening Post* we learn something of interest in regard to model tenement houses which is worthy of reading.

In 1880 the Sanitary Reform Association, of New York City, devoted the sum of $300,000 to the erection of a model tenement, in which the occupants should be required to pay rent enough to return a fair interest upon the capital invested. The building occupies the easterly end of the block bounded by First and Second avenues, Seventy-first and Seventy-second streets, with a frontage of 200 feet on the avenue and 200 feet on the street. It is six stories high and divided into apartments of from two to four rooms; the stairs are of slate, and the whole building is practically fire proof. Each apartment is provided with running water, private water-closet, and ashes are thrown into a shoot, with openings at every floor. At the top of the building is a common laundry, each tenant having the use of a certain number of tubs for one day a week. In October, 1881, the apartments were offered to tenants, and almost all were occupied within a few months. A reading room, club room, bath rooms, etc., were opened as soon as the number of tenants grew large. The average rent per room was about $3.00 per month.

Notwithstanding the enmity of tenement-house owners in the neighborhood, and the strict rules, concerning cleanliness, prompt payment of rent, etc., the demand for the apartments in this building have been most of the time greater than the supply during the last five years. Sometimes, as in May last, not one of the 218 apartments has been vacant, and only the least desirable rooms are ever vacant for more than a few days at a time. At present, the worst time in the year for tenement-house owners, eight apartments out of 218 are empty. The investment has paid a steady yearly return of five per cent., and the property is to-day worth double what it cost in 1881, the neighborhood having become thickly settled since then, and unimproved real estate having more than doubled in value. The present rents range from $6.25 a month, for two rooms, to $14.50 for four rooms. There are no dark rooms in the buildings. The effect upon the neighborhood has been excellent. Landlords have had to offer more conveniences than formerly for the same rents, and to insist upon greater order and neatness in order to keep their best tenants.

Although the proprietors of the first model tenement have amply proved that decent buildings for poor people can be made to pay a fair interest upon their investment, few capitalists have been found to follow their example. Many building associations with ambitious plans have been organized but have done nothing. The President of the Sanitary Reform Association, Mr. Cutting, is, however, so well satisfied with the working of the Association's first tenement that he is about to put up another tenement upon the same plan further down town, and has bought for the purpose a plot of land, 116 by 88 feet, at the southwest corner of Avenue C and Fourteenth street, where work will begin in the fall.

Commercial Affairs.

The condition of commercial affairs throughout the country has continued as satisfactory as it is encouraging, and the volume of business in progress in nearly all departments appears to be steadily expanding. Buyers are supplying their wants with a feeling of confidence that tends to a free movement of merchandise from the hands of dealers as well as manufacturers, and commercial operations generally appear to be under the inspiration of "prosperous times," but there is nothing in the present condition of affairs that warrants the assertion that has been made in some quarters that business is "booming" or that trade is under the influence of a "tidal wave of activity." In fact, there is a singular absence of anything like speculative excitement or feverish activity in any branch of legitimate trade, but rather the development of steady progressive improvement that is the result of steady prosperity and the growing requirements of actual consumption. The impulse of a healthy demand has increased the distributive movement of merchandise; manufacturers have experienced a good outlet for their products with their order books well filled with contracts for forward delivery, financial affairs are in excellent shape, promising a steady and undisturbed money market at rates of interest that will not restrict business operations, while at the same time proving remunerative to capital, and; speculation has been of a conservative character and controlled by healthy influences. It is the operation of this conservative spirit that has inspired confidence, and is now leading to the free investment of capital and a steady expansion of the field of business activity; and the most encouraging sign of the times is that what has been already accomplished in the way of improvement during the past month has been almost wholly the result of natural causes. The steady increase in railroad earnings is still a significant feature of the commercial situation, and the fact that traffic is taxing their transportation facilities to the utmost is one of the best evidences of general business activity. For the first week in September fifty-seven roads show aggregate earnings of $5,080,685 against $4,510,166 for the corresponding time last year, which is an increase of nearly 13 per cent. For the second week the gain by the St. Paul was $87,800; by the Northwest, $75,900; by the Northern Pacifice, $48,500; by the Canadian Pacific, $38,000 and by the St. Louis & San Francisco, $29,600. These gains are the direct result which has led to an increased distribution of merchandise, and to the heavy movement ofgrain. The export movement of produce, although scarcely up to expectations, has commenced to develop some improvement. It is worthy of notice, however, that while the export demand for wheat during the past week has been moderate, the shipments thus far from the whole country since the commencement of the crop year, September 1st, are very much in excess of the corresponding period last year.

Building Permits.

Two two-story houses, 12x40, Marshall above Norris st., to John Mitchell, 2441 Mascher st.

Two two-story houses, 15x41, Warren above Thirty-sixth st., to W. J. Shedwick, 676 North Thirty-fourth st.

Second-story addition, 14x20, cor. of Eighth and Walnut sts., to W. J. Shedwick, 676 North Thirty-fourth st.

A back building, 10x12, Fairmount ave., above Thirty-eighth st., to same party.

A three-story house, 36x38, Green above Upsal st., to George Hearst, Germantown.

A three-story house, 32x50, School Lane, above Norris st., to same party.

A three-story house, 15x30, Twenty-second above Brown st., to Rush J. Whiteside & Sons, 2228 Mount Vernon st.

A two-story back building, 14x16, Callowhill, above Eighth st., to E. Schmid, 1713 Mascher st.

A two-story house, 14x36, Elmwood ave., above Sixty-fourth st., to Robert H. Parker, Mount Moriah Lane.

Two two-story houses, 17x43, Fifty-first st., above Pentridge ave., to Henry Whitelaw, 129 Walnut Place.

Two two-story houses, 13x40, 1020 and 1022 South Eighth st., to Henry G. Schulz, 2633 Germantown ave.

Fifth story addition, 64x30, Cadwalader st., above Columbia ave., to John B. Stetson & Co., 1717 Spring Garden st.

One-story addition, 18x30, Harvey, above Green st., to Samuel Loughey, 34 Harvey st., Germantown.

Addition to second story, 8x16, Dickinson and Mount Holly sts., to Thomas J. Milnamow, 2026, Christian st.

A one-story building, 16x12, Kensington ave., above Harrowgate Lane, to Flood & Burton, 2218 Cedar st.

A two-story building, 10x15, Hart Lane, above Kensington ave., to William D. Huston, 2433 North Third st.

Two two-story houses, 18x50, Penn above Harrison st., to Taylor & Roberts, 238 Orthodox st.

A one-story kitchen, 15x12, Lombard, above Twentieth street, to Richard Kearney, 2411 Lombard street.

Two-story addition, 15x20, Thirty-ninth above Market street, to HartmanGrau, 655 Preston street.

Second and third-story addition, 15x30, Guilford, above South street, to A. Benner, 3164 Richmond street.

Five two story houses, 12x12, Barber above South street, to same party.

A two-story house, 13x28, Philadelphia, above York street, to L. A. White, 2318 Carlisle street.

A two-story stable and shed, 51x30, Mulberry, above Wood street, to Liebert & Olbert, Oak st, Manayunk.

Two three-story houses, 17x46, Mechlin and Main sts., to M. D. Wartman, 116 Bringhurst st.

A two-story building, 16x30, Salmon and Neff sts., to Charles Kauffman, 3010 Richmond st.

Two two-story houses, 18x50, Roxborough av., above Mitchell st., to Howard Yocum, Lyceum Av.

A two-story building, 15x14, 2127 Federal st.

Two two-story buildings, 17x30, Federal above Twenty-first st., to William J. McHenry, 2325 Catherine st.

B. Tucker, No. 133 Greenwich street, two-story house, Winton st., above Sixth, 14x28.

D. Galheber, No. 20 Oxford st., two-story wagon and store-house, No. 14 Oxford st., 16x85.

A. L. Clark, No. 1620 Gratz st., two-story back building, No. 904 North Tenth st., 10x22; also, front alterations, No. 1736 Columbia ave., 16x26; also bay window, No. 1612 Gratz st , 4.6x10.

F. M. Tweed, No. 2030 Brown st , underpin store wall No. 3334 Chestnut st., 25 feet

Haibach & Auchter, Twenty-sixth and Thompson sts., two-story stable, Ingersoll st., above Twenty-third, 16x83.

T. Walters, No. 4825 Melrose st., Frankford, office and bay window, Tacony st., near Tucker, 10x14 and 4x8.

T. Wright & Son, No. 7 Harvey st., Germantown, two-story back building, Harvey st., near Main, 20x30.

C. W. Johnson, No. 127 Pastorius st., Germantown, one-story store, Duval and Adams sts., 10x21.

J. Maxwell, No. 528 South Fifteenth st., two-story back building, Sixteenth and Afton sts., 11x16.

R. Young, No. 3719 Ludlow st., seven mansard roofs, Woodland ave., above Forty-second st., 14x24

R. Clark, No. 2329 East Cumberland st., one-story office, American st., above York, 17x17.

S. E. Moore, No. 1325 North Eighth st., two-story back building, No. 255 South Eleventh st., 17x11.

A. F. Benner, No. 2621 West Dauphin st., alter house to store, No, 2421 Ridge ave., 18 feet.

H. Govett, No. 705 North Fifth st., one-story addition to stable, Oxford st., near Sixth, 16x66.

W. C. Mackie, Chestnut ave., Chestnut Hill, two three-story stone houses, Tulpehocken st., east of Wayne, 40x60; also, four three-story houses, Thirty-first st., near Mermaid, 25x58.

Firth & Foster Bros., Taylor, Emerald and Adams sts., two story stable, and carriage-house, Taylor st , near Emerald, 42x50.

D. A. Hampton, No. 722 North Twenty-second st., one-story kitchen and porch on top, No. 107 South Fortieth st., 8x14.

J. Quigley, No. 1517 North Front st., two-story house, Amber st., near Butler, 17x40; also, two-story back building, Savery st., near Belgrade, 14x14.

Wendell & Smith, No. 1430 South Penn Square, two-story house, Thirteenth st , near Ellsworth, 16x42.

W. F. Albrecht, Twenty-ninth and York sts., three story house, Seventh st., above Poplar, 20x70.

J. Miller & Bro., No. 318 North Thirteenth st., new front, No. 1103 Vine st., 16 feet.

J. Doak, No. 2338 East Cumberland st., alter factory, Aramingo st., near Cedar, to two three-story houses, 18x0.

G. McNichol & Son, No. 217 Pear st., alterations and additions to No. 629 N. Market st., 21x132.

A. F. Haines, No. 236 South Twenty-first st., division wall, 40 feet.

Kister & Orem, No. 129 South Seventh st., front and interior alterations, No. 1101 Arch st.; also, two-story back building and front alterations, No. 130 Arch st., 20x30.

J. Little & Son, No. 718 South Eleventh st., two-story stable and carriage-house, Wynkoop st., above Thirteenth, 18x10.

G. J. Wolf, Alleghany ave., Gaul st., two-story church, Alleghany ave., near Gaul st., 56x58.

G. Laycock, No. 917 Walnut st., two two-story houses, Elmwood ave., above Sixty-third st., 16x58.

J. L. Payne, No. 605 Filbert st., three-story back building, No. 1610 North Eighteenth st., 10x8.

R. McClellan, six two-story houses, Boline st., above Dauphin and two-story factory, America st., above Dauphin, 13.8x25 and 88x75.

W. Douglass, No. 320 North Sixty-third st., two-story house, Sixty-third-and-a-half st., above Vine, 16x38.

Daniel Neveling, No. 2506 Mascher st., 2-story brick back building, Clearfield st., near Kensington ave., 14x12.

Haibach & Auchter, Twenty-sixth and Thompson sts., 2-story brick stable, Cambridge st., between Twenty-seventh and Twenty-eight sts., 16x20; also 2-story brick ice-house, 16x50.

William Steele & Son, No. 2141 Howard st., five 2-story brick dwellings, Front st., between Somerset and Cambria, four 14x39, one 16x39; also, two 2-story brick dwellings, Emerald st., betwen Venango and Erie, 14x40.

Thomas A. Kershaw, No. 2227 Venango st., two 3-story stone and brick dwellings, Ontario st., between Twenty-first and Twenty-second st., 17x56.

Henry Kletze, No. 1624 North Eleventh st., one 3-story dwelling and stable. No. 1624 Mervine st., 16x40.

H. M. Martin. No. 521 Diamond st., 1-story kitchen, No. 2122 Hancock st., 14x10.

R. Q. Gibbon, No. 1706 De Lancey place, 5-story stone and iron building, No. 230 South Third st., 21x117.

Joseph Lente, Sr., No. 2220 Frankford ave., additions to No. 2538 Kensington ave., 15x27.

John T. Bracken, Sixty-fourth st., below Hamilton, 2-story brick dwelling and store, Sixty-fourth and Hamilton sts., 18x50.

Flood & Burton, No. 2218 Cedar st., seven 2-story houses, Sepvia st., between Huntingdon st., and Lehigh ave., 12x36.

George W. Baxter, No. 121 Wister st., Germantown, 2-story brick shop, Wakefield st., between Wister and Jefferson sts., 21x28.

Edmund Behr, No. 611 Gray's Ferry road, 8x12.

Samuel H. Brown, No. 1815 East York st., 2-story brick store and dwelling, Frankford ave., between Hull and Ann sts., 18x45.

Christian Kurtz, No. 966 Lawrence st., 1-story brick blacksmith-shop, Frankford ave., between Jefferson and Oxford sts., 14x28.

JUDGMENTS.

PHILADELPHIA.

Entered October 1, 1886.

Atkinson Jos B, Firth Henry A—City (Bond) 4 S 86 597 .....
Bowen E J & Son—M Semple 1 M 86 8 170
Bergan Henry, Wm H and John J—F Cooper B. and L (Treasurers Bond) 4 S 86 610 10,000
City of Phila, McDonald Jos, Dechert R P, Child or Conklin Jos—J R Jones 4 M 86 170 .....
Fouser John H—Edwd H Flood 3 D 76 679 ..... S F
Hong M C, Shelmire E Y—City (Bond) 4 S 86 598 .....
*Lancaster Chas T—W A Manderson 4 S 86 627 1274
*Mark Geo P—Christian Mark 4 S 86 587 500
*Mansfield Annie M—Wm Morrow 4 S 86 658 300
*McLaughlin Wm—B F Teller 4 S 86 641 350
*O'Brien James J—Wm Elkins 4 S 86 639 300
Rever Alexr—John Pike 3 J 86 436 .....
*Renwick Victor D—Geo E Kirkpatrick (Execution issued) 4 S 86 642 35
*Stopper Joseph—B F Teller 4 S 86 659 200
*Spink J Eugene—Jno Lusby 4 S 86 606 60

Stewart F L—A C McCutcheon 4 S 76 601 ..... S F
*Wilson Christiana—Wm Cresmon 4 S 86 589 236
*Wagner Margaretta—N. Western B. and L. (Bond Warrant) 4 S 86 623 2000
Wickersham Amos—C W Middleton 4 J 76 1236 1035
Weisbeck Philip—Saml Williams (Execution issued) 4 S 86 655 66

Enterd October 2, 1886.

*Black Joseph R—G Wilzinsky 4 S 86 689 242
*Blanck Isaac S and Angelina—Anna M Allegaert 1 S 86 32 200
*Brittain J G—Jas Craven 1 S 86 39 227
*Brennen Mary—Chas W Snyder 1 S 86 44 100
*Barry Wm—R R Smith 2 J 86 63 262
*Donnelly John—John Boyd 1 S 86 85 100
Dagney John—R A and J J Williams 1 J 86 289 ....
Fildes Abraham—Jas Mulligan 4 S 79 482 ..... S F
*Green Chas—F A Poth 1 S 86 95 100
Hasson Peter and Mary—J B McMinn 3 J 86 929 10,766
Hartranft Saml—W P Uhlinger 1 J 86 550 ....
Keystone Nat. Bank (Garnishee)—A W Taylor 2 J 86 167 168
Knight Warren P—A B Illoway 1 S 86 31 23
*King Saml L—Hugh J Smith 1 S 86 37 125
*King Saml L—Hugh J Smith 1 S 86 38 600
Keenan Patrick—Peter Smyth 3 D 78 395 ....
Kelley G D B—Cyrus Horne 1 M 77 570 ..... S F
Longwell James—N Liberties B. and L. 3 J 86 770 2630
Milligan S P—C P Poole & Co 3 J 86 1006 124
Malone R A, R J and R B, Sellers David W, Moore A M—City (Bond) 2 J 86 60 ....
Megargee Edmund dec, Scot Jas G admr—Jos Matlack & Co 2 J 79 794 ..... S F
Megargee Edmund dec, Scott Jas G admr—Jno W Cadbury 4 S 79 529 ..... S F
*Magee Margt—Mary W Stuard 1 J 86 99 500
Quinn B J—Wm Holloway & Co 3 J 86 695 ....
*Quinn Richard--Rachel Neithercott 4 S 86 672 900
*Quinn Richard—Wm Dobson 4 S 86 673 1500
Riverside Oil Co—Malcolm Lloyd 2 J 86 742 ....
Schell Geo H—H R Schell 2 S 81 235 1000
Vogel Fredk B—A T Freedley 4 S 76 305 ..... S F
*Wilde H—Frank Schenk 2 J 46 61 100
Williamson J L—P A Davis Jr 1 S 86 72 98
*Watson Geo N, Von Neida—Jas P Malseed 4 S 86 665 200
*Zwink Jacob—S Holl et al 1 S 86 46. 367

Entered October 4, 1886.

Barnes S A—J Wanamaker & Co 1 S 86 169 55
Garritson Jacob, Blakmore Thos F—C T Blakemore 4 S 80 281 ..... Costs
*Huffnagle John—Jos Boucher 1 S 86 166 100
*Hetherington Francis Jr and Cath L—C W Carstairs 1 S 86 167 500
*Jemison John—J D Jamison 1 S 86 151 3,100
*Kearney John—Jos R Rhoads(Bond and Warrant) 1 S 86 147 600
*Kelly Katie—Chas H Downing 1 S 86 170 200
*Keeler Geo W—Bertolet Bros 1 S 86 173 160
Loughlin Saml—W D Gardner 4 D 81 900 460
*Morrow Wm—B F Teller 1 S 86 148. 300
*McGowan John M—Danl S Lindsay 1 S 86 164 1,000
New John—Wm P Datz 3 M 86 57 ..... ver 125
*Ritter Henry B—Henry Miller 1 S 86 149 500
Spear Armstrong and Annie F A Armstrong Alerx and Robt T—Phila. Trust Co (Bond of Indemnity) 1 S 86 152 12,000
*Street Edwd C—John Street Sr 1 S 86 174 6,073
Stein Adolf—John E Lonabauch 4 S 86 29 108
Whitting C M—Garrison et al 1 M 86 1 174
Zane Maria A dec, Zane Abraham V, Durborrow Maria A exex—Peter Crans D C S 70 641 ..... ver 5,052

Entered October 5, 1886.

Adams Express Co—Jno C Holmes 3 M 86 62 ..... ver 188
Bockius James E—Theo W Wolf 3 J 81 615 148
Beishlag Geo—Trustee W. Phila. Lodge 1 J 82 626 ..... Shff Costs
*Blake Saml R—A Miller (Bond and Warrant) 1 S 86 202 2600
*Blumenthal Julius—John H Menns 1 S 86 185 549
*Blair Wm—F S Cantrell (Bond and Warrant) 1 S 86 188 4000
Bondamer Julius—Wm Maxwell 1 S 86 190 ..... E J
*Capuano Lorenzo—Jas Hyland 1 S 86 182 211
*Corney Francis H—City Trust S D Co 1 S 86 196 1536
Courtney Ellen T—P Reaney 3 J 86 1012 343
Cunningham Wm T, W R and G P—P Hollingsworth 4 J 85 352 ....
Considine Michael—G Abrams 4 J 86 374 ..... ver 26
Dyer Edwd T et al—W A La Bau 1 S 86 184 ..... Partition
*Gilvey Michl A, Clausen Henry Jr—Bluecher B. Asso. (Bond and Warrant) 1 S 86 201 2500
Goddard Mrs E W—J J De Zouche 4 M 85 103 ..... ver 222
Glanney John and Danl, McCunny Richd—E Browning D C D 69 92.. 24,197
Hayne Ferdinand—Franklin Sav. Fund 3 M 86 265 ....
Holbrook Benj F and Josephine P—S A Smith 4 J 85 193 ..... ver 253
Hansell Barnett dec, Hansell Rebecca W, exex—Owen Mountney 3 D 85 252 ..... S F
*Huet Samuel—Jacques Kahn 1 S 86 186 148
*Huet Samuel—Jacques Kahn 1 S 86 187 100
*Henderson Mary J—Frank Stocker 1 S 86 189 300
Hanna Geo W, Geo M and Jno W—J T Fowler et al 4 J 76 1638 351
*Hankinson Thos J, Streeper Jos W S—German Enterprise B. and L. (Bond and Warrant) 1 S 86 183 300
Jackson P C—E T Jackson 4 D 85 391 ..... ver 178
*Klauder Lizzie—Jno J Loewer 1 S 86 200 100
Maning Saml Y—F W Murphy 3 J 86 794 946
McNichol Danl and Patk, Wade John A—City (Bond) 1 S 86 177 (2) .....
McGinn Arthur, Grugan John—City (Bond) 1 S 86 193 (3) .....
McGirr Jos J, Jenks Wm A—J Blattner 4 D 86 348 ..... ver 486
*McCalmont Geo H—A Forster & Co (Execution issued) 1 S 86 191 1578
*Powell W N—S Ella Powell 1 S 86 204 500
Philips Wm J—John Dick Jr 4 D 84 189 100
Paul John—J T Fowler et al 1 J 76 1572 401
Phila. Burial Case Co—J T Fowler et al 3 J 76 924 351
Prentzel Geo W—F E McLaughlin 4 M 85 16 ..... ver 100
Pollock Wm J—G Weisbrod et al 4 D 85 177 ..... ver 283
Stevens M A—Jno Wanamaker & Co 4 M 85 181 800
*Seemueller John - J B Landes et al 1 S 86 181 500
*Southworth Frank A, Bulkley Marcius S, Williams Albert C—M P T Southworth (Execution issued) 1 S 86 203 8654
Strohm Michael — Franklin Sav. Fund 3 M 86 263 ....
*Skey John dec, Skey Cath exex—Jas McGinnis 1 S 86 209 117
Waln Edward—Julia A Johnson 3 M 82 440 ..... ver 3000
Wilson Wm C—J B Whitney 4 M 86 577 ....
*Whitney Naomi, Staley John B—Sml T Fox 1 S 86 192 200

Entered October 6, 1886.

Bockius Chas H—W T Cunningham et al 4 D 85 262 ..... ver 426
Cunningham W T, W R and G P—C H Bockius 4 D 85 293 ..... ver 254
Cooney John—P Sheets et al 1 S 86 219 91
*Cooney Michael—J N Pattison 1 S 86 216 741
Dinning John—Sallie R, Newbold 3 J 86 1110 1326
Dear Christian—Caroline Dear 2 D 85 83 ....
Fryer Ellwood B—H F Millick 3 J 86 548 1793
Horner Jacob K, Miller Jane—29th Ward B. and L. (Bond of Indemity) 1 S 86 218 1400
*Holland Dennis J—John Welsh (Execution issued) 1 S 86 220 1120
Jacobs H R—Paul Rosenzweig 1 S 86 221 100
Maneely Wm H trustee, Lamon Mary A—Knights of Birmingham 4 J 85 870 ....
Pope Joseph N—R J Dobbins 3 J 86 916 1460
Parvin R J and Mary—H McCallum et al 3 D 85 7 ..... ver 55
Rothengatter Adolph W, Pearce Stewart—H L Kumme et al 3 M 86 105 ..... ver 50
Stevenson Maxwell—Nat. Bank Republic D C J 72 1599 ..... S F
Zorn Chalkley S—Abbott Morgan 3 M 80 929 ..... ver 301

Entered October 7, 1886.

Brophy John A—Chas A Oliver 1 S 86 243 ..... E Judgt
Billerbeck J—W P Thompson et al 4 D 84 202 ..... ver 889
Curran Elizth, Mary and Mary A—Geo S Roth 2 S 81 284 300
*Carnell Amanda—B F Teller 1 S 86 236 3000
*Elliott Wm J—Wm E Dierkes 1 S 86 241 100
Evans David—Saml Milligan 3 M 86 19 ..... ver 19
Friel John, Simpson L P—Danl Henon & Son 4 S 86 554 1547

Gaffney Patck dec. Gaffney Marv, Bridget, Matilda, Frances, and Simon, Gillagar John and Alice —Fidelity Ins. &c. 3 J 86 1077.....
*Gilliece James—Sherman B. and L. (Bond and Warrant) 1 S 86 232 .....
Hagstoz Thos B—Jacob Hagstoz 4 S 86 660.....
Hartley H, Rump Wm M—E C Sharpley D C J 73 222 .....
*Lundberg Peter and B Agnes—Cath Muller (Execution issued) 1 S 86 245.....
Morrow Mary Ella, Wm and Wm T Baker Saml—Fidelity Ins. &c. 4 M 86 367½.....
*Stewart Jno J—Geo W Harvey (Execution issued) 1 S 86 231.....
Seitz Joseph—Val Strien 3 M 85 254.....ver
Scott Theo F—Wm Thurman 4 S 86 52.....
*Wittmaier John—John Schnell 1 S 86 233.....

Satisfied Judgments.

F and C Cole—Wm Marshall [ent Feb 1 86.....
Geo W Smith—Peace & Yerger [ent Mch 19 86.....
Ernst Kagerman—W W Fisher [ent July 3 86.....
John B Craven—W G Audenreid [ent Feby 11 86.....
Ernst Cagerman—M Browning et al [ent Feby 11 86.....
John S J McConnel—John Loughram [ent June 3 86.....
Jos S Allen, J P Eyre—Geo E Mancil [ent July 24 86.....
Chas L Loney—W T Linderman [ent Sept 6 86.....
Wm Robertson—Saml Semple [ent Jany 27 86.....ver
John and Wm Bryson—O'Connel Club [ent Apr 19 86.....
Hyman Harris—John Ruhl [ent July 22 86.....
Wm and Annie Griffin—John McCoy [ent Apr 6 85.....
Philip Bange—Henry Hening [ent Nov 27 85.....
F D Rottelini, Edwd Ihrig—John W Ihrig [ent Mch 19 85.....
F D Rottelini, Edwd Ihrig—John W Ihrig [ent Mch 19 85.....
Emerson E Sprague—Producers Marble Co [ent Aug 6 85.....
Adam J and Cath Gayer—20th Ward B. and L. [ent June 21 82.....
Andrew J Mullin—L P Keller [ent Nov 3 82.....
Elwood T and C V Mann—W H Senderling [ent July 26 84.....
Wm Sohn—S Rickert [ent Oct 3 81..
Andrew Hoffner—A Bickings [ent Sept 28 81.....
Fredk G Merkle—R Kaufman—[ent July 18 83.....
Simon & Harris Silverstein—Lehigh B and L. [ent Dec 14 85.....
Joseph Meighan, Michael Thomas—Knickerbocker Ice Co [ent Feby 16 65.....
Joseph Windsor—Jas Coulter [ent Oct 21 85.....
Thos R Smith—Thos Devine [ent Dec 14 85.....
Thos R Smith—Thos Devine [ent Dec 14 85.....
Engelbert Schmid—Philip Zaun [ent July 18 85.....
Jacob Royal—Wm Brice & Co [ent Apr 7 86.....
Isabella McLaughlin — John McLaughlin [ent Feby 15 86.....
Wm J Benkert, Casper Benkert dec —Hannah Benkert et al [ent Aug 30 86.....
Chas Hafer—Richd Gray & Co [ent Aug 27 86.....
John J Farley—B Brodes and M E Farley [ent June 22 81.....
John J Farley—H Sullivan and E Farley [ent June 22 81.....
Thos R Smith—H Kuntz [ent Apr 4 84.....
Deborah C Fowler—J B Bateman [ent Aug 30 86.....
Jos S Allen—Real Estate Title Co [ent Dec 24 85.....
Jos Shoemaker—Ida Silberman [ent Nov 2085.....
John Fisher—ABlefger [ent July 24 86.....
Jos M Greiner Sr—Comth. of Penna. [ent May 25 86.....
Mark Frank—Chas Gillis [ent July 22 86.....
Jas O and A R McHenry—H Rhoads [ent Sept 24 86.....
Andrew Lehr—F A Poth [ent Aug 11 86.....
Ethelbert Watts—Jos C Poulterer [ent January 16 86 .....
Dilworth Wentz—P Schaeffer [ent March 27 86.....
Thos Byrne—Patk Loughrey [ent Jany 18 86.....
Saml H Weller—E S Armstrong [ent May 18 86.....

3304 18 1117 608 600 185 4603 800 1921 S F 1141 2000 5000 ..... 73 1320 250 273 85 2514 223 150 200 3118 500 1104 48 6000 .....

Mechanics' Liens.

Wm Marshall owner and cont— P M Barber claimant, 6 bldgs E s 20th st, 48 ft N of Tasker street.....
John Maxwell owner and cont—David McMaster claimant, 4 bldgs W s Broad st, 120 ft N of Susquehanna ave.....
Elizabeth N Cox owner and cont—Joseph Chapman claimant, S s Mt Vernon st, 120 ft. W of 12th st.....
Michael Jennings owner and cont—Austin Derrig claimant, 4 bldgs E s 5th st, 233 ft to 281 ft S of Carpenter st.....

1802 4000 880 500 221 1500 452 334 120 250 34 400

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

—The late Gustavus Remak, President of the Fairmount Park Commission, left $100,000.

CONVEYANCES.

PHILADELPHIA.

Monday, October 4, 1886.

Anna st., S. W. cor. Marston, Jacob E. Ridgway to Lawrence Nugent, Nov. 9, 1886, 15 ft. 4 in. by 58 ft..... $3,100
Broad st., 2038 N., John M. Sharp to John F. Bennett, Oct. 1, 1886, 18 ft. by 110 ft..... 9,000
Broad st., E. s., 18 ft. 4 in. N. Tasker, John K. Yarnall to Emma J. Yarnall to Clara B. Yarnall, Oct. 1, 1886, 18 ft. by 123 ft..... nom.
Bristol st., N. s., 100 ft. 2½ in. E. Fifth, Thomas F. Middleton to Andrew Zimmerman, Sept. 27, 1886, irreg. shape..... 2,400
Camac st., 1936, Reuben M. Lichtenwalner to Abbott B. Lichtenwalner, April 1, 1886, 15 ft. 6 in. by 67 ft..... 3,800
Canal st., N. W. s., 105 ft. 6 in. S. W. Germantown ave., Corydon Winch to Hy. D. Stinson, Sept. 27, 1886, irreg. shape, g. r., $56..... 3,000
Catharine st., S. s., 176 ft. E. Twenty-fourth, Jos. W. Catharine, Jr., to James Walker, Sept. 29, 1886, 16 ft. by 60 ft. g. r., $66..... 1,850
Chestnut st., S. s. 80 ft. 1 in. W. Thirty-sixth, Martin E. Parker to J. William Lewis, Oct. 1, 1886, 20 ft. by 130 ft..... 16,000
Eleventh st., E. s., 48 ft. N. Diamond, William G. Fox to Mercer Brown, Sept. 29, 1886, 15 ft. 6 in. by 65 ft. 6 in..... 4,700
Emily st., N. s., 236 ft. E. Eighth, William E. Lukens to Reuben Lukens, Jr., April 22, 1886, 8 lots, each 14 ft. by 42 ft. subject each to g. r., $84..... nom.
Emily st., N. s., 236 ft. E. Eighth, R. Lukens, Jr., to David M. Hess, Oct. 1, 1886, 8 lots, each 14 ft. by 42 ft. subject to g. r., $84 each..... 2,000
Fairmount ave., S. s., bet. Fourth and old York Road, Samuel M. Carr, to David M. Hess, Sept. 30, 1886, 42 ft. by 94 ft. ½ in..... 15,000
Fairmount ave., N. s., 75 ft. E. Thirty-eighth, William R. Nicholson et al. to James T. Maxwell, Oct. 1, 1886, 15 ft. by 87 ft..... 3,000
Fairmount ave., N. s., 105 ft. E. Thirty-eighth, William R. Nicholson et al to Benjamin G. Swineheart, Oct. 1, 1886, 15 ft. by 87 ft..... 3,000
Fairmount ave., N. s., 90 ft. E. Thirty-eight, William R. Nicholson et al. to Henrietta Q. Andrews, Sept. 28, 1886, 15 ft. by 87 ft..... 3,000
Fernon st., N. s., 310 ft. 6 in. W. Twentieth, James McVickar to Ellen McCloskey, Sept. 22, 1886, 14 ft. by 44 ft. g. r., $36..... 750
Fernon st., N. s., 282 ft. W. Twentieth, James McVickar to Jane Oats, Sept. 6, 1886, 14 ft. by 44 ft. g. r., $36..... 775
Forty-second st., 915 N., William L. Cooper to Hannah S. Cooper, Sept. 30, 1886, 20 ft. by 110 ft. one-third interest..... nom.
Forty-eighth st., S. W. cor Seneca, Twenty-fourth ward. Alf. Hanline to Aug. Spiess, Sept. 22, 1886, 18 ft. by 75 ft..... 3,300
Hanover st., 1346, Levi F. Kepler to Margaret A. Metcalf, Sept. 23, 1886, irreg. shape..... 4,000
Knox st., S. W. s., 225 ft. S. E. Manheim, Isophena Roberts to Anna J. and M. B. Brooks, Sept. 27, 1886, 25 ft. by 110 ft..... 625
Locust st., 1620, Letitia H. Harrison

et al., trustees, to Juliana Wood, Oct. 1, 1886, 28 ft. by 130 ft..... 52,500
Locust st., N. s., 150 ft. W. Fortieth, Twenty-seventh ward, David A. Craig to Simon Bennett, Sept. 30, 1886, 50 ft. by 210 ft..... 6,742
Mascher st., 1518, Christian H. Flickenstein to John Laib, Sept. 4, 1886, 40 ft. by 80 ft..... 4,500
Mitchell st., S. W. s., 211 ft. 6⅜ in. N. W. Roxboro ave., H. R. Yocum to Thomas Royds, Aug. 2, 1886, 20 ft. by 110 ft..... 2,500
Napa st., E. s., 228 ft. N. Wharton, John O. Taxis to James Knowlan, Sept. 29, 1886, 14 ft. by 53 ft..... 1,000
Ninth st., E. s., 139 ft. 3⅜ in. N. Berks, William G. Serrill, Oct. 1, 1886, 13 ft. 4 in. by 54 ft. 1¼ in. g. r., $84..... 1,400
Oxford st., S. E. cor. Carlisle, Geo. R. Rittenhouse to Nicholas Rittenhouse, March 20, 1878, 40 ft. by 96 ft. S. s. Oxford, 120 ft. W. Broad, 40 ft. by 96 ft..... 12,000
Park ave., S. W. cor. Berks, John Baird to Jonathan Cone, Sept. 28, 1886, 19 ft. by 95 ft..... 11,250
Park ave., S. s., 128 ft. W. Twenty-ninth, Edw. Conley to John M. Sharp, Sept. 29, 1886, irreg. shape.. 1,500
Pine Road, Twenty-third Ward, S. E. s., 250 ft. S. W. Solly, Wm. J. Sheetsline to Benj. Benner, Oct. 1, 1886, irreg. shape..... 1,150
Sansom st., 1612, Patrick Franklin to Mary P. Harris, Sept. 27, 1886, 14 ft. by 50 ft., g. r. $28..... 2,450
Twenty-fourth st., 1925 N. Harry L. Roat to Emma V. Kane, Sept. 29, 1886, 14 ft. 3 in. by 87 ft. 6 in..... 3,900
Twenty-sixth st., E. s., 64 ft. S. Montgomery, Chas. E. Smith to Hy. Haines, Sept. 30, 1886, 75 ft. by 122 ft..... 6,250
Thirty-second st., N.E. cor. Hamilton, Twenty-fourth Ward, L. Hassell Lapp to Peter C. Hollis, Oct. 1, 1886, 16 ft. by 92 ft. 6 in.; mtges, $7000..... 556
Thirty-eighth st., E. s., 195 ft. S. Aspen, Wm. R. Nicholson et al. to Mary A. Ross, 15 ft. by 88 ft 2,900
Eighth st., 2618 N., A. D. Kennedy to Louisa Snyder, Sept. 30, 1886, 15 ft. by 59 ft..... 3,100
Eighth st., 2620 N., A. D. Kennedy to Charles T. Massey, Sept. 22, 1886, 15 ft. by 59 ft..... 3,190
Eighth st., 1232 S., Wm. Schulze to David Schoch, Oct. 1, 1886, 16 ft. by 75 ft..... 4,450
Filbert st., 1026, Anna S. Hershey, ex., to Andrew J. Maloney, Oct. 4, 1886, 18 ft. by 40 ft..... 4,500
Seventh st., 1648 N., Mary E. Closson to Amanda M. Rieger, Oct. 2, 1886, 15 ft. 2 in. by 47 ft. 5½ in.; g. r. $84.50..... 1,350

TUESDAY, October 5, 1886.

Aspen st., N. s., 211 ft. E. Thirty-ninth, Jacob Rightly to Howard H. Hoffman, Sept. 21, 1885, 15 ft. by 80 ft.; g. r. $108..... $1,000
Cambria st., S. W. cor. Leithgow, Thos. B. Wanamaker to Alfred G. Clay, October 2, 1886, 18 ft. by 47 ft. 6 in..... 3,800
Cambridge st., S. s., 188 ft. W. Twentieth, Michael McMahon to Wm. H. Pollick, Sept. 23, 1886, 16 ft. by 80 ft. 5 in..... 1,433
Fontain st., 2234, Edwin H. Flood to Sarah M. Bunting, Oct. 2, 1886, 16 ft. by 63 ft. 9 in..... 3,000
Fourth st., E. s., 250 ft. S. Chestnut, John C. Bullitt to Jos. Lutz, Oct. 1, 1886, irreg. shape..... 230,000
Fourth st., E. s., 250 ft. S. Chestnut, Jos. Lutz to Fidelity Insurance, Trust and Safe Deposit Company, trustees, Oct. 1, 1886, irreg. shape... nom.
Frankford rd., N. W. s., 76 ft. 7 in. S. W. Foulkrod, John O'Brien to Wm. T. Bleakley, Sept. 30, '86, 20 ft. by 123 ft. 10 in..... 2,500
Franklin st., 2643, Courtland Rhodes to Bernhard Kempf, Sept. 30, 1886, 14 ft. 2 in., by 66 ft. 6 in..... 2,600
Germantown ave, N. E. s., 3 ft. 6½ in. N. W. Southampton ave., Jno. L. Dubois, ex'r, etc., to Percival, Sept. 27, 1886, irreg. shape..... 535
Also deed from Emma Miller et al., June 15, 1886..... 12,500
Herman street, N. s., 92 ft. 4½ in. E. Twenty-fifth, Eliz'th Hooman to Mary W. Small, Oct. 4, 1886, 54 ft. by 112 ft. 6 in..... 1,500
Howard st., E. s., 168 N. Jefferson, Eliza J. Walker to Geo. W. Stead to Cornelius E. Spenceley, Aug. 2, 1886, 17 ft. by 115 ft..... 3,700
Hutchinson st., W. s., 70 ft. and 83 ft. S. Huntingdon, John Loughran to Michael Appelhouse, Sept. 27, 1886, 26 ft. by 52 ft..... 3,600
Island road., W. s., Twenty-seventh Ward, John S. Scott to Margaret Buehler, Sept. 14, 1886, 90 ft. by 136 ft. 2½ in..... 625
Kensington ave., S. cor. Wensley, Joseph Stuckey to Frederick Leyrer, Oct. 1, 1886, 17 ft. by 80 ft.; g. r. $150..... 1,800
Kurtz st., E. s., 89 ft. 4 in. N. Poplar, Franklin R. Unruh et al., ex'rs, to Sam'l B. Nicholson, Sept. 30, 1886, 16 ft. by 51 ft..... 2,000
Leithgow street, 2004, Felix Blatz to Barbara Strassner, Sept. 27, 1886, 16 ft. by 35 ft. 8 in..... 1,600
Marvine st., 2136, Emma V. Kane to Jos. B. Scattergood, Sept. 27, 1886, 14 ft. by 72 ft..... 3,300
Melcher street, 2134, Frank Farr to Thos. J. Hankinson, Sept. 28, 1886, 14 ft. by 47 ft. 6 in.; g. r. $54..... 700
Norris st., 1941, Wm. R. Matchett to Alzina F. Haffa, Oct. 2, 1886, irreg. shape..... 1,400
Oxford street, S. s., 73 ft. 8½ in. W. Sixth, Wm. H. Snowden to Wilson F. Bahl, Sept. 23, 1886, 16 ft. by 66 ft..... 2,300
Penn st., S. E. s., 496 ft. S. W. Chew, Catharine H. Magee et al., ex's, to Mary E. Cobb, Sept. 29, 1886, 30 ft. by 202 ft..... 1,000
Second st., W. s., 119 ft. 6 in. N. Poplar, Wm. Seal to Francis E. Dornan, Oct. 2, 1886, 19 ft. 11 in. by 74 ft. ¼ in..... 4,500
Second st., 1241 N., Penn Guarantee Association to Chesapeake and Delaware Canal Company, August 12, 1886, 264-270 E. Somerset, 2322 Parrish st., 9 Queen st., 2343 to 2347 Oriana st., 2801-2803 Ormes st., 3214-3216 Lancaster ave., 1252-1254 S. Twentieth, 171-177 Tusculum, 167 Tusculum, 1956 Alder, 506, 516 and 520 Hart lane, 1939 Elizabeth, 2829 and 2831 D, 1633-1635 Darien and N. W. s. Kensington ave. and S. W. s. Hart lane..... .....
Sixteenth st., W. s., 119 ft. N. York, Thomas P. Twibill to Mary Pedrick, Oct. 2, 1886, 16 ft. by 65 ft. 10 in..... 2,800
Sixteenth st., W. s., 135 ft. N. York, Thomas P. Twibill to John J. Carlin, Oct. 2, 1886, 16 ft. by 65 ft. 10 in..... 2,750
Seneca st., 4821, H. H. Hoffman to Jacob Rightly, Sept. 29, 1886, 15 ft. by 75 ft..... 1,700
Seventeenth st., 1509 N., Samuel L. White to Louise Shutte, Sept. 29, 1886, 23 ft. 5 in. by 109 ft..... 11,100
Thompson st., 2344, Hamilton Disston to Edw. F. Hopkins, Sept. 27, 1886, 15 ft. by 72 ft..... 3,150
Thompson st., 2350, Howard L. Roberts to William C. Brinton, Oct. 1, 1886, 15 ft by 72 ft..... 3,200
Thorp's La., William W. Keefer to Mary White, Oct. 1, 1886, irreg. shape..... 16,000
Twenty-first st., W. s., 189 ft. N. Spencer av., H. O. Roberts et al. to Wallace Mayhew, Oct. 1, 1886, 42 ft. by 90 ft.; also, lots on Stenton av., Weiss and Otto sts..... 3,500
Thirty-eigth st., 719 N., William R. Nicholson et al. to Hy. Miller, Sept. 28, 1886, 15 ft. by 88 ft..... 2,700
Washington av., S. s., 102 ft., 4 in. W. Front, Cornelius Van Evra to Henry Needing, Sept. 16, 1886, also lot on China st., irreg. shape..... 150
Woodlands av., 3309, Jos. Rigli to Christian H. Hoehn, Sept. 27, 1886, irreg. shape..... 3,285
Wylie st., S. s., 45 ft. E. Geary, Saml. S., Sibbs to Anna J. Brown, Sept., 18, 1886, 15 ft. by 67 ft..... 4,000
Front st., 2081 N., Jas. Ballenger to Benj. Reckendor fer., Sep. 1, 1886, 16 ft. by 70 ft. 16 in..... 4,800
Indiana st., S. E. cor. Reese, John Schleber to David Nollsch, Oct. 4, 1886, 15 ft. by 61 ft. 4½ in..... 4,600
Ninth st., 2612 N., Mahlon L., Heist to Granvil H. Sheip, Sept. 1886, 15 ft. by 97 ft..... 3,300
Page st., 2229, E. H. Flood to Saml. W. Parry, Sept. 27, 1886, 16 ft. by 63 ft. 9 in..... 3,000

WEDNESDAY, October 6, 1886.

Brown st., 1028, Thomas M. Coleman to Lou Mera Vought, Oct. 1, 1886, 16 ft. by 62 ft. 7½ in..... $4,000
Carpenter st., N. s., 149 ft. E. Ninth, Michelo Luizzi et. ux. to Francesci Paolo Zuizzi, Sept. 30, 1886, 25 ft. b. 90 ft..... nom
Dauphin st., S. W. cor. Carlisle, Gottlieb Frisch to Geo. W. Schwin, Oct. 4, 1886, 54 ft. by 57 ft. 8 in..... 3,000
Dickinson st., S. s., 15 ft. 6 in. W. Sober, John Simpson et. al. to George P. Stackhouse, Sept. 8th, 1886, 30 ft. 6 in. by 65 ft.; 2 g. r., $60 each..... 1,750
Dickinson st., S. s., 70 ft. W. Eighth, Howard J. Stagg, to Josephine C. Blackburn, Sept. 25, 1886, 19 ft. by 61 ft..... 3,300
Eighth st., W. s., 243 ft. 6 in. S. Huntingdon, George W. Saffin to Anna McHenry, October, 2, 1886, 14 ft. 5 in. by 121 ft. 4 in..... 3,400
Eighth st., E. s., 120 ft. N. Venango, Thos. Livingston to John Dorft, Sept. 25, 1886, 20 ft. by 157 ft..... 2,000
Eighteenth st., E. s., 78 ft. S. Christian, William Marshall to Matilda Marshall, Aug. 6, 1886, 17 ft. by 67 ft.; g. r. $60..... 200
Eighteenth st., 911 S., William Marshall to Matilda Marshall, Sept. 21, 1886, 17 ft. by 67 ft.; g. r. $84.50..... 200
Emerald st., N. W. s., 160 ft. S. W. Somerset, F. T. Peet to Jos. C. Ferguson, Sept. 20, 1886; also lots on Helen and Jasper sts..... 2,145
Fairhill st., E. s., 140 ft. S. Somerset, C. C. Gudknecht to William R. Crawford, Oct. 4, 1886, 17 ft. by 70 ft..... 666
Fairhill st., E s., 157 ft. S. Somerset, Elizabeth McKinney to William R. Crawford, Oct. 4, 1886, 34 ft. by 70 ft..... 1,333
Fairhill st., 2452, Charles J. Hoffman to Peter Rech, Oct. 1, 1886, 14 ft. by 60 ft..... 2,250

Fernon st S. s., 170 ft. 6 in. W. Twentieth, Bridget Mellet to Jas. Mulheren, Sept. 20, 1886, 14 ft. by 47 ft.; g. r. $37...... 950
Fifth st., E. s., 289 ft. 6 in. N. Somerset, George Kessler to John Greely, Sept. 23, 1886, 16 ft. 2 in. by 58 ft... 2,750
Kensington ave., S. E. s., 281 ft. 7⅝ in. S. W. Buckius, July 9, 1886, Joseph Allison et. al., trustees, to St. Paul's church, Aramingo, 120 ft. by 75 ft...... 1,200
Lawrence st., W. s., 138 ft. S. Indiana, Thomas L. Kelly to William C. Ferguson, Sept. 28, 1886, 14 ft. by 44 ft. 3 in...... 766
Lawrence st., 2958, Thomas L. Kelly to Horace Haverstick, Sept 28, 1886, 14 ft. by 44 ft. 3 in.; g. r. $50...... 666
Lombard st., 2135, Michael Quin to Peter F. Kernan, Oct. 4, 1886, 15 ft. 1 in. by 68 ft...... 2,400
Master st., S. s., 53 ft. 4 in. W. Twenty-eighth, F. S. Steinbacher to William L. Elkins et. al., Aug. 30, 1886, 34 ft. by 60 ft...... 2,000
Meehan ave., S. E. s., 245 ft., 271 ft. 10½ in., 298 ft. 9 in. and 325 ft. 7½ in. S. W. Chew, Samuel B. Ogilbee to Edwin R. Cochran, Sept. 28, 1886, each 26 ft. 10½ in. by 82 ft. 2 in.; mtge, $2000...... 6,000
Ninth st., N. W. cor. Morgan, Mary E. Stiles et. al. to William Thompson, July 31, 1886, 41 ft. by 90 ft...... 19,500
Ninth st., E. s., 165 ft. 11⅜ in. N. Berks, William G. Serill to John C. Heft, Oct. 2, 1886, 13 ft. 4 in. by 54 ft. 1⅛ in...... 2,8000
Oakford st., S. s., 277 ft. W. Twenty-second, Robert Paul to Alexander T. Crombie, Oct. 4, 1886, 15 ft. by 53 ft. 2 in.; g. r. $48...... 950
Ridge Ave., 2131, Jacob B. Landis et al. to John Seemueller, Sept. 28, 1886, 15 ft. 2¼ in. by 100 ft...... 17,000
St. James Place, 2212, John Struthers to Charles F. Haseltine, Sept 24, 1886, 25 ft. by 68 ft...... 15,000
Snyder Ave., N. s., 78 ft. 2½ in. W. Twelfth, Jos. W. T. Ritter to Michael Whelan, March 9, 1886, 16 ft. by 62 ft...... 550
Sumac st., S. E. s., 80 ft. N. E. Freeland, L. A. Pepper to Caroline Allison, Oct. 5, 1886, 40 ft. by 160 ft.... 800
Tulip st., W. s., 96 ft. 1⅛ in. S. Huntingdon, Adam Newkumet to Leonard Eckart, Sept. 27, 1886, 14 ft. by 50 ft...... 1,300
Twenty-first st., W. s., 189 ft. N. Spencer ave., Wallace Mayhew to Jacob H. Gemrig, Oct. 2, 1886, 42 ft. by 90 ft.; also lots on Stenton ave. and Weiss and Otto sts...... 1,800
Union st., W. s., 73 ft. S. Wallace, Alfred B. Martin to Catherine Byrne, Sept. 24, 1886, 14 ft. by 56 ft. 6 in...... 1,400
Webster st., S. s., 46 ft. W. Eighteenth, Matilda Luch to Eliza J. Miller, Sept. 30, 1886, 14 ft. by 39 ft...... 1,500
Alder st., 1900, Christian Schaefer to Geo. E. Brecht, Oct. 4, 1886, 16 ft. by 44 ft...... 1,500
Richmond st., 801, John J. Torpey to Michael A. Gilvey, Sept. 27, 1886, 21 ft. 7½ in. by 51 ft. 2½ in...... 7,500
Centre st., S. E. s., 47 ft. 9½ in. N. E. Wabash, George Fulton to Isabella Fulton, Sept. 29, 1886, irreg. shape; N. W. s. Grape, 33 ft. 4 in. N. E. 4 ft. wide alley, 16 ft. by 83 ft. 11 in... nom.
Funk st., S. W. s., 100 ft. N. W. Walker, the Wissinoming Mutual Mutual Land and Improvement Co. to Matthew Neil, July 9, 1886, 50 ft. by 100 ft...... 125
Ditman st., S. E. s., 100 ft. S. W. Tyson, Mary Disston to Emma L. Schell, Sept. 18, 1886, 25 ft. by 180 ft...... 375
Ditman st., S. E. s., 75 ft. S. W. Tyson, Mary Disston to Margaret E. Tittermary, Sept. 18, 1886, 25 ft. by 180 ft...... 375
Hazzard St., 1920, Saml. Gourley to Frank Mayer, Sept. 1, 1886, 14 ft. by 60 ft...... 2,100
Hazzard st, 1922, Saml. Gourley to Frank Schwager, Sept. 1, 1886, 15 6 in. by 60 ft...... 2,100

THURSDAY, October 7, 1886.

Avenue D. S. E. cor. 77th st., John H. Scott to Benjamin S. C. Thomas, October 6, 1886...... $250
Buttonwood st., N. s., 259 ft. W. 19th st., Hugh Gallagher to Jere L. Cresse, October 5, 1886, 16 ft. by 80 ft...... 3,750
Clifton st., N. s., 116 ft. E. Green, David Z. Evans, Jr., to Annie E. Rickards, July 8, 1881, 14 ft. 1¾ in. by 50 ft. 9 in...... 1,050
Diamond st., S. s., 17 ft. E. Carlisle, John M. Sharp to Frederick G. Fraser, Sept. 27, 1886, 17 ft. by 80 ft.; also S. s. Diamond, 34 ft. and 68 ft. E. Carlisle, each 17 ft. by 77 ft.... 21,000
Eleventh st., 157 N., Mary E. Capp to Charles H. Mintzer, Oct. 1, 1886, 22 ft. by 18 ft.; also 1036 Race, 18 ft. by 95 ft...... 3,500
Eleventh st., N. W. cor. Marks la, V. R. Leedom to James W. Holden, October 5, 1886, 19 ft. by 52 ft.; also N. s. Marks la., 52 ft. W. 11th, 46 ft. by 19 ft...... 10,000
Fifth st., E. s., 241 ft. N. Somerset, George Kessler to John Doyle, Oct. 4, 1886, 16 ft. 2 in. by 58 ft...... 2,950
Frankford rd., N. W. s; 143 ft. 9 in. N. E. Pine, Amos Eggleton to Elizabeth A. Sheard, Sept. 28, 1886, irreg. shape...... nom
Gordon st., S. s., 112 ft. 3 in. W. Tulip, Charles H. Brey to Ella Lentz, Aug. 24, 1886, 15 ft. by 70 ft...... 1,600
Green st., 1301, Bertha Lange to Augusta J. Kehrer, Sept. 30, 1886, 18 ft. by 90 ft. 1 in...... 5,650
Herman st., N. s., 128 ft. W. 27th, J. E. Ewing to J. M. Toland, Sept. 16, 1886, 16 ft. by 130 ft...... 25
Howard st., E. s., 40 ft. S. Jefferson, Wm. Parr to Jas. Gorman, Oct. 4, 1886, 18 ft. by 100 ft.; g. r. $36...... 2,600
Kensington ave., 2540, Hy. Rank to Frederick Reuter, Oct. 5, 1886, 20 ft. by 130 ft...... 6,500
Knox st., N. E. s., 187 ft. 10½ in. N. W. Chelton av., John Kerrigan to John S. James, Oct. 4, 1886, 18 ft. 7 in. by 120 ft...... 2,800
Montgomery st., 908, Jas. H. Lyons to Wm. L. Knowles, Oct. 4, 1886, 16 ft. 4¾ in. by 70 in...... 4,000
Montgomery st., 916. Frederick H. Henry to Ellen Riley, Sept. 30, 1886, 16 ft. by 70 ft...... 3,550
Ninth st., E. s., 179 ft. 3⅔ in. N. Berks, Elizabeth S. Martin to Lizzie McLaughlin, Sept. 30, 1886, 13 ft 4 in. by 54 ft. 1⅛ in.; g. r., $84; mtge., $1100...... 300
Parker st., E. s., 90 ft. S. Carpenter, Thos. S. Warren to Boyce Wilson et. al.; Oct. 6, 1886, 13 ft. front, and lot adj. on North, 20 ft. by 80 ft...... 2,500
Eleventh st., E. s., 111 ft. N. Indiana, John Moffett to Edwin Wilkinson, Oct. 1, 1886, 16 ft. by 57 ft...... 300
Clementine st., S. s., 279 ft. E. Jasper, Robert Brown et. al. to Edwin Wilkinson, Oct. 1, 1886, 17 ft. by 70 ft...... 300
Manayunk ave., S. W. s., 90 ft. S. E. Cedar, Robt. Boon to Alice Wolfenden, Oct. 6, 1886, 18 ft. by 102 ft. 2,400
Perot st., N. s., 318.10⅓ ft. W. 24th—Patrick Kennedy to Mary McMekamin; Sept. 30, 1886; 14 ft. by 40 ft...... 3,150
Sharswood st., N. s., 46 ft. E. 24th—David M. Hess to Mary Malone; Sept. 28, 1886; 14 ft. by 47 ft...... 1,650
Spruce st., S. s., 173 ft. 3 in. W. 7th—Geo. C. Harvey to Geo. Getbie; Sept. 29, 1886; 24 ft. 9 in. by 250 ft...... 15,000
Tenth st., S. E. cor. Watkins—Julia A. Hartenstein to Ellen Logan; Sept. 24, 1886; 16 ft. by 70 ft...... 2,650
Thompson st., N. W. s., 105 ft S. W. Monmouth— Eunice S. Fesmire to Patrick McGovern; Sept. 27, 1886 21 ft. by 130 ft.; G. R., $42...... 1,470
Thirty-second st., E. s., 72 ft. S. Baring—Louis Kolbe to Maximilian F La Roche; Sept. 27, 1886; 24 ft. by 100 ft...... 4,500
Thirty-ninth st., E. s., 76, 10 ft. N. Reno— Wm. J. Shedwick to Mary Schwartz; Sept. 30, 1886; 15 ft. 3½ by 69 ft. 2 in...... 2,700
Thirty-ninth st, 825 N.—Wm. J. Shedwick to Jas. L Miles; Sept. 28, 1886; 15 ft. 3½ in. by 69 ft. 2 in. 2,700
Watts st., F. s., 120 ft. S. McKean—William Sheller to Emma McCullen; Aug. 25, 1886; 13 ft. by 45 ft. 1,100
Roxborough ave., N. W. s., 42 ft. 8¾ in. S. W. Mitchell—William A. Miller to Howard R. Yocum; Oct. 6, 1886; 36 ft. by 100 ft...... 525
Roxborough ave., N. W. s., 78 ft. 8¾ in. S. W. Mitchell--Charles Thompson Jones to Howard R. Yocum; Oct. 4, 1886; 18 ft. by 100 ft...... 250
Camac st., 1808—Ann P. Richardson to Anna Watkins; Sept. 27, 1886; 16 ft. 2 in. by 75 ft...... 3,200

FRIDAY, October 8, 1886.

Bambrey st., E. s., 82 ft. 8 in. N. Columbia ave., Wm. L. Rhinehart to Wm. C. Merritt et al., Oct. 8, 1886, 266 ft. 4 in. by 52 ft.; g. r. —...... $11,680
Bancroft st., S. E. cor. Tasker, Robt. C. Montgomery to John Loughery, Sept. 29, 1883, 18 ft. by 50 ft.; g. r. $72...... 2,100
Brown st., 2445, Chas. W. Henry to Mary R. Fox, Sept. 30, 1886, 19 ft. by 72 ft.; also, 6 lots, E. s. Twenty-fifth, 103 ft. 6 in. N. Brown, each 15 ft. 9 in. by 2 ft. 6 in...... 22,600
Columbia ave., N. W. cor. Stillman, Wm. L. Rhinehart to Joseph D. Thornton, Oct. 8, 1886, 100 ft. by 79 ft.; also, W. s. Stillman, 82 ft. 8 in. N. Columbia ave., 266 ft. 4 in. by 44 ft...... 100
Darwin st., 1524, Wm. McGarrigle to Mary Anson, Oct. 2, 1886, 14 ft. by 50 ft...... 640
Earp st., N. E. s., 158 ft. 8¾ in. N. W. Long lane, Henry C. Webster to Anna P. Foxgrove, Sept. 30, 1886, 14 ft. by 54 ft. 3 in.; g. r. $48...... 800
Eleventh st., 839 N, C. H. Eunerman to John Whiteside, Oct. 6, 1886, 17 ft. 8 in. by 79 ft...... 6,000
Fairmount ave., 1506, Chas. M. Gudknecht to Jas. A. McCurdy, September 29, 1886, irreg. shape; g. r. $48...... 1,250
Fontain street, 2226, E. H. Flood to Wash. Mayhew, Sept. 27, 1886, 16 ft. by 63 ft. 9 in...... 3,000
Garfield st., N. W. s., 522 ft. 2¼ in. S. W. Wakefield, Mary L. Finckel to John McKoy, Sept. 24, 1886, irreg. shape...... 600
Germantown av., 5104 Enoch Taylor to Dan'l S. Kreble, Oct. 1, 1886, irreg. shape...... 9,500
Greenway ave., S. E. s., 209 ft. N. E. Seventy-second, George N. Crum-

bach to Jane Lewis, Oct. 5, 1886, 20 ft. by 99 ft.......... 2,850

Holstein st., N. W. s., and S. W. s. Eightieth, Elmwood M. L. and I. Co. to Jos. Flosdorf, Mar. 16, 1886, 50 ft. by 100 ft.......... nom.

Kimball st., S. E. cor. Twenty-third, Cath. Curran et al. to Pat'k Tierne, Sept. 24, 1886, 16 ft. 1½ in. by 49 ft. 5 in.......... 1,200

Lancaster av., N. E. s., 88 ft. 6 in. S. E 33d street, Wm. Duff to Saml Bean, Oct. 8, 1886, 33 ft. 9 in. by 56 ft. 6⅔ in.......... 2,960

Lawrence st., 2922, John H. Craven to Rebecca Kearney, Oct. 2, 1886, 11 ft. 7⅝ in. by 13 ft. 6 in.......... 1,600

Market st., 217, Thomas W. Davis to Cora V. Kempton, Oct. 6, 1886, irreg. shape.......... 9,000

Master st., 1220, James Buck to Howard K. Buck, Oct. 5, irreg. shape... 6,400

Morris st., 822, Hugh McNeele to John M. Cameron, Oct 4, 1886, 16 ft. by 55 ft. 6 in.......... 1,700

Ninth st., W. s., 112 ft. s. Wharton, John M. Tramp to John Bassing, Oct. 16, 1886, 15, G. R., $48.......... 1,700

Norris st., N. s., 72 ft. W. Moyer Philip McCarb to Mary A. Qunin, Sept. 23, 1886, 54 ft. by 115 ft., G. R. $24: mtge. $1,000.......... 500

Ohio st., S. s., 104 ft. E, 12th, Susan Cathcart to Maria C. Leonards, Sept. 12, 1886, 21 ft. by 73 ft. 9 in., mtge. $1,800.......... 1,200

Packer pl., N. s., 221, 4 ft., E. 2d, Patrick Keniff to Christ'r B. Porter, Oct. 5, 1886, 11 ft. 11¼ in. by 17 ft..... 1,600

Park av., S. E. cor; Woodstock, Loui Geist to Maggie E. Raymond, Oct. 6, 1886, 17 ft. 6 in. by 92 ft. 5½ in...... 7,000

Powelton av., 325, Thos. M. Beels to Fras. P. Dubosq, Oct. 4, 1886, 17 ft. 6 in. by 96 ft. 6 in.......... 7,000

Race st., N. s., 164, 8 ft. E. 11th, Mary S. Kennedy to Roger Sherman, March 10, 1882, 16 ft. 8 in. by 3...... nom

Rhinehart st., N. W. s., 218, 5 ft. S. W. 47th, Peter McCollum to David S. English, July 28, 1886, 56 ft. 7 in. by 50 ft.......... 4,000

Ringgold st., 1905, H. R. Shoch to Mary Agnes Thomas, Sept. 18, 1886, 14 ft. by 50 ft.......... 2,000

Ringgold st., 1907. H. R. Shoch to Mienna Wilter, Sept. 18, 1886, 14 ft. by 50 ft.......... 2,000

Roger st., W. s., 186, 11, N. Indiana, William Dickson to Mc. F. Lyons, Sept. 24, 1886, 10 ft. by 97 ft. 6 in.... 1,500

Sixty-eigth st., and N. W. s., P. W. & B. R. R., Thomas Garrigues to Geo. N. Crumback, et al., Oct. 6, 1886, irreg. shape.......... 16,000

South st., S. s., 105 ft. E. 13th, Abram D. Hallan to Wm. Whiteside, Sept. 28, 1886. 35 ft. 4 in. by 51 ft. 2 in...... 7,300

Spruce st., 201, 205, Dennis Considine to David Giltinan, Sept. 20, 1886, irreg. shape.......... 5,400

Fontain st., 2220, Edward H. Flood to Emma Walmsley, Aug. 28, 1886, 15 ft. 6 in. by 63 ft. 9 in. mtge $2000. 1,300

Fontain st., 2238, E .H .Flood, Hannah A. Wentzel, Oct. 4, 1886, 16 ft. by 63 ft. 9 in. mtge., $2000.......... 1,000

Fontain st., 2240, F. H. Flood to Thomas Finley, Sept. 1, 1886, 15 ft. 6 in. by 63 ft. 9 in. mtge., $2000....... 1,000

Tacony st., Julia Leaning, et al. to Real Estate Trust Co., Sept. 22, 1886, irreg. shape.......... nom.

Tiernan st., E. s., 229 ft. 10 in. N. Dickinson, Wm. R. Matchett to John Kluppel, Sept. 17, 1886, 15 ft. 7 in. by 74 ft.......... 2,450

Trenton ave., N. W. s., 260 ft. N. E. Oxford, Jos. P. Peal, et al., Trustees, etc. to Alex. Walker, Oct. 4, 1886, 20 ft. by 100 ft.......... 1,000

Twenty-fifth st., E. s., 292 ft. 6 in. N. Brown, C. W. Henry to Jos. M. Fox, Sept. 30, 1886, 47 ft. 3 in by 62 ft. 6 in. Also, E. s. 25th, 39 ft. 9 in. N. Brown, 16 ft. 3 in. by 62 ft. 6 in.......... 17,300

Twenty-fifth st., E. s., 166 ft. 6 in. N. Brown, Chas. W. Henry to Hannah Fox, Sept. 30, 1886, 126 ft. by 62 ft. 6 in.......... 32,800

Berks st., 2339, T. W. Smaltz to Jette Sept. 17, 1886, 11 ft. by 60 ft. 6 in.......... 3,900

Eighth st., 1943 N., Thos. Moore to Emanuel Katz, Sept. 28, 1886, 17 ft. by 71, g. r., $100.......... 3,100

Stewart st., 2220—John G. Schafer to Amanda Cannell, Aug. 21, 1886, 14 ft. 9 in. 5 ft. 12 in. by 35 ft.......... 1,400

Uber st., E. s., 400 ft. N. Park ave., Edw. H. Flood to Agnes L. Vaille, Oct. 1, 1886. 20 ft. by 86 ft. 5 in. mtges, $4000.......... 1,250

Uber st., E. s., 120 ft. N. Park ave., Maggie E. Raymond to Charlotte C. Price, Oct. 6, 1886, 20 ft. by 86 ft. 5 in. mtge., $4000.......... 1,000

Vine st., 1103, Mary L. Deal to John P. Stauffer, Sept. 27, 1886, 16 ft. 2½ in. by 132 ft.......... 900

Watsin st., N. s., 166 ft. E. 9th, Felix Brown to Bridget McBride, Oct. 8, 1886, 53 ft. 10½ in. by 40 ft. 6 in. 4 g. rs., $48 each.......... 2,800

West st., W. s., 198 ft. N. Fairmount ave., John Claxton to John Purde, Oct. 6, 1886, 14 ft. by 75 ft. g. r., $30.......... 1,100

Wissahicken ave., W. cor. Daniel ave., John Fairbrother to Joseph Hauber, Oct. 5, 1886, irreg.......... 700

Woodstock st., W. s., 325 ft. N. Norris, Jacob L. Brotherton to Sarah Ann Rhoads, Oct. 6, 1886, 15 ft. by 58 ft. mtge., $1500.......... 700

SATURDAY, Oct. 9, 1886.

Amber st., N. W. s., 80 ft. 9¼ in. S. W. Alleghany av., John Clancey to Jane Cowan, Oct. 15, 1886, 1 foot by 100 ft.......... $1,600

Ann st., W. s., 30 ft. N. Spring, Geo. W. Simon to Sallie Gesner, Sept. 15, 1886, 14 ft. by 47 ft.......... 750

Bancroft st., S. E. cor. Merris, Thos. P. Twibill to John Friel et al.; Oct. 6, 1886, 368 ft. 3 in. by 53 ft. mtge., $6000.......... 6,150

Chadwick st., W. s., 88 ft. 3 in. S. Morris, Moiety, John Friel to Lewis P. Simpson, Oct. 1, 1886, 84 ft. by 53 ft.......... 3,075

Clymer st., N. s., 45 ft. 8 in. W. Alexander ave., Cornelius J. Kelley to Conrad Ruder, Sept. 29, 1886, irreg. shape.......... 2,800

Dorrance st., W. s., 99 ft. 5¾ in. S. Ellsworth, Jno. White to Mary Jane McBride, Oct. 8, 1886, irreg. shape.......... 1,900

Eighteenth st., N. E. cor. Susquehanna ave., City and Country Cottage Co. to Hy. R. Shock, Sept. 9, 1886, irreg. shape.......... 12,000

Emerald st., S. E. s., 123 ft. 6 in. N. E. Ontario, Hugh Mulligan to Lizzie Staub, Oct. 2, 1886, 56 ft. by 82 ft. and 88 ft.......... 6,400

Erwig av., S. E. s., and N. E. s,, 79th, George Laycock to Geo. A. and Ph. F. Bodamer. Aug. 31, 1886, 50 ft. by 100 ft.; also, N. W. s. Holstein av. and N. E. s. 79th, 50 ft. by 100 ft.......... 600

Fairmount av. S. s., 163 ft. 8¼ in. E. 17th, James Corcoran to Emily W. Miller, Oct. 2, 86, irreg. shape...... 8,500

Front st., 847 S., Frank Bartel to Ludwig Gunderson, Oct. 2, 1886, 20 ft. by 80 ft.......... 2,300

Forty-first st., E. s., 162 ft. S. Haverford, Hy. P. Coxe to Jno. Gleason, Oct. 7, 1886, 26 ft. 6 in. by 119 ft..... 6,000

Fifty-eighth street, cor. Warrington ave., Twenty-seventh Ward, Robt. Patterson to Aaron Palmer, Oct. 1, 1886, 259-1000 of an acre.......... nom.

Holly st., N. W. cor. Reno, Twenty-fourth Ward, Wm. D. Kelley to Robt. D. Crawford, Sept. 28, 1886, 16 ft. by 80 ft.......... 3,200

Lawrence st., W. s., 34 ft. S. Clearfield, Noah Webb to Dan'l M. Collamer, Oct. 1, 1886, 112 ft. by 84 ft. 3 in.; mtge. $2,200.......... 1,533

Ludlow street, N. s., 28 ft. E. Forty-third, Western Home for Poor Children to Alfred G. Clay, Oct. 7, 1886, 50 ft. by 98 ft. 6 in.......... 4,000

Marshall st., N. Oak lane, Twenty-second Ward, John Evans to John Hy. Evans, Oct. 2, 1886, irreg.......... nom.

Montgomery st., 1709, Thos. Mecouch to Wm. M. Burk, Sept. 30, 1886, 17 ft. 8 in. by 90 ft.......... 8,250

Nineteenth st., W. s., 18 ft. N. Race, Geo. Herzog to Carl Edelheim, Oct. 7, 1886, 19 ft. by 120 ft.; mtges. 812,-500.......... 7,00

Fitzwater st., 1330, Jeffery Hart to Emerson Conrad, Sept. 23, 1886, 16 ft. by 94 ft.......... 2,500

Percy st., 2112, Chas. Class to Wm. Moore, Oct. 9, 1886, 14 ft. by 53 ft.; g. r. $6.......... 1,000

Queen st., S. E. s., 201 ft. 0½ in. S. W. Pulaski ave., Ann D. Rittenhouse to Mary A. Lawler, Oct. 8, 1886, 25 ft. by 250 ft. 1 9-40 in.......... 833

Ringgold st., 1906, Henry R. Shoch to Margaretha Spaeter, Sept. 17, 1886, 14 ft. by 50 ft.......... 2,000

Spruce st., N. W. cor. Quince, Henry L. Stewart, ex'r, to Ann C. Law, Oct. 6, 1886, 18 ft. by 50 ft.......... 8,000

Twentieth street, 753 N., William P. Cooper to Sarah Wood, Oct. 6, 1886, 18 ft. by 102 ft. 10 in.......... 5,700

Twenty-fourth st., 864 N., Lewis M. Kensil to Samuel F. Gibson, Sept. 29, 1886, 16 ft. by 67 ft.......... 4,100

Twenty-sixth st., S. E. cor. Federal, Michael Whelan et al. to Patrick Dugan, Oct. 8, 1886, 15 ft. by 38 ft. Also, 3 lots E. s. 26th st., 15 ft. S. Federal, each 14 ft. by 38 ft. Also, 4 lots E. s. 26th st., 57 ft. S. Federal, each 13 ft. by 38 ft, and N. E. cor. 26th and Galloway sts., 14 ft. 5 in. by 38 ft.......... nom.

Thirty-eighth st., E. s., 210 ft. S. Aspen, Wm. R. Nicholson et al. to Geo. A. Stevens, Oct. 6, 1886, 15 ft. by 88 ft.......... 2,700

Warrington ave., cor. Gray's lane, Aaron Palmer et al. to Robt. Patterson, Oct. 1, 1886, 97-109 acre.......... nom.

Wissahicken ave., E. cor. Lehman, Edw. N. Wright to Aubrey H. Gillingham, Aug. 5, 1886, 168 ft. by 229 ft.......... 5,800

Belmont ave., W. s., 141 ft. 4¼ in. N. Merion ave., Jacob Rightly to Isabel Thorn Howell, Oct. 5, 1886, 19 ft. by 80 ft. Also, lots on Belmont ave., Linwood st., 39th st., and 38th st., 36 lots.......... 50,000

Lawrence st., 2926, John H. Craven to Louisa Deisinger, Oct. 1, 1886. 11 ft. 7⅝ in. by 43 ft. 6 in.......... 1,600

Chadwick st., E. s., 228 ft. S. Tasker, John McConaghy to Jos. A. McGuckin, Oct. 5, 1886, 3 lots, each 14 ft. by 50 ft.......... 3,000

—The dwelling 2011 N. 15th St. brought $7,000.

—The property 4111 Walnut St., 60 ft. by 220 ft., brought $26,000.

GUARANTEE
Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the
FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

First Use---Then Beauty.

Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. We repeat, we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2 50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often, in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.

If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

If you want a Reliable **PIANO** or **ORGAN** at a Moderate Price, for cash or on easy terms, call on
A. G. CLEMMER,
1423 Chestnut St.

A Most Delicious and Elegant
POUND Box of **CANDY**
CROFT & ALLEN,
1226 Market Street.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In **MAKE, STYLE** and **FINISH** our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The **NEW FALL FURNISHINGS** already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

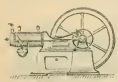
1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power ENGINES AND PUMPS COMBINED. For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible] years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

The LEIBRANDT & McDOWELL

STOVE COMPANY.

MANUFACTURERS OF

Brick-Set and Portable Ranges,

Stoves,

Heaters,

AND

Open Grates.

Offices:—123 N. Second St., Phila. 143 N. Pratt St., Baltimore.

KEYSTONE

Artificial Stone and Improvement Co.,

Office, 14 N. Seventh Street.

Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.

Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

SAVE Your Carpets

SAVE Your Carpets!

Corrugated Rubber Trackers and Treaders save ten times their cost and stop the noise of careless feet. No office should be without a Tracker, and owners of buildings will find our Stair Treader a great saving to their stairways and a sure prevention against slipping or falling. We have sold thousands for use in private houses.

D. P. DIETERICH, (GOODYEAR'S) 308 Chestnut St., Philadelphia

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: New York, 14 Maiden Lane. Chicago, 100 State Strert. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 41. PHILADELPHIA, MONDAY, OCTOBER 18, 1886. PRICE 15 CENTS

Items of News.

—The workmen who went on strike at Disston's mill have returned.

—The cohoes manufacturers demand that their workmen withdraw from the Knights of Labor.

—The three mill tax cases will be argued before the Supreme Court during the first week in November.

—The personal estate of John D. Taylor, late Treasurer of the Pennsylvania Railroad Company, is appraised at $75,658.10

—The personal estate of the late Moro Phillips is appraised at $823,897.21; Henry Carkle, $40,081.65, and Sarah Greenwood, $38,795.

—The Carter's Protective Union, are agitating for the abolishment of the time book system. They ask for a check for each load hauled.

—It is said that experiments have proved that green oak posts will last longer in the ground that those from the same variety of seasoned timber.

—The citizens municipal association is keeping its membership fully up and are looking after the city's interest with an earnestness that is disquieting to dishonest contractors.

—The Chicago Master Plumbers held a meeting last week to decide on the question of eligibility to membership. A good many applicants have been catechised as to their practical knowledge of the trade. The difficulty usually is to induce all the members of any given trade to come in.

The Saturday half holiday movement has achieved great success and there are on the rolls over 10,000 names of persons who believe in the purpose it embodies. A great deal of money has been expended and there seems to be no difficulty in obtaining all that is needed for urgent expenses.

—The granolithic pavement is being now laid in the yard of the Public Buildings. The Building trades council gave a reception at the Boundbrook Hotel, at Eighth and Spring Garden streets, to the representatives of all interested trades. Mr. J. L. Duffy presided. The affair was a very enjoyable one and broke up at a late hour.

—The soundness of lumber may be ascertained by placing the ear close to one end of the log, while another person delivers a succession of smart blows with a hammer or mallet upon the opposite end, when a continuance of the vibration will indicate to an experienced ear even the degree of soundness. If only a dull thud meets the ear, the listener may be certain that unsoundness exists.

—Judge Miller recently decided a case in the New York court of appeals, in which he held that if the owner of a building employs a mechanic to make repairs upon the same with no specific arraugement as to terms and conditions, such employment is in the nature of an independent contract, which imposes upon the employe the responsibility incurred by the negligence of himself or those who are aiding him.

—There is a federation of English architects which is accomplishing great good in the profession. In 1881 there were 8013 architects in the United Kingdon. The number has considerably increased since that time. A proposition has been made to unite all branches of the architectural profession and a meeting will shortly be held to further that idea. The number of civil engineers in the United Kingdom is placed at 8200.

—Mr. James McCrea, of the Pennsylvania Company, is quoted in the Pittsburg *Times* as follows: "I never knew such a scarcity of cars as there is now. We have ordered 6,000 new cars. Our shops at Allegheny, Fort Wayne, Chicago are utterly unable to supply the demand, and we have placed orders with every manufacturer who was not already crowded with orders. All the manufacturers are behind with their orders."

—On Tuesday last Tax Beceiver Hunter paid over to the city treasury $9,763.94, taxes of 1886; $405.95, interest in full on amount of poll-tax commissions on special deposit, and $20.25, search fees. $4426.70, fees for September, by Prothonotary Mann; $264.94, by House of Correction managers; $130.06, by the City Solicitor; $105.91, by the Health Officer; $102.25, by surveys; $60.90, from boiler inspections, and $51.25, from the County Prison.

—A real estate dealer in Albany, N. Y., was asked the other day why so many houses were vacant in that city. His reply, as given in the *Argus*, was: "It is largely on account of the local labor troubles; many men out of work are unable to retain the houses they had engaged during more prosperous seasons, and many in search of work are removing from the city. In consequence there is an unusual number of houses that display the little telltale card, 'To Let,' or, more unfornate for some, 'For Sale.'"

—A material called cork stone is extensively used for building purposes in Germany and Belgium. Patents were secured for its manufacture in 1880. It is claimed for it that it is a non-conductor of heat, cold and sound. The base of this material consists of pieces of waste cork, such as, in many trades, are thrown out unfit for use. These pieces, cut down to about the size of a pea, are mixed with a cement, consisting of mortar and clay, until each single particle is thoroughly coated with the cement, after which they are pressed into proper shape and dried. From this manipulation results a porous body, resembling in appearance the so-called Rhenish alluvial stone, but of much less specific weight, that of cork brick amounting at most to 0 30 or 0 35.

—As a new article of manufacture, a bar or blade for the rolls of paper-pulp machines has been patented by Christian Anderson, of Appleton, Wis. It consists of a blade formed of a flat bar of steel of uniform thickness, and having upon one of its sides, near one edge thereof, indentations, which produce upon its opposite side a series of protuberances of uniform size. The latter are adapted to enter and fill the dovetail of a groove of uniform width in the roll, and to be retained therein by the compression of the sides and bottom of said grooves upon the protuberances, the plane surface and the bottom of the blade.

—Philadelphia now has double the number of dwelling-houses of any other city of its size in the world. This marvellous increase in its homesteads is due to its co-operative building associations, numbering over four hundred. They have been tried for nearly fifty years, and have proved such valuable forces in promoting industry, economy, sobriety, thrift and prosperity that the State encourages them by exempting all their stock and mortgages from taxation. Though the holdings of these associations exceed $50,000,000, they are managed by workingmen at little expense, and are always open to public scrutiny. Failures have been very rare, less than in any other class of financial associations. The worst of those closed during the panic of 1873 paid ninety-three cents on the dollar. These associations, so unique, tried so long and so successfully, are a model for the workingmen of the country, certainly in large manufacturing centers.—*B. F. Northrop.*

—Councils Survey Committee transacted considerable business on last Tuesday. Some citizens of the 8th ward objected to paying for a sewer on Currant Alley, because of its improper construction. Bills to the amount of $43,695.35 were approved. The contract for the construction of a sewer on Fifteenth street, York to Cumberland, was awarded to John M. Mack at $2.50 per linear foot. The contract for a sewer extending from Broad to Fifteenth and from Cumberland street to Lehigh avenue was awarded to David Ryan, $2 23 per linear foot. Chief Engineer Smedley stated that the Board of Surveyors had recently visited the Aramingo Canal, with a view to abating the existing nuisance. A plan embodying this subject, would, he said, be presented at an early day. Benjamin Jacobs was appointed inspector of masonry at the Market street bridge. The following appointments made by the Chief Engineer were approved by the committee: James J. Craig, draughtsman of the Registry Bureau; Joseph R. Scott, rodsman; Edgar M. Smedley, chainman, and John G. Moore, sewer inspector, all the above appointments being made to fill vacancies.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited. Quarries West Conshohocken Pa.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

A. J. WEIDENER CHURCH LAMPS
ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET,
EASELS,
PEDESTALS
PICTURE FRAMES.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
RENTS, SALES, MORTGAGES, ETC,

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW.
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 41. PHILADELPHIA, MONDAY, OCTOBER 18, 1886. PRICE 15 CENT

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, OCT. 18, 1886.

BUILDERS are taking advantage of the fine weather and are pushing things.

THE Broadway people are bitterly fighting the arcade road. They also fought the surface line cars. They were not in favor of the elevated railroad system, yet for all that, improvements have come one after the other, and they will come in spite of their opposition.

A NEW YORKER while sitting in a barbers chair, in a shop on Franklin street above Wood, one day last week, said that the noise and annoyance caused by the cable running past the door was far greater than that on any New York elevated road, inasmuch as the cable racket was continuous, whereas the elevated caused a rumble for a second then the noise was gone.

THE difficulties in the building trades in New York City, have resulted in more serious embarrassments than we at first anticipated. A good many architects and builders have their work hanging fire amounting to from $25,000 to $100,000 in a single job. Arrangements are being made to establish journeymen's co-operative shops. The architects expect the trouble to be of short duration.

AN unusually large number of building patents are being taken out. They cover everything wherein improvement is possible. Among the latest are patents for ceiling and floor fire proof. Hydraulic cement, chimney cap, door check, elevator door, door fastener and door hanger, machine for forming metallic roofing, roofing tile plate, door check and buffer, gutter bending device, adjustable scaffold, transom lifter, latch patents, window blind, door hangers, devices for adjusting blind slats, and many others of a similar character.

AT a meeting of the Fire Commissioners on Tuesday last, at 1328 Race street, the committee on real estate and leases reported the complaint of the engine house at Bridesburg, and recommended that the quarters of engine house, number thirteen, be released for a period of ten years at $1,600 per annum. It was decided to ask councils for a small fire engine and truck. Several cases of negligence were reported to the Board of Fire Escapes in reference to non-compliance with the law, and a resolution was passed declaring that all persons notified to erect fire escapes must comply with the law.

IN cases where large mills or factories are burned, and the lives of operatives are lost, owing to inadequate fire-escapes, as was the case in the recent New York fire, the owners should be placed on trial for manslaughter, and if found guilty should be punished as murderers or other malefactors.

It is certainly a curious code of laws that will hold the Chicago anarchists guilty of murder and permit a mill owner who deliberately and entirely ignores the law and sacrifices innocent and helpless women, to escape scot free.

Who's looking after the Philadelphia mill owners and the fire-escapes?

IT is a question for capitalists to consider in these days, when real estate is advancing in value and profitable avenues, for the investment of capital are getting scarce, whether it would not be a good way to turn an honest penny by buying up some of our old tumble down tenements in our thickly populated city, and either erect fine manufactories in their place or put up buildings for some other purpose. There is certainly a good deal of property in the thickly built up portion of Philadelphia, which is a disgrace to this century and its civilization. It might be safely weeded out for more than merely sanitary reasons, and occupied to better advantage by large structures, which are certainly needed for business purposes. Owners take no care whatever of these old properties but let them go to ruin, the miserable occupants live there through necessity and because of convenience to work.

OUR New York correspondent writes us that the past week's business in real estate, has been a very active one. A large number of sales were made of real estate in various portions of the city ranging from $25,000 up to $250,000. There has been a very great demand for valuable residence property between Madison and Fifth avenues, above Fifty-ninth street. The fluctuation of property in that city, may be shown by the sale of thirty-two lots which thirty years ago sold for $50,000, but the owner subsequently refused $1,350,000 from Mr. Vanderbilt. Nine lots on the west side of Madison avenue extending from Seventy-ninth to Eightieth streets, sold for $2,750,000. Real estate dealers are looking around very sharply for chances to secure property on reasonable terms for building purposes. The builders are still quite crowded with work, and expect to have very little spare time until after December the first. Bricks have advanced in New York from 12½ to 37½ cents per thousand. The weather is favorable for out door work, and there is no dullness anywhere. Export clearances for the past week of lumber were two million feet.

THE new silver certificate money coming out will be popular. The one and two dollar greenbacks will disappear and be supplanted by silver certificates representing $90,000,000 unused silver dollars in the treasury. The certificates, however, will run from $1 to $10. This influx of currency is urgently needed. It will have a stimulating effect to all industries. Currency may be compared to blood, a deficiency of it leaves the patient weak. Financiers have been making a mistake in supposing that there was danger of two much money. The fact is, people have been kept idle and industries depressed because of too little money to stimulate enterprises and maintain industrial activity. What is wanted, is a greater supply of money for the ordinary necessities of the people. The large paper issues from $10 to $20, ought to be withdrawn from circulation, and the six hundred and forty million dollars in gold, and four hundred million dollars of silver should be put into circulation through the medium of gold and silver certificates. European countries have more money in circulation per capita than we. France with thirty-eight millions, has 600,000,000 in five franc pieces, while we with 60,000,000 population have much less.

IT is said that Mr. McManes, of the Gas Trust, openly boasted before the vote was taken that the Elevated Railroad Bill would be killed, will he kindly inform the readers of the REAL ESTATE RECORD how he knew? It is certain that the combined strength of the Traction Company and other passenger railroad companies together with the interested steam railway companies was brought

to bear against it. The fact is our councilmanic brethren are resolving themselves into a lot of puppets and in important matters involving the prosperity and development of the city and the comfort and advantages of our citizens their conclases are little better than a second class marionette show, the masters dexteriously manipulate the wires and the poor things dance to all sorts of music. A little healthy political extermination must be done before this inculus of misrepresentation and misrule can be eradicated. New York is pushing its capital and enterprises way up into Westchester county, not because there is any more purity in that great city, but because their boodle alderman are enterprising to say the least. A glance at the crowded street cars at six o'clock in the evening more eloqently presents the necessity for an elevated railroad than any thing that can be said or written in its favor.

To the Editor of the REAL ESTATE RECORD.

Philadelphia, October 12, 1886.

One of your subscribers has noticed with pleasure, (I think, in last week's number), a suggestion to place upon all notices and advertisements, "To Let" the price; do please follow this subject up; I had the renting and collections of an estate years ago, I always did just that way, and it saved then as it would now save an immense amount of useless labor; only yesterday I saw a bill "For Sale," on a property, which I thought might suit me as an investment, no price of course, I traveled about five miles to make inquiry around at office as directed, the price was so ridiculously fabulous, that I turned upon my heels. I had all that trouble and expense, two ferriages, four car-fares, &c., to bother the agent and myself. Philadelphia is a grand city, I have resided many years in other countries, and I can safely say that it surpasses all the cities I have ever been in either as a residence or for manufacturing and business purposes, but there is plenty of room for improvements. She has made much improvement. A great deal of the slow movement has buffed off, still our people are hard to move.

I see yesterday's papers mention somebody wishes to apply filtering apparatus to give us perfectly pure water; in the year 1843, I proposed the same thing to their Water Works Engineer, and he pooh-hooed me and the idea. I forget how many years ago a gentleman; then a large contractor and builder endeavored to tunnel under Market street, I tried I believe, to get a charter, I think his name was Moxie or Moxie, he and his idea was knocked out, to-day the tunneling of the city is again spoken of; for years I worked to down the iron railings, success is visible but oh how shamefully. Washington Square is policed, disgracefully peopled by drunken vagrants, who of course keep away the children and their parents.

Yours respectfully,
B. O. C.

The above terse communication is from an old and esteemed friend of the REAL ESTATE RECORD, whose many years of usefulness and advanced age, gives him the right to chide our citizens for their adherence to old fogyisms. Forty-three years ago he was in active work, and he was not a young man then, to-day his heart beats as warmly and his brain is filled with as kindly thoughts for old Philadelphia as when he wore the harness, and manfully filled his place in the front rank of Philadelphia's busy men.

ONE of the most important questions that can occupy the minds of the builder and investor, is: the proper housing of the masses in our great cities. Too little attention has been given to this important question. The people have been allowed to house themselves as best they could. In Philadelphia, there are six tenants on the average to each house; in Brooklyn, nine; in Boston, eight and one-half; in St. Louis, eight; in Baltimore, six and one-half; in Chicago, eight and one-half. While New York has sixteen and one-half persons on an average to each building, while the 26,000 tenements and flats accommodate from twenty-five to fifty persons. Sanitary laws have not been enforced because of the lack of energy of public officials. London has nearly four fold the inhabitants it had a century ago. Paris three times as many. Berlin has increased its population five times in the last fourteen years. While several European countries have doubled their population within thirty years. Philadelphia has increased 2000 per cent. within eighty-five years. In London, in 1882, four million persons occupied 422 thousand houses or about six persons to each house. In Paris, the average number of occupants to a house is twenty-nine. Berlin fifty-six. These facts and many others show that rigid inspectation from house to house of dwellings, halls and tenements, should be followed up. In fifty-three English towns and cities, inspections are made from once in three months to once in two years. In New York City it is impossible to inspect yearly. An increase of the inspection force is loudly called for. It is recommended in Chicago that spring inspections should be made in order to remedy the defects arising out of winter carelessness.

THE thieving propensities of people nowa-days are something wonderful, embezzlements of staggering proportions occur almost daily, business men arise in the morning to find that some trusted employee has robbed him and skipped, a corporation is suddenly ruined by some sycophantic psalm singing official whose only ways have advanced him over his associates.

Men are elected to council on reform platforms, with a view of securing more honest legislation and better government, and while the plaudits of their fellow citizens in response to their earnest promises are still ringing in their ears, they join hands with the plundering gangs and under the hope of gain they advocate measures that are intended to rob the city of millions and with the sophistry of the devil they try to reason out the advantages to be gained.

If the Gas works of this city are worth one million dollars per year to one man or a body of men they are worth if properly managed double that sum to the city of Philadelphia.

The President of the Gas Trust, Mr. Salter in his statement of the Profit and Loss of the Gas Works shows that a profit was earned in 1884 of $814,132 27
In 1885, 551,315.72

Total profit for '84 & '85 $1,365,447,99

Add to this Gas for the departments and for Public Lamps at the prices the syndicate propose to charge and we have
for 1884, 218,274.77
for 1885, 235,177.00

making a total profit of $1,818,899.76

or over $900,000 per year and yet as a business proposition some of our City Fathers think they are honest in leasing the works for a million dollars per year. If it is done, the citizens of this city ought to express their indignation by tarring and feathering every member of councils who votes in favor of it and on rails riding them out of the city they so shamefully disgrace.

THE question of leasing the Gas Works is now up before the public, and will not be disposed of until the question is determined who shall supply the city with gas hereafter. The proposition is to spend three million dollars in improving the works, and pay the city a rental of a million a year. The objective point of the syndicate seeking the control of the Gas Works is to get a good bargain out of the city. Gas can be made and delivered at from 65 to 75 cents per thousand. To charge $1.50 would leave the syndicate $1,500,000 profit on the present supply of gas. The city would receive a million of this and the syndicate five hundred thousand. The syndicate would profit by the increase in population. Those who have figured the matter up closely are able to figure out about a million dollars profit to the owners at the end of five years. The report submitted by the committee of ten to consider the whole question have reported these and some other facts to the citizens' committee. It is addressed to Mr. Bardsley of the Councils' Finance Committee. The committee make these interesting statements as the result of their inquiry: In the present state of gas manufacture $1.50 per 1,000 is too high a price. In New York the maximum price is fixed by law at $1.25 and no more than that is asked in Washington. In Baltimore it is even less, but there are competing companies there and the comparison would not be fair. At $1.25 the New York gas companies earn a fair interest on capital actually invested, besides paying about $400,000 per annum in taxes, from which the lessees would be exempt.

As in a lease the city furnishes the plant, a very moderate capital is requisite to make and distribute gas—not over $600,000 or $700,000, irrespective of what may be required to improve the condition of the works. We feel confident that capitalists of undoubted standing could be found who would take a twenty-five years' lease on a royalty of fifty cents per 1,000 feet of gas sold, agreeing to furnish eighteen candle-power gas, to do the public lighting on the terms of the ordinance before you, to abandon to the city at the end of the lease all improvements and extensions without charge, except holders and mains, and to sell gas at the prices named above, based on the present cost of materials and labor, with a further agreement, similar to what has long been the established practice in England, to make a reduction on those prices for every increase of dividend above 7 per cent. per annum on capital actually paid in, with allowance for a sinking fund to redeem at the end of the lease the capital originally invested in rendering the works efficient. We regard it as possible that even better terms than these could be obtained, but these will serve as a basis for your consideration.

The Pennsylvania law relating to the Board of Building Inspectors was approved May 7th 1855 over 31 years ago. Supplemental acts were passed in that year and in 1857, 1864, 1867 and 1870. Various ordinances have been passed from time to time of a prohibiting and defining character. It is evident from the patchwork legislation that has been done both at Harsisburg and at Philadelphia that there is need of a revision of the laws governing the erection of buildings. Western cities are far ahead of us in this respect. Our permits call simply for the name of the owner of the projects building, the size of the building, size of walls, and location. Even this meagre information is given with the greatest reluctance in many cases. It is Philadelphia style all through. From the grudging way in which a great many applicants for permits give information it would appear that they felt it to be a criminal act to build a house and were afraid at being caught at it. Certain it is that they enter that Building Inspectors office with fear and trembling and take a long breath of relief when they escape. In order to show just how far behind the age we are we will look in detail at the contemplated legislation in the state of Illinois. The committee on Sanitary legislation of the Illinois State Association of Architects at a recent meeting prepared an act for the regulation and inspection of the sanitary construction of buildings. It provides that a blank entitled description of building shall be filled out, describing the intended building with its plumbing and sewerage fixtures and that no permit shall be granted until this is done. The provision which this committee have made are so valuable that we make room for the entire report and commend it to the attention of our local architects, builders, board of Health, and the general public which are interested in the proper sanitary regulations.

There shall be no privy pits on any lot adjacent to a street or alley wherein there is a public sewer, and all present pits of the kind shall be cleaned out and abandoned and contents removed off the premises within three months from notice being given to the effect by the officer of the department of health.

The boss-plumber executing the plumbing work or causing its execution in any building—other than mere repairs—shall, before in any way concealing such work, be this through his own agency or that of other mechanics or operatives working upon said building, notify in writing the officer or department of health to this effect that the said plumbing work there and then is in a state of completion and allow such officers or department a full day's time for proper inspection of and officially passing upon such said work.

A habitable room in any building shall have one or more windows of dimensions not less than one-tenth of the area of floor space of each room, and the open space of light shaft to be established for such windows or window shall have an area of not less than fifteen superficial feet for a building three or less stories in height with an addition of five superficial feet for each additional story, and such open spaces shall be part of he lot upon which the building is to be rected.

Skylight coverings of lightshafts shall be so constructed as to allow admittance of fresh air into the shaft, and openings for this effect shall be not less than one twentieth of the area of such light shaft.

Habitable rooms henceforth to be arranged or newly entered shall have an average height of not less than eight feet.

The hallway in any building shall be lighted and ventilated, be it directly from the open air or indirectly from a skylight.

A water-closet room, or bath-room with water.closet shall have ventilation through an express and independent air shaft, the area of which shall not be less than one superficial foot. Said shaft to extend not less than two feet above the roof and be arranged for admission air. Each bath room must be lighted by a window opening to a separate light shaft or to the outside air, or by a French window off a general light shaft.

No alterations, additions or converting to a different purpose, which will change or alter any or all of the sanitary conditions or arrangements in any building, shall be made, except upon the express written approval of the proper officer of the said department of health; nor shall any additional structure be erected upon any lot on which there is already a building, except upon such approval and a special written permit.

Sewerage drains shall be laid with a uniform decline of not less than one-tenth of an inch to the foot. There shall be a trap and adjacent air inlet in connection with the drainage system of each building, located without such building, and the entire sewerage systems for any building shall be so constructed as to allow ready and complete construction when completed.

Earthen sewage drains shall be laid upon a foundation expressly prepared for the same, and their joints shall be made absolutely tight and permanent.

Metal sewage drains and soil pipes, if not enameled, or not of non-corrosive material, shall be covered inside and outside with a coat of asphaltum. Their joints and their connections with any tile drain shall be made absolutely tight, in manner as prescribed by the officer or department of health.

Every soil and waste pipe shall be made of durable and permanent material, satisfactory to the officer or department of health, and each pipe shall be vertically extended, in the full size, through the roof of building to a point at least two feet beyond the higher surface of same.

No chimney flue or water-leader pipe shall be used for conveyance of exhaust steam or for ventilating, soil or waste pipe.

All sewerage plumbing work shall be executed in a thorough manner, satisfactory to the officer or department of health, whose privileges it shall be to make proper tests as to the quality of such work.

There shall be a trap to every water-closet, sink, and all other plumber's fixtures in building.

Overflow guards to any fixture, and wastepipes to refrigerators, shall have independent wastepipes, which have no connection with the sewerage system.

No lead pipe shall he connected with an iron pipe except by means of a metallic ferrule or other means expressly approved by the officer or department of health.

Any duct admitting fresh air to an apparatus intended for warming shall not be concealed below the lowest floor of the building.

Any duly authorized officer of the said department of health shall, so far as may be necessary for the performance of his or their respective duties, have the right to enter any building or premises in such cities or towns.

Any person violating any of the provisions of this act shall, upon conviction before a court of justice, be fined in a sum of money not less than $250 nor more than $500.

Any person thus convicted and fined, as specified under Sec. 22, shall begin to rectify the said violations of this act within two days from conviction, and push such work with energy, so as to have it completed within a certain time to be set by the officer or department of health, and in default thereof become again and again subject to another fine, and still another, in accordance with said section 22.

Said court of justice is hereby still further authorized to issue, upon due application of any officer of a department of health, an injunction against the use or occupation of any building or structure which is erected or altered, maintained or used in violation of this act.

This act shall take effect immediately after its passage.

Any and all legal provisions being in conflict with this act shall be null and void.

Our recent plumbing relations go a very long distance in this direction, but the Chicago architects and plumbers are entitled to a little more credit, we think, than ours for the thoroughness with which they have mastered the subject. One thing is evident, and that is our present system of taking permits can be improved. Too little information is required and much more is needed. We commend this feature of the case to our coming real estate exchange.

In the iron trade Mr. B. G. Clarke, the head of the Thomia Iron Company in New York, says: "We are the largest makers of iron in the United States, but we have none to sell. We sold out some time ago, and cannot furnish iron fast enough. We have been compelled to import blooms to make steel rails, because we could not furnish the material ourselves. I have been in the iron business for thirty-five years, and I never knew the trade to be in such excellent condition at this time of the year but once or twice before. The mills are taxed to their utmost to fill orders. A number of them cannot begin to keep up with the demand. There has been a great demand for steel rails and iron pipe, and that has kept the mills going and given employment to thousands of workmen. This branch of the business is phenomenal, and so far as my observation goes I think there is a steady and even an unusully large demand for all kinds of iron for different manufactures, both large and small. The best of it is that the trade is not only good now, but is bound to stay good. When you find the iron trade active you will find all branches of business looking up. Iron is an index of the general condition of trade.

One of the simplest methods of accomplishing the object is the use of whitewash. Wood can be rendered practically fire proof by first drying it thoroughly and then coating it with common whitewash. The coat of whitewash shells off, but it is still a difficult matter to burn wood which has been coated with whiting or even limewash. A mixture of borax and sulphate of magnesia is also recommended. To prepare this, use 3 pounds of borax and 2½ pounds of sulphate of magnesia, with 20 pounds of water. The action of this mixture depends on the formation of a borate of magnesia insoluble in water, hot or cold, which surrounds an impregnates the fibers of the wood, and thus renders the development of the combustible gases and the spread of flame very difficult. A mixture of sulphate of ammonium and sulphate of lime or gypsum is also applied. The action

of this mixture depends on an incrustation of fibres which prevents the spreading of fire, and, on the other hand, extinguishes flames by the volatilization of the salt of ammonium at a high temperature. Take 1 pound of liquid ammonia and 2 pounds of sulphate of lime. A single coat of this concentrated solution is sufficient. The wood is not rendered absolutely incombustle, but it is not easy to light and ceases to burn when the action of foreign inflammable substances comes to an end.

RELATIVE STENGTH OF WET AND DRY TIMBER.—In reply to a statement by the *American Miller*, that "wet timber is not as strong as dry, in some cases it has not half the strength of dry," a correspondent of that paper writes as follows: "In September, 1876, the Lanesboro mills, Lanesboro, Minn., burned, and that fall we rebuilt them and began making flour the next March. We used sawed pine (taken out of the Mississippi River), for joists 3″ x 12″, 12′ long, and sized them, laying them on top of the girders, to get their full strength, and then used ⅞-match flooring. The joists were placed 12 inches from centre to centre, leaving 9 inches between them. In the fall of 1877 we piled wheat on the floor 26 feet deep in the bins, and the joists, yet wet and green, only sagged a trifle, and carried the immense weight safely. Two years later the same joists were dry, from the heat of our very large stove. We loaded the floor with 24 feet of wheat, and six joists broke off nearly square in the middle, and others were cracked. In the first instance the bins held 360 tons of wheat while the joists under them were green. When the joists were dry 300 tons or less broke several of them. This shows that green pine is stronger than dry pine, as the wood becomes brash or brittle by drying, and is not as strong as when green. This is caused by the sap drying and leaving only solid matter in the capillary tubes, and they cannot move one on another, while if the timber is green the tubes are full of water, and can bend or move on one another. I know of but two kinds of wood that are stronger dry than green, and they are maple and white oak."

SO MANY mechanics are deficient in understanding the quality of good work described in specifications, that unless they can be referred to some particular job done, they have no definite knowledge of what is wanted. It is therefore urgently necessary for architects to be very precise in explanation of all matters relating to the minute description of the class of work wanted, and to state the height, depth, and length of stones in each course.

In building a house, one of the first and most important considerations are the foundation walls, for on them rests the entire structure, and on their stability the safety of the house is dependent. Circumstances regulate the thickness and mode of construction, but for an ordinary structure, an 18 inch wall is deemed sufficient, All walls should be provided with footings, which ought to consist of good large rectangular stones, full breadth of walls if obtainable, otherwise every alternate stone should be the whole width. Where the stones are not square, the largest surface should be laid horizontal. The quality of stone to be used should be chosen and quarried, and left to season before put in walls and laid in their natural beds, that is, in the same position they occupied in the quarry.

As building in stone is more difficult, and requires more attention than brick, owing to the fact that so many irregular forms are to be dealt with, it is necessary that the workman should be very precise in his judgement, and that he should give particular attention to the bed of the stone. By all means avoid making the beds hollow or concave, as the stone is sure to break off at the joint when they have to bear much pressure. Walls should be built to a line on *both* sides and bounded as may be permitted by the style of work adopted for the face. It is usually thought that it makes little or no difference whether the joints between stones are made carefully or not—of course the quality of work contemplated would to a great degree regulate this matter—but usually it is advisable to have them just large enough to allow a good bed of mortar between. The stones should be thoroughly wetted before the mortar is applied, so as to adhere to each other.

A fault too common in masonry, is that of bringing a wall up level by the use of spalls, and then placing large stones on top; or to level up unequal places on the stone with spalls. Another very objectionable feature and one which should be guarded against is, that where masonry is hidden by an embankment, little attention is given to whether or not the walls are built to a line but the stones are thrown in and slushed over with mortar. It seems almost useless to assure our readers that a wall built in this manner is sure to result in a injury to the building. To obviate this, we suggest that the excavations be made about 12 inches wider than the building.

An Important Move.

The Master Builders' Association of Boston have conferred with the real estate owners and architects of that city, and adopted a code of working principles for a better dealing with labor and with organizations. The association invites all contractors in New England to join with them and co-operate to make their effort a success. They bind themselves to mutual support as against the dictations of trades-unions. As the matter is one of very great importance not only to the contractors, builders and architects of Boston and New England, but everywhere, we will occupy space enough in this issue to set forth their methods of work in detail.

ARTICLE 1.—Change in method of payment for labor performed, beginning at a date not later than the 1st day of April, 1887, we will pay for all work performed by journeymen or laborers in our various trades, at a certain price per hour. This price per hour shall be a matter of agreement between the individual workman and the individual employer. This change is not intended to apply to work known as "piece work," or work "by the year."

ART. 2. Hours of labor.—In order to rationally test the question of whether ten hours per day is too long for men to labor, and whether a less number of hours can be accepted as the measure of a day's labor without seriously retarding business enterprises, we will begin on the 1st day of April, 1877, to work nine hours in each working day, beginning at 7 o'clock, A. M., and ending at 5 o'clock, P. M., with the usual hour at noon for dinner, under payment by the hour as set forth in Article No 1. All work done before 7 o'clock, A. M., and after 5 o'clock, P. M., to be paid for as overtime at such price as may be agreed upon by the workmen and employers. We will continue on this plan during the year 1887. If it is demonstrated that this change can be made without detriment to the interests of the workmen, or the owners, then the contractors will be satisfied, and if further reductions seem desirable they can be considered at the close of the year when this experiment shall have had a fair trial. If, however, there should be displayed a desire to disturb this trial by bringing on any general strike during the year 1887, then we shall feel at liberty to return at once to the old standard of ten hours.

ART. 3. Protecting clause in contracts, etc. —For the greater security of the contractor, we will demand the insertion of a clause in every building contract relieving the contractor from any forfeiture or demurrage on account of delays caused by strikes. This demand, we are assured by real estate owners and architects, will be cheerfully granted. In case of a general strike, those men who wish to work, and will work, will be kept employed as long as there is anything to be done, and will be protected in their employment, provided they do not aid and assist the strikers by contributing to their funds; but men who engage in the said strike will not be re-employed until the said strike is completely over, or until they, as individuals, are willing to go to work on the same terms as above stated. In event of a strike, of any one special branch throughout the city, the men who will continue at work in that special branch will be kept employed the same as in a general strike, and all other branches of building will be continued with such men as will not contribute to support the strike. When a point shall be reached upon any building or buildings where further progress is blocked because of the said strike in a special branch, then the contractors in that special branch shall not be pushed or forced by their co-contractors to complete their work, but the said buildings shall be allowed to remain incomplete till a reasonable and satisfactory settlement be reached.

ART. 4. Improper interference with business.—Certain workmen have of late very improperly interfered with the carrying on of work by striking or threatening to strike for the most trivial causes, as follows:

Because certain other workmen were employed.

Because certain workmen were not employed.

Because certain workmen were discharged.

Because certain stock was used or was not used.

Because more than a certain number of apprentices were taken on, and for other equally untenable reasons.

They have also intimidated certain fellow-workmen by threatening that they would prevent their getting employment by refusing to work with them unless they joined certain societies. Such practices we condemn as most unfair and intolerable, and we agree that in case any workmen interrupt and embarrass our operations by such procedure, we will promptly discharge them and notify our fellow-members of the discharge. We also agree that all conspirators shall be prosecuted to the extent of the law.

ART. 5. Arbitration.—It shall be, as it always has been, the recognized right of the group of workmen in the employment of any individual contractor in the building trades to demand and receive from their employer a hearing upon any grievance that may arise, or any changes that may be desired; and at this hearing they can elect to be heard through a spokesman chosen from their number, or by their individual voices; but no person outside of the employment of the said contractor will be allowed to represent them. If amicable ground of settlement is not reached through such hearing, then the grievances shall be left to arbitration—should the terms of such arbitration be mutually agreed upon by the employer and his workmen—in the same manner that other business disputes and complications may be settled.

—A new trial has been ordered by the New York Court of Appeals of the celebrated Dwight Insurance case. The suit was brought by the executors of Walton Dwight, of Binghampton, N. Y., for $250,000 against several Insurance Companies, who refused to pay, because it was alleged Dwight had committed suicide.

BUILDERS' ITEMS

Building and Real Estate Notes.

DRY bricks will absorb about one-fifteenth of their weight in water.

A SANITARY convention will be held at Big Rapids, Mich., November 18th and 19th, under the auspices of the State Board of Health.

THE Patent Soapstone finish which is used as a finish for walls and ceilings in lieu of hard or soft sand finish is meriting a good deal of notice.

THE Haines Street Methodist Church, Germantown, has leased a plot of ground 60x100 feet, on Haines street, near Stenton avenue, and will erect a Mission Church and School.

Norway pine, which until lately has been neglected by Michigan lumber in favor of the softer white pine, is coming into favor with railroad-car builders on account of its greater strength.

MAJOR JOHN STANTON, has purchased from C. Chadwick, a lot 60x100 feet, on the corner of Stenton avenue and Haines street, Germantown, and will erect a two-story mansand roof cottage, 27x40 feet. Contracts not yet made.

A COMMITTEE was appointed at the last meeting of the San Francisco Architects to confer with the master builders in regard to getting up a building contract that shall be alike, equitable and just, to both owner and contractor.

EXPERIMENTS are being made in Germany, with a composition of cork, sand and lime, molded into bricks, for the construction of light partition walls. It is said to exclude sound better than ordinary brick work, while being light, and a good non-conductor of heat.

THE Wells Glass Company have recently introduced a new style of embossing in their manufacturing of art glass. Ordinary stained glass has developed a taste for a finer manifestation of art, and this company has succeeded in winning the endorsement of very exacting architects and builders.

A LONDON builder was recently fined £5 for allowing a dwelling to be tenanted before a certificate had been granted showing that the house was fit for habitation. Another builder was fined forty shillings for the same offense. The defects related chiefly to the water supply, drainage and ventilation.

F. O. NORTON, of Weehawken, New Jersey, publishes some very strong recommendations in favor of the cement which he makes. The Engineer who has used 100,000 barrels of it in brick and stone mason work during the past eight years, says the results of tests many hundreds in number has been most regular and gratifying.

BY a recent ordinance passed in Chicago, neither cement nor mortar can be used in making connections of metal with the tile piping of drains, for the reason that these compositions are even more porous than brick. The authorities and the plumbers are in consultation as to the best methods to be used in making such connections.

SAMUEL BENNER the famous Ohio prophet has made one mistake in predicting the continous decline in iron, and stocks during this next year. It is very possible he may be right for the next year, but for this he has made a big mistake. We publish elsewhere, some statements of high authority to show that the present is the most prosperous in our industrial history

THE Courtright system of metal plate roofing is attracting a good deal of attention among builders. Contraction and expansion are perfectly provided for in each sheet. The ridge coping is put on first, each plate being securely nailed to the sheet. A copper roof under this system is unsurpassed for beauty and durability. It is impervious to snow or wind or any other kind of weather.

STEEL nails are rapidly working their way to the front. Of the 6,676,815 kegs of all kinds of cut nails produced in the United States in 1885, 1,825,027 kegs, or 27 per cent. were of steel. In 1884 only 5 per cent. of the entire production was composed of steel nails. The Wheeling and Central Pennsylvania districts still continue to manufacture over 40 per cent. of the entire production of the country.

SERPENTINE marble has come gradually into use. The Green Serpentine Marble Company of Hartford County, Maryland, have been very active in their efforts to bring this stone to the attention of builders. It has carbonate of magnesia in such quantities, and combination as to make it a good out-of-door stone. It does not crumble in cutting, and had no superior for fine work finished and durability. Its crombling strength per square inch is 32,000 pounds.

A COMPANY has just been organized for the purpose of utilizing the immense water power of the Niagara river. We learn that the scheme contemplates the construction of a tunnel from the water below the falls, 200 feet below the high bank of the river, extending through the rock to the Upper Niagara river, to a point about one mile above the falls, where a head of 120 feet is obtained. Sufficient land has been secured along the river and on the line of the proposed tunnel, affording facilities for approach by rail and water, to accommodate 238 miles of 500 horse-power each, or 119,000 horsepower in all, the estimated capacity of the proposed tunnel. This is said to be a power largely in excess of the combined waterpower in use at Holyoke, Lowell, Minneapolis, Cohoes, Lewiston and Lawrence.

THE *Mississippi Valley Lumberman*, in discussing the recent advance in lumber, says:

"It is a matter of general knowledge among dealers that for the last year at least the lumber produced in the Northwest has been marketed at a price which hardly returned a new dollar for an old one, as many bad failures attest. The growing scarcity of pine timber and the consequent increase in the cost of production seems to have been lost sight of by the fraternity of the three great lumber states of the Northwest, and a general scramble has ensued in which the entire mob have sacrificed millions of dollars. Legitimate competition has degenerated into beastly throat-cutting. Chicago middle men, wanting the earth, have tried to drive the valley men out of house, home and mills at the expense of the Michigan manufacturers, and a regular monkey and parrot matinee has been held. All hands are now nearly sick of the show and Providence seem to smile on evidence of returning reason. Some 300,000,000 feet of lumber has been burned up since January 1st, and at least 800,000,000 feet of logs hung up which were designed for manufacture this year. Many mills have already been compelled to shut down and others must soon stop.

—$38,224.10 have been paid into the city treasury for poll tax receipts.

—Councilman Geo. B. Edwards voted against the elevated railroad on "general principles." The voters of the Twenty-second ward are not only mad clean through, but they propose to oppose his re-election on "general principles."

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ACKNOWLEDGMENT.

A magistrates certificate that the wife of the grantor was of full age, is not conclusive if she were in fact a minor; in such case, she can only ratify a mortgage whilst an infant, by a separate acknowledgment after attaining full age.

DEED.

Where a railroad is located through the property, held by a firm under a lease, a conveyance by one of the partners to the other of all the real and personal estate of the partnership, does not pass the grantee's proportion of the damages for the location of the railroad; it is a personal debt, and no part of the firm's assets.

If a deed be executed and delivered with a mistake as to the grantee, the title does not so pass, as to prevent a destruction of the deed and the execution of a new one according to contract.

EASEMENT.

If the owner of a lot of ground convey a portion of it to another which is drained by a sewer through the part retained by the grantor, and such drainage is essential to the enjoyment of the past conveyed, the right to the use of the sewer passes as an easement appurtenant to the property sold.

EXEMPTION.

Where real estate is sold under a judgment which is prior to a mortgage, the defendant cannot claim his exemption out of the proceeds of sale.

FRAUDULENT CONVEYANCE.

Creditors whose debts were contracted subsequently to a fraudulent conveyance, expressly on the faith of declarations both of the grantor and grantee that the former retained his interest in the property conveyed, may as against the latter, avoid the conveyance as a fraud against them.

MARRIED WOMEN.

The deed of a married woman in which her husband does not join is absolutely void, and cannot be validated by evidence of his assent, nor can she be estopped by the receipt of the consideration or any subsequent act of ratification short of a new conveyance.

LANDLORD AND TENANT.

Any agreement whereby one party divests himself of the possession and the other comes into it, for a determinate period, in consideration of a certain profit issuing yearly out of the premises demised, constitutes a lease and raises the relation of landlord and tenant.

MORTGAGE.

Where the owner of an equity of redemption for a valuable consideration paid to the mortgagee conveys the property clear of encumbrances, with warranty undertaking to procure the mortgage to be satisfied of record, this amounts to a payment and discharge thereof, as against a subsequent assignee for value.

TAXES.

In Philadelphia the lien of registered taxes for a prior year is not discharged by a sale for the taxes of a subsequent year, if the proceeds be insufficient to discharge such prior taxes.

F. B. SHATTUCK,
Attorney at Law,
58 S. Third St.

Concrete Floors.

These are sometimes formed on a centering of pieces of fir of proper scantlings resting on a trestle or on the lower flanges of the girders. Across these transverse pieces are laid and boarded with boards of say one inch thick and close-jointed. The concrete is laid in bays; each is finished in one operation so as to form a slab. The ingredients may be as follows: 1 part cement to 4 parts of breeze or other porous substance, iron slags, hard bricks, well-burnt clay, which have to pass through a ¾-inch mesh. If fine stuff is required, clean smith's ashes may be used as being better than sand, the fine stuff not exceeding one-third of the whole. Portland cement, of fine ground, capable of passing through a sieve of 2,500 meshes per square inch, should be used, and the following test is given: When made up wet and filled into a glass bottle, and struck level with the top, it must not, in setting, crack the bottle or rise out of it, or become loose by shrinking. When filled into molds, and after being seven days in water, it must have an ultimate strength under tensile stress, slowly applied, of 250 lbs. per square inch of section. The mixing is to be performed by turning the ingredients over twice dry, then shoveled to a third heap, at the same time adding from the rose of a hose water enough to make ingredients cling together. The broken material and breeze should be damped before mixing. The concrete, after being laid, is slightly rammed with wooden beaters, and the surface should be kept damp by water fourteen days after laying. The soffits should be well wetted and a setting coat of fine stuff given. These are the instructions given in a specification for concrete floors, and may be usefully followed. Slabs of concrete 6 inches thick have been found to break from 1 cwt. to 2½ cwt. per foot super., the size of slab being about 14 feet by 13 feet in the former case, and 14 ft. by 7 feet in the last. Experiments have not been sufficiently numerous or conducted with enough exactness to insure any reliable rule, the slabs crack suddenly, and there is little warning after the ultimate resistance has been reached.—*The Building News.*

Trade Review.

The trade outlook from the lumber dealer's standpoint is very bright. There is no difficulty in selling all the lumber that can be delivered. A great deal of building activity is going on. Prices are very firm for all kinds of material, including the hard woods. Advices from Chicago show that there is a better tone in the trade with values for supply on a higher level and that a probable advance will be made within the next four weeks. There has been a great deal of care taken by manufacturers of lumber to prevent overcrowding the market. Reports from all Mississippi markets point to only a moderate supply and the same condition of things is found to exist along the Lake markets as far as Albany. This scarcity, if it is proper to so term it, has induced wholesalers, retailers and contractors to purchase larger quantities than they would otherwise have done. There is nothing like a scarcity of lumber probable. Much as has been said to the contrary. The entire lumber trade is only anxious that there should be no undue depression of prices. So far as the east is concerned this can be brought about by the western men allowing the east to attend to its own business. Depression of prices in this city and other cities east, has been due to the fact that wholesalers from the west have gone among retailers and carpenters and have supplied them at wholesale rates. If they could be induced to not do so the wholesale dealers say they could advance prices fifty cents to one dollar. Of course buyers have nothing to complain of and are anxious to purchase where they can purchase cheapest, yet the manufacturers recognize that they are pursuing an unwise policy in breaking down eastern markets because by so doing they are making it impossible for manufacturers to pay good prices. The receipts of hemlock are rather larger. Cars are scarce but there is no absolute scarcity. Walnut is likely to decline in price owing to the fact that exports have fallen off. All through the summer and fall cut rates existed, hence the exports assumed large proportions. Since August 1st freight rates have been restored. There is a good demand for cherry, oak, ash, mahogany and all kinds of hard woods. The furniture manufacturers are very busy and have bought quite heavily on account of the possibility of higher prices. Lathe is in abundant supply. The supply of shingles is equal to all requirements. Yellow pine is arriving liberally and there is no trouble over prices. The planing mills are all busy both here and in the interior, and will probably continue so long as building operations can be prosecuted.

The September fire loss in the United States and Canada was $6,500,000. The fire loss for 1886 up to October 1st was $83,000,000, or $11,400,000 in excess of the loss for the same period in 1885. The loss for 1886 will probably reach $100,000,000.

Building Permits.

John Kramer, No. 1314 North Front st., 2-story ice-house, between Columbia and Montgomery ave., 61.6x45.10.

Joseph Bird, No. 1106 Hunter st., 2-story brick dwelling, No. 1331, Moore st., 16x27.

Charles L. Loney, Sixteenth and Erie sts., fifteen 3-story dwellings, Eighteenth and Ontario sts., one 18x57 and fourteen 17x50.

John Duncan, 905 Chant st., new front and floors in 4-story building, No. 213 South Front st.

H. Phillippi, No. 1031 Sansom st., front alteration at Southeast corner of Thirteenth and Pine sts.

John Stifer, No. 4813 Lancaster ave., constructing porch, front and rear, No. 658 Westminster st.

Martin H. Ryan, No. 828 South Front st., alteration of building, No. 714 South Front street.

A 2-story house, 14x30, Marshall st., above Indiana ave., to Stewart Bros., 2154 North Fifth st.

A 3-story house, 16x32, 721 St. Mary's st, to Edwin Ward, 526 South Seventh st.

Two 3-story houses, Cullen above Seventh st., to same party.

Eleven two-story houses 14x28, Tremond, above Twelfth st., to L. K. Slifer, Tenth and York sts.

Two 3-story houses, 35x40. Chew, above High st., to James Kennier's Sons, 101 East Chelten ave.

Five 3-story houses, 16x55, Fifteenth above Federal st., to Mowbray Bros., Twenty-eighth st., and Gray's Ferry Road.

A two-story schoolhouse, 45x74, James st., above Ridge ave., to Edward Delaney, 913 South Twentieth st.

Two 3-story houses, 17x16, Hemberger above Berks st., to Mrs. Dorothy Wagner Fifth above Thompson st.

One 2-story house, 14x28, D. st., above Indiana ave., to P. Fitzpatrick, 2838 Kensington ave.

Five 2-story houses, 12x37, Bache's Alley to McFarren st., to J. R. Oyle, 1741 North Twentieth st.

Two 2-story stores, 16x47, Wistar above Mercer st., to Charles M. Rufe, 56 Brnighurst st.

A 2-story warehouse, 30x73, Front, above Master st., to John M. Bochanan & Bro., 1618 Vienna st.

Three-story addition, 15x30, 1515 Christian st., to same party.

A 2-story store, 16x45, Front, above Oxford st., to same party.

Fifteen 2-story houses, 15x40, Sixth above Tioga, st., to George F. Gibson, 2248 Master st.

Alterations and additions, Tenth, above Chestnut st., to James V. McGarvey & Son, 1931 Vine st.

A 3-story store, 16x31, Sixth above Catharine st., to Charles McCaul, 20 North Eleventh st.

Two 2-story houses, 14x28, Eastburn st., above Lime Kiln Pike, to Martin Hetzel, 45 Church st.

A 2-story back building, 13x16, Crowson, above Church st., to same party.

Joseph Ladley, Haines st., Germantown, 2-story dwelling, west side Haines st., between Hancock and Morton, 15x30.

John Owens, 52 Springer st., Germantown, 2-story shop, rear of 5247 Germantown ave., 20x32.

Jacob Ziegler, 2828 Ann st, 2-story addition, east side Salmon st., between Ann and Neff streets, 16x12.

Henry Schilke, Twenty-seventh st., north of Huntingdon, 2-story house, east side Twenty-seventh st., between Huntingdon st. and Lehigh ave., 16x42.

John Spoere, 2008 Cambridge st., dwelling, 2007 Scott st., 16x35.

Thomas S. Cadwalader, four houses, southwest side Jackson st., between Memphis and Tulip, 14x34; eight houses, northwest side Memphis, between Huntingdon st. and Lehigh ave., 14.3x40 and 16. 4½x40.

George C. Vandyke, 1223 Warnock st., third and fourth-story addition to store, 1831 and 1833 Market st., 42x120.

Thomas H. Burrows, 5127 Kershaw ave., 3-story house, N. side Paschal ave., between Forty-ninth and Fiftieth sts., 18x54.

B. D. Currey, 1708 De Lancey pl., 1-story kitchen on S. side De Lancey pl., between Seventeenth and Eighteenth sts., 11x10.

Stewart Ralph & Co., 2-story addition to factory, S. side of Columbia ave., between Mascher and Hancock streets.

Morris Kutz, 710 Preston st., an addition to building, 525 N. Forty-first st., 14x50.

Lafayette Horter, 211 N. Thirty-sixth st., two 3-story houses, Thirty-eighth, above Aspen st., 15x50.

John Holtenstein, Chestnut Hill, one 3-story house on Willow Grove ave., below Twenty-fifth st., 22x44.

H. Tree, Clifton Heights, two 3-story houses on Springfield ave., above Fifty-fourth street, 21x53.

John Briggs & Bro., 242 E. Orthodox st., 2-story back building, Orthodox st., above Jefferson.

Charles L. Loney, Sixteenth st. and Erie ave., fifteen 3-story houses, 17x50, Eighteenth st. and Ontario ave.

J. B. Elliott, 3515 Wallace st., front alterations at 324 N. Twenty-third st.

Porter Thompson, 2037 Filbert st, third-story additions, 40x60, Twenty-second, above Arch street.

F. S. Hall, 1939 E. Cumberland st., 2 story back buildings, 10x12, Kensington ave. above Lehigh.

Samuel J. Bault, 418 Saunder ave., four 2-story houses, north side of Chestnut st., between Fifty-second and Fifty-third, 16x45.

Henry T. Supplee, 235 S. Thirty-seventh st., three 2-story houses, 16x44, Forty-ninth st., between Paschall av. and Say st.

Philip Weber, 1427 American st., third-story addition to dwelling, 1208 Germantown ave.

Frank Thurwanger, 1618 N. Nineteenth st., 2-story school-house, 53x100, Marshall and Somerset sts.

William Forbes, 1404 S. Twentieth st., 2-story stable, 16x48, Reed st., between Twentieth and Twenty-first.

T. Frank Shuster, 908 Buttonwood st., 2-story back building, 12x16, 1309 Fairmount ave.

Judge & Snyder, 3138 Salmon st., three 2-story dwellings, 13x36, Bley st., between Hull and Clearfield sts.

James F. Same, 719 S. Ninth st., 3-story store and dwelling, 15x30, Eleventh st., between Locust and Walnut sts.

Thomas Baker, 2131 E. Cumberland st., six 2-story dwellings, 15x48, Allegheny ave., between Jasper and Emerald sts.

Samuel E. Moore, 1325 N. Eighth st., three 3-story dwellings, 14x48, south side Lombard st., between Seventh and Eighth sts.

E. Thompson, 1609 N. Eighth st., 2-story dwelling, 14x42, east side of Germantown ave., between Green and Westmoreland sts. Also, a 2-story school-house, 80x130, corner of Crawford and Krail sts.

JUDGMENTS.

PHILADELPHIA.

Entered October 8, 1886.

Ambron Adam, Wells J W—Knickerbocker Ice Co (Bond) 1 S 86 258. 200
City of Phila—W R Matchett 3 S 85 371 .....
Cohen Simon—C W Clark 4 S 86 142 .....
Daly Michl M and Danl—Wm H Tenbrook 1 S 86 255 99
Dumler John—Geo A Twibill 3 J 86 227 .....
Davis Curlis—Saml Stockton 1 M 77 1201 .....
Goldbeck Jno E and Jno H—J Loeb asse 2 J 78 963 Shff Costs
*Griffiths E E Jas W Mercur 1 S 86 260 150
*Holeman Wm—Aug Stern 1 S 86 264 300
Hannigan Harry J, O'Harra Danl—Knickerboker Ice Co (Bond) 1 S 86 257 200
Kirwin John C—John Goodyear 1 S 86 265 49
Mullin Danl J—Boyle & McGlinn (Execution issued) 1 S 86 251 499
Melcher John and Barbara Ann—H L Rake 1 J 86 264 2214
Matlack Chas D—Geo W Hill D C D 70 376 S F
McGrattan Edw—Mary A Maxon 4 S 86 203 1758
McArdle Owen and John J—Division No 21 (Treasurers Bond 1 S 86 271 500
O'Donnell John, Boland Frank—Knickerbocker Ice Co 1 S 86 259 200
*OHora James—A R Warren 1 S 86 266 110
O'Brien Cornelius—Provident L. & T. Co 4 S 86 379 1000
Powers Wm H—Margt Crothers 3 S 76 931 712
*Prindle Gilbert H and Ellen C—S Morgan Ramsey 1 S 86 248 150
Pleasonton—Alfred Samuel P Johnson 1 S 86 270 800
Rogers Alfred—P and D of Ins. Co 4 S 86 536 3544
Schleiffer Fredk R—A H Gillingham 3 J 86 778 2590
Simsky Otto—Lessing Bldg. Asso. (Treasurers Bond) 1 S 86 262 8000
*Shoch David Wm Schultze 1 S 86 269 750
Smith H Oscar—13th Ward B. and L. 1 M 86 550 1986
Thomas Tunis Mfg. Co—H S Deshon 4 S 86 258 19,296
*Wolfinden Alice—Robt Boon 1 S 86 267 275
*Yung Frank—H Haeuser (Execution issued) 1 S 86 253 220
*Yung Frank—H Haeuser (Execution issued) 1 S 86 254 82
Execution issued Oct. 6th by Andrew Miller against Samuel R Blake for $1300.

Entered October 9, 1886.

Alpha Oil Co—Continental Refining Co 3 J 86 1184 476
Becker H J, Stover Lewis—City (Bond) 1 S 86 292 .....
Bissegar John—Otto C Wolf 4 M 86 474 .....
Barr John J—M Perrine et al 4 S 86 149 208
Bell Wm—J D Thornton 4 S 86 48 361
Buch Harry—A Whitten et al 4 S 86 74 .....
Bittner Chas—Henry Rice 4 S 86 97 153
Cochrane James—Geo W Hill 4 S 86 87 7831
Cohen R—Thomas Hobson 4 S 86 145 .....
Cohen R—Fredk Pelly 4 S 86 214 295
Cloud Enoch W and Anna M—Chas Bush 1 S 86 295 Equity
Dougherty John—T Ryan 4 S 86 65 1123
Eiser Christian—J M Reisser et al 4 86 84 99
Eickert Adam—Ironsides B. and L 3 J 86 1071 .....
Elmer Andrew J—Bridget Kelly 4 S 86 236 .....
Forbes Wm—Thos Robb 4 S 86 241 and 242 each 30
Fitzpatrick John J—S C Black 4 S 86 186 .....
Fitzpatrick James, guar., Semple Henry T, Margt H, Semple Wm. C and P M, Semple Wm G dec, Semple Pauline, admx — Joseph Brady et al 1 M 84 628 .....
Frick Aaron K—A H Bockius 4 S 86 135 727
*Gorman Richard—James E Gorman et al 1 S 86 296 1800
Griendling Chas and John Jr—Edwin Clinton 3 J 86 346 107
Gelbach Geo F—Thos M Gospel 1 S 86 307 26
*Haldeman J Clayton—M L Shoemaker & Co (Execution issued) 1 S 86 279 274
*Hughes John M—James Hyland 1 S 86 283 2104
Hibbs A Arlington—J B Seybert 2 J 86 666 .....
Hibbs A A, rec'r. Westmoreland Co Coal Co—J B Seybert 2 J 86 667 .....
Hazlehurst James W—Jno Gilmore 4 J 86 323 .....
Holmes James M—J D Thornton 4 S 86 47 827
Jarden Frank C—Rogers & Bro 3 J 86 1192 218
Johnson Thomas and John H—A G Sink 4 J 86 137 585
*Keeler Geo W—Irwin Keller (Execution issued) 1 S 86 298 124
*Kelly Francis—J Rowland 1 S 86 305 98
Keesey Wm H—Producers Marble Co 3 J 86 1075 280
Koelsch Fredk—J R Bacon exer 4 S 86 167 .....
Kennedy Dennis—Anchor B, and L. 4 S 86 225 .....
Lyons Joseph L—W J Lowry et al 4 S 86 157 399
Lonnerstadter Wm — Hood, Bonbright & Co 4 S 86 195 111
Loughrey James J—Jno A Stevenson 4 S 86 202 323
Latimer James M—C C Highley 4 S 86 211 .....
Lattimer James M—H L Everett 4 S 86 212 .....
Latimer James M and Robt—W J Clark 1 J 86 424 117
McMahon David, Toner B Jr—City (Bond) 1 S 86 293 .....
Muldoon John, Bramble James—Industrial Record Co. 3 J 86 254 .....
Mattson Richd V, Keasby Henry G—James J Lacey 2 S 84 20 620
Miller F—E P Gibson et al 3 J 86 1076 126
*Millard L Ross, Thornly Mary, Heaten Wm—Shackamaxon Bank (Messengers Bond and Warrant) 1 S 86 282 5000
*McCart Philip—Howard Hancock 1 S 86 288 1960
Matthews Henry C—Eliza Doane 1 S 79 47 .....
Minnick Samuel M—M M Ristine 3 M 86 250 ver 100
Mullen Michael—Jas Lyle et al 4 S 86 158 112
Moore John G and Edw G—Sheets & Hinkle 4 S 85 223 1360
McCurdy James C—J D Thornton 4 S 86 49 1019
McCurdy James C—L Reimel 4 S 86 60 639
Moore Frank—Patrick Fahy 4 S 86 72 243
McNeilan James A—Frank Richards 4 S 86 147 .....
*Nolan Catharine—Thos Marshall 1 S 86 297 254
*Oldfield Emanuel—F W Kaplan 1 S 86 290 500
Orr Samuel—T B Wanner et al 3 J 86 1170 .....
Orr Samuel C—B T Babbitt 4 S 86 61 253
O'Rourke T C—S H Morison 4 S 86 36 167
*Peak Wm H and Anna K E—R D Fackler I S 86 308 500
Philadelphia & Reading R R Co—L W Barringer 4 S 86 206 362
Philadelphia & Reading R R Co—D M Barringer 4 S 86 207 1292
Prentice Geo G—Phila. Lubric Co 4 S 86 33 170
Pryor E J—J D Thornton 4 S 86 46 297
Rutter Charles A—R P Garsed et al 1 S 85 834 .....
Ryan A B—J D Thornton 4 S 86 45 320
Ritchie Maxwell H—S Bache et al 2 J 86 606 156
Reeves John C and W E—City (Bond) 1 S 86 294 .....
Smart T P—R P Dechert 2 J 85 355 .....
Schaeffer Fredk—Geo W Venable et al 3 J 86 889 119
Schoeck Fredk, Beenhase Wm—J A Heintzelman et al 1 S 86 281 Equity
Street Edwd C—F G Brown 1 S 86 205 840
Street Edwd C—M L Shoemaker & Co 1 S 86 206 295
Sharkey B Guar, Morris Annie C, Vidal Annie C and Mary L—E C Vidal 4 S 84 614 .....
Shaw Wm—Hood Bonbright & Co 4 S 86 196 320
Small Saml L—P Frazer 4 S 86 222 276
Tiers John Jr—E A Thayer 4 S 86 231 1489
Taylor Alfred B—John G Meigs 4 S 86 244 .....
*Wildermuth Chas—Gottlob Fritz 1 S 1886, 299 200
Weisbecker Philip—Boyer Rex et al 1 S 86 302 84
*Ward Robert K—L Shallcross 1 S 86 306 50
*Wegele Fredericka—Jas Corr 1 S 86 280 250
White Edw—Geo W Hill 1 J 81 182 1466
Woodward T B—F Dougherty 1 M 86 728 .....
Wright Henry S—F M Scott 3 S 86 508 115
Wilson Alexr—J K McCurdy 4 S 86

208..... 88
Wilbank Chas H—A G Volkmar 4 S 86 73..... 2855
Waterhouse John Jr—Guarantee T and S D Co 4 S 86 132..... .....

Entered October 11, 1886.

*Atkins John Way—John Kaelin (Execution issued) 1 S 86 313..... 479
Bradley Saml—L Lewis 1 J 86 590... 88
*Consterdine James A—Wm Porter 1 S 86 331..... 154
*Cavanaugh Thomas—Wm Porter 1 S 86 332..... 1746
Casson or Carson Andrew dec, Carson Elizabeth admr—I W Winn D C D 67 62..... S F
Ferguson Jos C, assignee—M L Moore 2 J 85 655..... .....
Ferguson Jos C, assignee—C F Barrett 2 J 85 663..... .....
Ferguson Jos C, assignee—D B Wendle 2 J 85 659..... .....
Ferguson Jos C, assignee—M L Moore 3 M 86 225..... .....
*Felip D—John Douglass & Co 1 S 86 329..... 1328
*Fields Annie—Robt Campbell 1 S 86 322..... 400
Galbraith Danl Jr—Danl Galbraith Sr 2 S 81 547..... S F
Kuttner Julius—P McCrossin 1 S 86 344..... 12
*Krumm Albert—Caroline E Stein 1 S 86 312..... 1000
Kremer Theo E—G C Bispham 1 J 85 474..... ver. 52
Loth Henry—H Burke J 83 157..... 5
*Lippincott Thos C—Jas Simpson (Execution issued) 1 S 86 339..... 19,785
*Lippincott Thos C—Josia Lippincott (Execution issued 1 S 86 340..... 6630
Meck John—John Nussle 2 J 83 76 .....ver 644
*Mears Wm A and Pauline A—Adam Smythe (Execution issued) 1 S 86 316..... 577
*Major B Frank—Chas Class 1 S 86 335..... 100
*Noar Leberman—Nat. Bank N. Liberties (Execution issued) 1 S 86 338..... 2000
*Noar Leberman—A Heineman (Execution issued) 1 S 86 323..... 2351
*Noar Leberman—A Heineman (Execution issued) 1 S 86 324..... 500
*Noar Leberman—A Heineman (Execution issued) 1 S 86 325..... 400
*Noar Leberman—S Harpman (Execution issued) 1 S 86 326..... 510
*Noar Leberman—S Harpman (Execution issued) 1 S 86 328..... 510
*Noar Leberman—S S Kidelsky (Execution issued) 1 S 86 327..... 200
O'Rourke Michael—Shackamaxon Bank 3 J 85 370.....ver 147
O'Brien John—J L Battersby 3 J 86 233.....ver 364
Phila. Wil. & Balt. R. R., Penna. R. R. Co., Craven Robt, Kenney H F—Flora O Spear 3 M 86 52.....ver 6000
Rue Joseph—John B Wood 1 D 82 218..... ver 86
Stieler Margaretha—J and P Baltz Co 1 S 86 314..... 500
Street John Sr—Central Nat. Bank 1 D 86 11..... Shff Costs
Vesey Humphrey S—L Lewis 3 J 86 390..... 4306
*Winkworth Chas A—Hibernia B. and L. (Bond and Warrant) 1 S 86 311..... 5490
Zane Abraham V and Maria A, Durborrow Maria, exex—Peter Crans D C S 70 640.....ver 1389

Entered October 12, 1886.

Bartlett Wm F—J D Thorton 3 M 86 102.....ver 234
Bishop John H—Joshua Madely 1 D 80 641..... 2,777
Crowley John H—E H Coates & Co 1 S 81 188..... S F
Chapman Joseph—E H Coates & Co 2 J 84 364..... 3,527
Christian James A and John—Fredonia Encampment (Treasurers Bond) 1 S 86 374..... 1,000
Eldridge Phoebe W—H N Appeton 1 S 86 357..... 58
Foster Addison—Thos Y Savage 2 M 77 653..... S F
*Fritz Heinrich, Frank John—R Blum B and L. (Bond and Warrant) 1 S 86 355..... 300
Goodacre Jesse—Wm Bicking 1 S 86 378..... 79
Harrington David C—A McCalla 4 M 85 118.....ver 1,080
Holl Benj F and J Edgar—M E McDowell 2 D 80 201 (2)..... S E
Holl Benj F and J Edgar—M E McDowell 4 D 80 35 (2)..... S F
Hoyer J W—M E McDowell 4 D 80 202..... S F
Jaquette Jacob C, Leeming Thos—Geo W Saffin 3 M 85 48 (M L D) ver 221
*Keller Arnold, Fredericks M—Henry Wilde (Execution issued) 1 S 86 371..... 100
*Liddy Jane—A W Wister 1 S 86 351..... 500
Lawson Harry—L Hipple 1 S 86 375.. .....
*Loeb A H—John G Miller 1 S 86 376..... 90
Murphy John—A G Smith 3 M 85 380..... .....
Massey Wm—John Glendenning 2 D 85 290.....ver .....
*McQuade Peter—John Devlin 1 S 86 358..... 211
*Nealon Martin J—Thos Marshall (Bond and Warrant) 1 S 86 377..... 196
Paris Louis—B Shourds Sr 4 M 86 35.. 1,400
*Powers Wm H—E Lyons 1 S 86 379.. Costs
Ramsden Thos—Jas C McFarland 1 S 86 353..... 200
Ramsden Thos—Jas C McFarland 1 M 77 870..... 99
Sheetz Henry J—John F Fox 4 S 86 133..... S F
Sheetz Saml Jr—John F Fox 4 S 86 136..... 238
*Schulze Gustav—H Reidt 1 S 86 367.. 215
The H Clausen & Son Brew. Co—John Kramer 1 M 85 618.. ..... ver 400
*Tague John and Susan—M A McClennen 1 S 86 369..... 61
*Tracy Thos—J E Nachod 1 S 86 345..... 132
*Watson Geo N, Von Neida E C—John Baird 1 S 86 346..... 200
*Williams B and Bernard—Bernard Corr 1 S 86 347..... 200
*White Luke Sr, Moore James—F J R Jones (Execution issued) 1 S 86 349..... 698
Warren Henrietta—A Q Neuber 2 S 78 338..... ver 71
Warren Henrietta—A Q Neuber 2 J 79 863.....ver 813
Wilson James G—L W Walsh 1 M 85 339..... 603
Wister Building Asso—John McCourt 1 M 85 360.....ver 113
1,292

Entered October 13, 1886.

*Cassidy Lewis, Lafferty Penn—F W Kennedy 1 S 86 410..... 235
Duffy Francis A—Edwd Shay 2 D 84 438..... .....
Friel John, Simpson L P—Danl Henon et al 4 S 86 554..... .....
*Gill Geo W—W R Nicholson 1 S 86 402..... 200
Green Thos H—Chas A Poland 3 J 86 236.....ver 41
Hacker Chas, Garvin Wm Howell Rebecca H—S S Keely & Sons 3 M 85 25 and 26.....ver each 416
Hong M C, McGlin Michael—City (Bond) 1 S 86 398..... .....
Kilpatrick Saml dec, Kilpatrick Agnes, C P, C L, Leander and Louis, Hoover Eva and Jos—M Kilpatrick 4 S 76 855..... S F
*Lawrence Edwd S—John H Scott 1 S 86 406..... 400
Maxwell J Walter, McNichol Jas P—City (Bond) 1 S 86 390..... .....
*Mattern Wm K—Chas E Coulston 1 S 86 381..... 300
*Murray Francis—B F Teller 1 S 86 383..... 500
*McClellan Robt W—Emily K Morris 1 S 86 407..... 300
*Parker Elizth T—Emma A Emerick 1 S 86 409..... 1000
Rife Henry J, Paret Wm G—City (Bond) 1 S 86 391..... .....
*Schnitzel Philip C—August Schreiber 1 S 86 380..... 500
*Shepperd Joseph—J B Blackman exer 1 S 86 385..... 240
*Schearer Ernest W and John—W F Deakyne 1 S 86 394..... 320
*Stuebel C H—Bergner & Engel Co (Execution issued) 1 S 86 403..... 600
Shamberg Peter—Mary Genoe 1 J 77 418.....ver 1000
Thomas W D Jr—Francis J Kelly 4 D 85 673.....ver 300
*Thomas P W—John Thomas (Execution issued) 1 S 86 387..... 1587
Vare E H and Abigail—City (Bond) 1 S 86 397..... .....
Viney Fredk C, McAvoy Wm—City (Bond) 1 S 86 386..... .....
Webb James B—F G Liggett 4 S 86 289..... .....
Welch E K—R R Thomas & Co 3 D 85 58.....ver 217

Entered October 14, 1886.

*Bauer J C—F Conway Sons (Execution issued) 1 S 86 441..... 72
Bing Geo—Jas Bing 3 M 86 199..... .....
Berris or Bennis Chas—J H Huffington 2 M 84 579.....ver 100
Donnelly John M, Rook A M—City (Bond) 1 S 86 439..... 750
*Gosler John—Thos Holt 1 S 86 433... 165
*Gibbons Chas J—C Leverow (Execution issued) 1 S 86 416..... 385
*Haugherty Chas S—W A Hentz & Co 1 S 86 435..... 200
Lind or Lent Valentine—J Bryan 4 J 85 177.....ver 161
Lichter S—Penn Nat. Bank 3 M 86 290..... .....
*Lambert Michael F—W R Nicholson 1 S 86 436..... 450
Lehr George—City (Bond) 1 S 86 437 500
Loftis Peter S dec, Rooney Alice A exex, Roney James—J H McIlvain 1 S 86 434..... E J
*Maxwell Emily C—Geo Peirce 1 S 86 443..... 100
*O'Rourke Michael, Boyle David—Keystone Light Co (Bond and Warrant) 1 S 86 426..... 2000
Richardson Geo J—Mechanics Nat. Bank 1 J 76 593..... 139,011
*Royds Thos—D T Christy (Bond and Warrant) 1 S 86 418..... 1060
Stone Chas A and Newton H—C H Stone et al 4 D 86 664..... .....
Slugg G R—Jas Little 4 S 86 531..... .....
*Thudium Robt C—Wm and Henry Berges 1 S 86 442..... 13,359
*Thomas P W—Jesse E Thomas (Attachment Execution issued) 1 S 86 429..... 773
*Thomas P W—Jos Hancock (Attachment Execution issued) 1 S 86 430..... 817
*Thomas P W—Jas R Rea (Attachment Execution issued) 1 S 86 431... 539
*Thomas P W—Saml Hunsberger

(Attachment Execution issued) 1 S 86 432 111
Wehn Geo H—Vulcanite Pav. Co. 4 D 85 740 ....ver 562
Yoast Wm H. Johnson Jos—City (Bond) 1 S 86 438 3200

Satisfied Judgments.

Alice J and F H Flury—E Gross [ent Jany 13 86 121
Eliza Kramer—Aaron Fretz [ent May 19 86 200
John B Fassio—L Bergdoll Co [ent Aug 7 86 400
Joshua S and Emaline Taylor - John H Milner [ent May 10 86 100
Dennis J Holland—John Welsh [ent Oct 6 86 1120
Isabella McLaughlin—M C Algeo [ent July 10 83 250
Thos R Bell—A James Jr [ent July 26 86 3000
Thomas Murphy—Lukens & Montgomery [ent June 18 86 200
Michael Sammon—H Hopkins [ent Mch 4 86 75

Mechanics' Liens.

John C Rohrman, owner and cont—William J Shedwick, claimant 6 blds S s Mt Vernon st 121 ft W 33d st 365
Geo Wiegand owner and cont—John B Reynolds claimant, 12 bldgs S s Spring Garden st and N s Hamilton st between 38th and 39th st 1283
Patrick and Frank Brady owners, H C Wright cont—S S Keeley & Sons claimants, S W s Sarah st, 182 ft N W of Hermit st 271
Sarah M and James R Bissex owners, H. Graw cont—Morwood B Taylor claimant, E s 40th st, 23 ft N of Melon street 62
Chas R Peck, owner, H Grau cont—Marwood B Taylor claimant, N E cor 40th and Melon st 62
Mary E and Louis B Harberger owners, John L Mower cont—Fredk B Roth claimant, S E s Pentridge st bet 50th and 51st street 45
John Burns owner, Saml R Stewart cont—Gottlieb Hoersch claimant, N. s. Alleghany ave 312 ft. E of Emerald street 115
James and Susan Tait owners, Saml R Stewart cont - Gottlieb Hoersch claimant, N W cor of Pine and 18th street 55
Sarah L Haffelfinger owner, Wm J Flanigan cont—George W Eckhart claimant, S W s Boyer st, 502 ft S E of Gowen ave 76
Chas E Miller agt, Annie E Miller owner—Kraft Bros claimants, W s Troubat st., 150 ft N of Oak Lane 22nd Ward 770
J J Loughery owner and cont—H B Lyons & Co claimants, N s Moore st, 50 st E of 11th st 357
Allen W Richards owner and cont—Newton B Servoss claimant, N s Columbia ave, 52 ft E of 17th street. 121

ABBREVIATIONS.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M.L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E. J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, Oct. 11th 1886.

Annin st., S. s., 323 ft., West Twentieth, Patrick Wynn to Richard Kildey, Oct. 8, 1886, 16 ft. by 50 ft.. * $1,400
Broad st., E. s., 238 ft. N. Berks, M. Carey Lea to Mary L. Treat, Oct. 1, 1886, 18 ft. by 150 ft 11,000
Broad st., W. s., 259 ft. N. Dauphin, John Baird to William Smith, Oct. 6, 1886, 34 ft. by 88 ft. 11 in.; g. r. $180 400
Columbia ave., S. s., 86 ft. 10 in. E. Sixteenth, Samuel F. Prince to Alonzo Hollier, Oct. 7, 1886, 17 ft. 6 in. by 80 ft.; mtge. $4000 3,100
Eleventh st., W. s., 18 ft. 5⅜ in. S. McKean, Harriet V. Poulterer to George A. Twibill, Oct. 4, 1886, 51 ft. by 67 ft 1,200
Fawn st., 1608, Edward B. Clark, trustee, to Caroline Remington, Sept. 30, 1886, 16 ft, by 50 ft 1,300
Fifth st., E. s., 276 ft. 3 in. N. Westmoreland, Edmund Wright et al. ex'rs., etc., to James McCarron, Oct. 1, 1886, 18 ft. by 100 ft.; g. r. $54 .... nom.
Fifty-eighth st., 200 ft. S. E. Warrington ave., Robert Patterson to Mary G. Field, Oct. 8, 1886, irreg 2,500
Francis st., S. E. s., 90 ft. 6⅝ in. S. W. Brown, Edward D. Hannam to Charles W. Hopple, Oct. 8, 1886, 16 ft. by 70 ft 1,000
Franklin st., 2637, Courtland Rhodes to Henry Hartman, Oct. 9, 1886, 14 ft. 2 in. by 66 ft. 6 in 2,600
Green st., 1201, Esther Moore, ex'r. to Catharine Robinson, Oct. 8, 1886, irreg 3,500
Huntingdon st., 915, M. L. Heist to Elias Derr, Oct. 4, 1886, 14 ft. by 72 ft 2,800
L st., E. s., 90 ft. S. Erie, Richard B. Smith to Conrad Martin, Oct. 7, 1886, 20 ft. 6 in. by 141 ft. 2 in 200
Lawrence st., W. s., 160 ft. S. Erie, John Slifer to Susannah Moore, Oct. 8, 1886, 20 ft. by 104 ft. 7½ in 2,200
Laycock ave., N. W. s., and N. E. s. Eighty-eighth, Elmwood Mutual Loan and Insurance Company to Max Schoen, Aug. 26, 1886, 50 ft. by 100 ft .... nom.
Locust st., 1034, Horatio Geary et al. to Thomas P. Wagner, July 16, 1886, 15 ft. 6 in. by 72 ft 400
Manheim st., S. E. s. cor. Spring Alley, Eliza O'Conner to Margaret Malone, Oct. 1, 1886, 16 ft. 6 in. by 102 ft 2,300
Medina st., 720 James Coll to Wm. Schultze, Oct. 1, 1886, irreg. shape; also a lot on Little Medina st., 13 ft. by 40 ft 2,200
Mt. Holly st., 1437, Wm. R. Matchett to Jno. J. Watson, Sept. 18, 1886, 14 ft. by 50 ft.; also 1434–1438 Mt. Holly, 40 ft. by 48 ft 1,150
Nineteenth st., 1006 S. Tillie McIntosh to Annie Magee, Oct. 6, 1886, 16 ft. by 60 ft 2,800
Nineteenth st., W. s., 216 ft. S. Tasker, Jno. Milnamow to Neill McGinley et ux., Sept. 30, 1886, 16 ft. by 68 ft.; g. r. $72 800
Nineteenth st., N. W. cor. Ontario, William Charles Alderson to Emma A. Wistar, Oct. 8, 1886, irreg. shape; also W. s. Nineteenth, 420 ft. S. Tioga, irreg shape .... nom.
Huntingdon st., 919, M. L. Heist to Stacey O. Johnson, Oct. 9, 1886, 14 ft. by 72 ft 4,800
Oakford st., S. s., 79 ft. E. Twenty-first, Thomas Marshall to Martin J. Nealson, Sept. 22, 1886, 15 ft. by 55 ft.; g. r. $54 1,050
Oxford st., N. E. cor. Bouvier, Edward C. Street to William H. James, October 8, 1886, 18 ft. by 96 ft .... nom.
Penn st., S. E. s., 242 ft. 7⅜ in. W. Foulkrod, Harriet Foster et. al., exrs, to Kate M. Jummel, Sept. 24, 1886, 20 ft. 5 in. by 119 ft. 8⅜ in 1,700
Sixth st., 1326 S., Peter Denning, et al. to Edw. Denning, Nov. 19, 1885, 16 ft. by 50 ft .... nom.
Sixth st., 1610 S., Fourth Bluecher Bidg. Assn. to Elizabeth Parkinson, Oct. 6, 1886, 16 ft. by 61 ft 3,600
Snyder ave.. N. s., 56 ft. E. Seventh, Robt. Alexander to Louis Viereck, Oct. 5, 1886, irreg. shape; also N. s. Snyder ave., 71 ft. E. Seventh, 15 ft. by 58 ft. 6 in 2,225
Seventh st., 2053 N., Edward H., Flood to Margaret L. Miller, Oct. 11th, 1886, 16 ft. by 85 ft. 11 in 4,000
Sixty-fourth st., S. E. cor. Hamilton, David M. Hess to John T. Bracken, Sept. 14, 1886, 25 ft. by 125 ft 500
Sunset ave., 17 acres, etc., Philadelphia Trust, Safe Deposit and Insurance Co., etc., to M. Carey Lea, Oct. 7, 1886, irreg. shape ....
Tenth st., 150 N., George M. Wagner to Eliza Hooper, Oct. 7, 1886, 18 ft. 6 in. by 86 ft.; S. s. Venango, 80 ft. W. Twenty-second, 40 ft. by 230 ft. and No. 5, Chancery Lane, 16 ft. by 80 ft .... nom.
Fowler st., S. W. s., 380 ft. N.W. Jefferson, David Klein to Patrick Farley, Oct. 11, 1886, 20 ft. by 90 ft 200
Thompson st., 2308, William N. Schultz to Wm. R. Lavis, Oct. 6, 1886, 14 ft. by 61 ft 2,700
Third st., 2615 N., Charles Booth to Martin Strasser, Oct. 11, 1886, 15 ft. 1 in. by 64 ft. 10 in 2,200
Third st., 2117 N., George Booth to Anna Volk, Oct. 7, 1886, 14 ft. by 69 ft. 3 in 1,550
Twelfth st., E. s., and N. s. Emily, Harriet V. Poulterer to Thomos H. Hoy, Oct 4, 1886, irreg. shape.. 2,140
Twenty-first st., E. s., 93 ft. ⅜ in. S. Federal, H. R. Coulomb to James Logan, Oct. 6, 1886, 16 ft. by 60 ft.; g. r. $72 1,200
Union ave., N. s., 100 ft. E. Nineteenth, Charles Goepp et al. to Christopher Wetherill, Jr. Oct. 2, 1886, 20 ft. by 90 ft .... nom.
Wharton st., N. s., 20 ft. W. Nineteenth, Patrick Fleming to Amiable

G. Coursault, Sept. 30, 1886, 16 ft. 6 in. by 41 ft. 2 in...... 2,300

TUESDAY, October 12, 1886.

Bainbridge st., N. s., 108 ft. 9¼ in. E. Passyunk rd., Morris L. Fell to Nathan Snellenberg, Oct. 5, 1886, irreg. shape.................................. $5,000

E. s. Passyunk rd., 53 ft. 11 in. N. Bainbridge, 20 ft. by 100 ft........... 5,000

Bancroft st., 1514, D. M. Lowrey to Joseph F. Lamorelle, June 1, 1886, 14 ft. by 50 ft. 6 in........................ 3,300

Brooklyn st., E. s., 122 ft. 4⅛ in. N. Haverford, Frank Bachman to Hugh McMenamin, Oct. 6, 1886, irreg. shape.................................. 3,475

Huntingdon st., N. s., 16 ft. W. Hutchinson, John Loghran to Jesse G. Croll, Oct. 4, 1886, 16 ft. by 69 ft. 3,800

Lehigh ave., N. E. s., 17 ft. N. W. Cabot, Charles Alkens to Jame M. Alkens, Oct. 9, 1886, 18 ft. by 90 ft. S. E. s. Salmon, 163 ft. 6 in. N. E. Lehigh ave., 16 ft. by 75 ft........... 3,500

Lisser ave., N. W. s., 50 ft. N. E. Eighty-seventh, Elmwood Mutual Land, etc., Co. to David C. Officer, July 21, 1886, 50 ft. by 100 ft.......... nom.

McClellan st., S. s., 141 ft. 9 in. W. Sixth, John Escandel to Andreas Farschon, Sept. 14, 1886, 14 ft. by 49 ft.. 275

Montgomery st., S. s., 71 ft. E. Bambrey, John W. Ledyard to Elizabeth Weber, Sept. 28, 1886, 14 ft. by 62 ft. g. r., $84.. 1,500

Montrose st., S. s., 70 ft. W. Twenty-first, Mark Corcoran to Patrick McLaughlin, Oct. 5, 1886, 16 ft. by 55 ft. 8½ in. g. r., $44....................... 1,050

Ninth st., 1310 S., John M. Trapp to James F. Dailey, Sept. 30, 1886, 14 ft. by 42 ft. 4 in. g. r., $48...... 1,600

Ninth st., 2628 N., M. L. Heist to Laura A. Gilbert, Oct. 5, 1886, 15 ft. by 97 ft.. 3,300

North College ave.. 2315, Charles W. Henry to Mary Weymer, March 1, 1886, 15 ft. by 71 ft. 9¼ in 4,700

Oakford st., N. s., 190 ft. E. Twenty-first, Thomas Marshall to William A. Brown, Oct. 5, 1886, 14 ft. by 48 ft. g. r., $48.................................... 1,000

Seventy-sixth st., W. s., bet. Aves. D and E, Twenty-seventh ward, John H. Scott to Lewis G. Dutton, Oct. 9, 1886.. 540

Spring Garden st., 2225, George Schall to Robert J. Walker, Sept. 27, 1886, 20 ft. by 97 ft.................... 6,725

Stewart st., S. s., 189 ft. 5-12 in. E. Twenty-third S. W. Smaltz to Amanda Carnell, Sept. 17, 1886, irreg. shape.................................... 1,450

Susquehanna ave ,N. E. cor. Carlisle, Charles F. Ehreupfort to Michael Brennig, Oct. 11, 1886, 18 ft. by 87 ft.............. 4,300

Swain st., N. s., 208 ft. 1¾ in. W. Twenty-fifth, John M. Sharp to Frederick Knabe, Oct. 8, 1886, 15 ft. by 96 ft. 6 in............................ 3,200

Fifth st., E. s., 176 ft. N. Somerset, George Kessler to Charles G. Moore, Oct. 12, 1886, 3 lots, each 16 ft. 2 in. by 58 ft... 8,250

Twelfth st., W. s., 84 ft. 2 in. S. Dickinson, B. S. Janney to Robert D. Weeks, Oct. 5, 1886, 16 ft. by 67 ft. g. r., $48.................................... 1,425

Twenty-first st., W. s., 80 ft. S. Godfrey, H. O. Roberts to Ferdinand V. Hoyt, Oct. 1, 1886, 42 ft. by 90 ft. also, 11 lots on Otto st...................... 1,625

Twenty-sixth st., E. s., 64 ft. S. Montgomery, George T. Beale to Jerome A. Beaver Oct. 1, 1886, 5 lots ; also, 5 lots W. s. Bambrey 64 ft. S. Montgomery.................. .... nom.

Twenty-first st., N. E. cor. Reed, George M. McGarvey to Thomas S. Shoemaker, Oct. 7, 1886, 16 lots on Twenty-first and Long Lane; also, 5 lots on E. s. Long Lane, 48 ft. 6 in. S. Wharton, 19 lots on W. s. Garden, 67 ft. N. Reed, and 3 lots N. s. Reed, 70 ft. 7 in. E. Twenty-first, 50 ft. by 63 ft........................ nom.

Twenty-eighth st., E. s., 70 ft. S. Poplar, William B. Irvine to Hy. Clayton, Oct. 8, 1886, 14 ft. by 82 ft. 8 in... 3,300

Thirty-third st., 309 S. E. Abbotsford ave., Charles F. Abbot to James Dobson, Sept. 23, 1886, irreg. shape. 6,750

Union ave., S. E. s., cor. Twenty-third st., Twenty-second ward, John M. Thorp 1-75 interest to Sarah Thorp Palmer, Aug. 4, 1886, also in 5 other lots,etc., in Twenty-second ward................................. 300

William st., :159, Simon Wessel to Heinrich Fritz, Oct. 11, 1886, 12 ft. by 70 ft.. 1,050

Wright st., 2232, Charles W. Zipperlein to Elizabeth Gilmurry, Oct. 6, 1886, 12 ft. 3 in. by 40 ft................. 1,300

Winton st., S. s., 191 ft. W. Sixth, Charles W. Zimmerman to Bernard Tucker, Oct. 2, 1886, 14 ft. by 48 ft....... 250

Buttonwood st., N. s., 168 ft. W. Nineteenth, Mary Davery to Robert Paul, Sept. 30, 1886, 15 ft. by 80 ft. g. r., $33... 2,387

Chadwick st., 1521, Paul Lamorelle to Jos. Lamorelle, Nov. 25, 1886, 14 ft. by 50 ft. 6 in. g. r., $90............... 250

Chadwick st., 1541, Jos. J. Arbelo to Jos. F. Lamorelle, Jan. 25, 1886, 14 ft. by 50 ft. 6 in. g. r., $72..... 500

Chadwick st., E. s., 74 ft. S. Tasker, John McConaghy to Annie M. Kelley, Oct. 5, 1886, 15 ft. by 59 ft. g. r., $48...................................... 1,000

Chadwick st., W. s., 88 ft. 3 in. S. Morris, John Friel to Thos. P. Twibill, Oct. 5, 1886, 84 ft. by 53 ft. 6 lots each, subj. to g. r., $48........... 6,150

Chelten ave., S. E. s., 318 ft. 8¾ in. N. E. Pulaski ave., Hy T. Mason to Emma E. Batten, Oct. 4, 1886, 58 ft. 6 in. by 200 ft...... 4,875

Commercial ave., E. s. and S. s. Mullin, James C. Fisher to George T. Lewis, Aug. 12, 1886, irreg. shape.......................... 5,000

Cottage st., N. W. s., Joseph D. Thornton to Isaac Evans, Sept. 1, 1886, irreg. shape...... 6,833

Eleventh st., E. s., 319 ft. N. Oxford, J. G. Neafie to Christian Laicher, Oct. 8, 1886, 17 ft. by 120 ft........... 5,000

Eleventh st. N. E. cor. Morris, Eliza Lendrem to George Lendrem, Oct. 5, 1881, 16 ft. by 59 ft. 6 in.............. nom

Fifth st., W. s., 112 ft. N. Norris, Christian H. Fleckenstein to John Doriath, Sept. 9, 1886, 13 ft. by 100 ft.. 2,260

Fitzwater st., N. s., 174 ft. 7¼ in. W. Sixty-first, Twenty-seventh ward, Sellers Hoffman to Jonathan Holmes, Sept. 9, 1886, 45 ft. 4¾ in. by 112 ft. 6 in................................ 550

Fitzwater st., S. s., 50 ft. E. Ritchie, Henry Moore to Jeffery Hart, Sept. 23, 1886, 16 ft. by 94 ft.................... 2,300

Forty-sixth st., N. E. cor. Ashen, Adele Johnson to Mary W. MacGowan, July 31, 1886, 64 ft. by 100 ft. g. r., $100........... 1,500

Frankford Road, S. E. s., 72 ft. S. W. Hall, E. D. Baugher to Sarah Abrams, Oct. 7, 1886, 18 ft. by 105 ft................. .... nom.

Franklin st., 2655, Courtland Rhodes to Fras. Bilger, Oct. 4, 1886, 14 ft. 2 in. by 66 ft. 6 in. g. r., $90............. 1,100

Green st.,N. s.,20 ft. E. New Market, Joel B. Bateman to John Veit, Oct. 8, 1886, 18 ft. by 63 ft. E. s. New Market, 48 ft. 9¼ in. N. Green, irreg. shape.................................. 4,100

Hartwell ave., S. E. s., 123 ft. 7¾ in. N. E. Twenth-seventh, Michael Mulligan to Hannah O'Brien, Oct. 5, 1886, 21 ft. 6¾ in. by 51 ft. 2½ in.... 250

WEDNESDAY, October 13, 1886.

Bainbridge st , N. W, cor. Sutherland ave., Penna. Hospital to Robt. Garrett, Sept. 1, 1886, irreg. shape.............................. 13,000

Baynton la., N. E. s., 80 ft. N. W. Wisteria, Wm. Wynne Wister et al. to Wm. C. Rheilenbock, Oct. 1, 1886, 40 ft. by 144 ft. 8½ in.............. 1,166

Berks st., 814, Susannah Rissmann, ex., to Dorothea Hillemann, Oct. 11, 1886, 14 ft. by 54 ft. 6 in. 2,300

Broad st., N. s., 128 ft. S. Norris, Charles C. Moore to Anna M. Davis, Sept. 29, 1886, 18 ft. by 150 ft..... 11,500

Brown st., 413, John L Mason et al. to David Mehrer, Aug. 24, 1886, 19 ft. by 90 ft................. 3,000

Brown st., N. s., 112 ft. 4 in. W. 39th, Jos. D. Thornton to Harriett V. Paul, Oct. 2, 1886, 16 ft. by 100 ft.; mtge. $2500.................................... 1,500

Cumberland st., N. s., 18 ft. E. Lawrence, Robt. Buchannon to Mary Ann McFarland, Oct. 4, 1886, 18 ft. 6 in. by 90 ft.; mtge. $2500............ 2,200

D st., 2940, T. H. McIlvaine to Rebecca H. Remington, Oct. 11, 1886, 14 ft. by 54 ft. 6½ in........................ 1,650

Eighth st., E. s., 216 ft. N. Cambria, Harriet V. Poulterer to Wm. Howell, Oct. 4, 1886, 34 ft. by 132 ft. ⅜ in.; also N. W. cor. Seventh and Cambria, 18 ft. by 66 ft.; also, N. E. cor. Franklin and Cambria, 90 ft. by 66 ft......... 2,250

Eighth st., E. s., mid. 67th av., N., Atlee W. Lane to Elizabeth De Silver, Oct. 4, 1886, 128 ft. 5⅝ ft. by 140 ft.. 8,500

Fairmount ave., S. E. cor. Franklin, Emily Gilbert to Jas. A. McCurdy, Oct. 4, 1886, irreg. shape.; g. r. $150 2,800

Fontain st., 2230, E. H. Flood to Wm. T. Fisher, Oct. 12, 1886, 16 ft. by 63 ft. 9 in.; mtge. $2000........... 1,000

Forrest ave., N. E. s., 150 ft. N. W. Washington, Simeon F. Yerkes to John Harris, Oct. 12, 1886, 25 ft. by 87 ft. 3⅜ in....... 80

Green st., N. E. cor. 16th, Rosalie Feustmann, ex'r., to L. Shuster Boraef, Sept. 20, 1886, 36 ft. by 101 ft. 5 in... 18,000

Haverford st., N. s., 112 ft. E. 35th, Wm. Rosengarten et al. to Mary Jane MacDonald, Sept. 22, 1886, 32 ft. by 120......... .... nom.

Huntingdon st., 902, John Loughran ty Chas. Blaich, Oct. 9, 1886, 14 ft. by 70 ft....................................... 3,500

Jefferson st., N. s., 50 ft. E. Marshall, Beethoven Bldg. Ass'n to Christopf Feiler, Oct, 8, 1886, 12 ft. by 59 ft, 2¼ in.............................. 900

Leithgow st., 2319–2321. Charles Hauk to Leopold Henly, Oct. 9, 1886, each 12 ft. by 42 ft................ 2,500

Lombard st., 1532–1534, Jos. Savidge, Master, to Mary H. Cope, Oct. 8, 1886, 36 ft. by 78 ft...................... 2,900

Master st., 1727, E. J. Wise et al. ex'rs., to Mason. W. Pressly, Oct. 7, 1886, 22 ft. 6 in. by 95 ft......... 8,000

Ogden st., 2020, Wm. T. Butler to Thos. McIlvaine, Oct. 8, 1886, 16 ft. by 97 ft.. 1,500

Orrianna st., 2026, John L. Noesing-

er to Dorothea Hillemann, Oct. 11, 1886, 14 ft· by 42 ft. 6 in........ 1,550

Ringgold st., 1921–1923, H. R. Shoch to Philip Lawall, Sept. 17, 1886, 28 ft. by 50 ft........ 4,000

Ringgold st., 1925–1927, H. R. Shoch to Daniel Hengen, Sept. 17, 1886, 28 ft. by 50 ft........ 4,000

Seventh st., 36 S., F. S. Hovey to Wm. A. Swayne, Oct. 11, 1886, 17 ft. by 58 ft.; mtge. $10,000........ 5,00

Solly st., N. E. s., 200 ft. S. E- Est., Elberon Land Ass'n to Mary McCall, Oct. 9, 1886, 50 ft. by 112 ft. 6 in........ 123

Thirteenth st., 1831 N., Jas. Spencer to John F. Crouch, Oct. 9, 1886, 16 ft. 2 in. by 78 ft........ ......

Thirty-third st., S. W. s., 220 ft. N. W. Bowman, Sam'l Bradbury to John Maguire, Sept. 24, 1886, 20 ft. by 100 ft........ 334

Thirty-third st., Sam'l Bradbury to Rose Maguire, Sept. 23,1886, 20 ft. by 101 ft. by 105 ft........ 333

Thirty-eighth st., E. s., 240 ft. S. Aspen, Wm. R. Nicholson et al. to Geo. W. Gill, Oct. 9, 1886, 15 ft. by 88 ft. 11 in........ 2,700

Thompson st., 2241, Howard Austin to Stephen A. Morse, Oct. 4, 1886, 16 ft. by 76 ft........ 2,000

Tioga st., S. s., 65 ft. 2 in. W. 16th, Harry De Silver to Atlee W. Lane, Oct. 4, 1886, 20 ft. by 100 ft........ 5,500

Franklin st., 2645, Courtland Rhodes to Henry Kroeger, Oct. 13, 1886, 14 ft. 2 in. by 66 ft. 6 in........ 2,600

Twentieth st., E. s., 362 ft. S. Poplar, H. Oscar Roberts to Chas. R. Roberts, Oct. 1, 1886, 20 ft. 4 in. by 65 ft........ 7,000

Watkin st., S. s., 166 ft. 4 in. E. 12th, Chs. L. Westenberger to Carrie Werglein, 1-3, and Marg't Yocum, 1-3, Sect. 60, 1886, 10 ft. 8 in. by 52 3 in........ nom.

Germantown ave., E. s., Chs. Crossley to James F. Menough, Oct. 12, 1886, irreg. shape........ nom.

Frankford rd., S. E. s., 91 ft. 5½ in. S. W. Clearfield, Frank P. Beal to Ellwood Allen, Oct. 8, 1886, irreg. shape........ 1,050

Lehigh ave., 1938 E., T. W. Smaltz to Hugh Rodgers, Oct. 8, 1886, 14 ft. by 108 ft........ 2,800

Long lane, W. s., 51 ft. S. W. Federal, Thomas Marshall to Robt. Jackson, Oct. 1, 1886, irreg. shape; g. r. $54........ 2,100

Sepviva st., W. s., 18 ft. S. Adams, Chas. H. Wallace to August and Wm. Osthoff, Sept. 21, 1886, 18 ft. by 60........ 2,875

Tasker st., S. s., W. fr. 15th, Wm. R. Matchett to James Campbell, to Wm. R. Matchett, Oct. 13, 1886, 22 lots; also, 22 lots N. s. Morris, between 15th and 16th; also, 22 lots on S. s. Morris bet. 15th and 16th; also, 16 lots W. s. 16th, between Morris and Tasker; also, 36 lots on Hicks st., S. Tasker; also, 36 on Mole, N. Morris; also, 18 on 16th, S. Tasker; also, 8 on 15th, bel, Morris; also 18 on Hicks, S. Morris; also, 18 on Mole, S. Morris, and 9 on 16th, S. Morris........ nom.

THURSDAY, October 14, 1886.

Arthur st., S. W. cor. Crispin, D. M. Hess to Henry Daube, Sept. 28, 1886, 73 ft. 3⅝ in. by 135 ft........ $150

Brandywine st., W. s., 96 ft. 7 in. W. Twenty-first, Andrew M. Bender to Mary Root et al., Oct. 9, 1886, 16 ft. by 75 ft........ 4,400

Bridge st., W. s., 100 ft. S. Henry, Benj. Jacobs to Isaac Martindale, in trust, Oct. 11, 1886, 100 ft. by 203 ft. 1 in........ 4,000

Broad st., N. W. cor. Montgomery ave., Andrew M. Hoff to James B. Carter, Oct. 12, 1886, 18 ft. 9 in by 100 ft........ 15,000

Carlisle st., 2330, E. H. Cloud to Theophilus B. Stork, Oct. 11, 1886, 14 ft. by 70 ft........ 2,700

Cotton street, S. E. s, and N. E. s. Boone, Kate Miller et al to Lewis Bartolet, Oct. 13, 1886, 32 ft. by 70 ft........ 150

Fifth st., 16 and 18 N., Thos. White to Wm. Weightman, Oct. 4, 1886, each 17 ft. by 78 ft.; mtge. $40,000........ 20,000

Frankford rd., 3602–3608, Z. C. Howell to Chas. T. Hogg, Oct. 8, 1886........ 4,800

Franklin st., E. s, 314 ft. N. Huntingdon, Courtland Rhodes to Wm. Michel, Sept. 30, 1886, 14 ft. 2 in. by 66 ft. 6 in.; g. r. $90........ 1,100

Front st., S. E. cor. South, Jos. J. Cummings to Martin B. Garman, Oct. 11, 1886, 17 ft. by 17 ft........ 7,750

Fifty-first st., N. E. s., 150 ft. N. W. Florence, Geo. Beishlag to Margaritha Mathieson, Oct. 7, 1886, 20 ft. by 116 ft........ 259

Haines st., S. s., 75 ft. 10⅞ in. W. Fifteenth, William Berger to Wm. F. Berger, Oct. 9, 1886, irreg........ 500

Haines st., N. W. s., Pat'k Kelly to Julia Culbert et al., Oct. 9, 1886, 20 ft. by 128 ft........ nom.

Hamilton street, S. s., 65 ft. 7 in. E. Thirty-eighth, J. Franlin Winner et al. to Carl T. Eben et ux., Oct. 11, 1886, 19 ft. 5 in. by 75 ft........ 6,500

Hanover s t., N. s,, 180 ft. 2¾ in W. Belgrade, Sam'l Scott to Peter Lafferty, Sept. 30, 1886, 18 ft. 7½ in. by 121 ft. 3 in........ 5,000

Knox st., N. E. s., 243 ft. 5¾ in. N. W. Chelten ave., John Kerrigan to John S. Rosenthal, Sept. 29, 1886, irreg. shape........ 16,500

Kressler st., E. s., 256 ft. S. Diamond, Sarah J. Gee to John Orr, Oct. 11, 1886, 16 ft. by 60 ft.; g. r. $24, mtge. $300........ 500

Lehigh ave., 805, Samuel Horner to Geo. N. Schofield, Oct. 11, 1886, 16 ft. 4 in. by 73 ft. 3⅝ in........ 4,500

Locust ave., N. W. s., 70 ft. 10 in. N. E. Boyer, Thos. Smith to Jeannette Bockius, Oct. 11, 1886, 60 ft. by 200 ft........ 700

Mantua ave., N. E. s., mid. Thirty-second, Howard Watkin to Solomon M Heilbrun, Oct. 9, 1886, irregular shape........ 11,500

Mantua ave., N. E. s., 85 ft. E. Thirty-second, Howard Watkin to Edward A Schmidt, Oct. 9, 1886, irreg. shape........ 9,000

Montgomery st., N. s., 88 ft. 11 in. W. 17th, Thomas Mecouch to Agnes M. Wallace, Sept. 15, 1886, 17 ft. 8 in. by 90 ft........ 8,250

Morris st., S. s., 262 ft. E. 9th, Hugh McNeile to Thomas Love, Oct. 9, 1886, 15 ft. by 55 ft. 6 in........ 2,700

Mountain st., N. s., 86 ft. 6 in. W. 20th, Alex. Guthrie to Margaret McCarey, Oct. 2, 1886, 14 ft. by 47 ft........ 900

Naudain st., 2605, Frank J. Carr to John Keenan, Oct 5, 1886, 17 ft. by 54 ft. g. r., $34........ 1,000

Norris st., 2229, Edw. F. Zabel to Clara V. Brennan, Oct. 7, 1886, 16 ft. by 77 ft. 6 in........ 4,500

Oxford st., S. s., 68 ft. 9 in. E. 28th, John Canning to Wm. Charlton, Oct 11, 1886, 17 ft. by 84 ft. 6 in. g. r., $51........ 900

Oxford st., N. s., 34 ft. W. 12th, Martin C. Hicks to Fred'k Geo. Painter, Sept. 29, 1886, 16 ft. by 60 ft........ 3,400

Pennsylvania ave., N. s., bet. 16th and 17th, Wm. Sellers to Wm. Sellers Co, incorporated, Oct. 6, 1886, 395 ft. 8 in. by 206 ft. 6 in. mtge., $65,000; also, N. s. Hamilton, 16th to 17th, 395 ft. 8 in. by 178 ft. 11 in; also, 4 ground rents, $690.42 each, mtge., $90,000........ 440,104

Pinder s., S. W. s., 262 ft. S. E. Mill, Jesse Pinder to Geo. W. Bardens, Oct. 12, 1886, irreg. shape, g. r., $30........ nom.

Powell st., 535, John S. Jones to Eugene F. Huth, Oct. 7, 1886, 16 ft. by 41 ft. 6 in........ 2,500

Reese st., E. s., 29 ft. 4½ in. S. Cambria, Wm. G. Fox to Christiana Muller, Oct. 2, 1886, 13 ft. 4½ in. by 67 ft. each of the 2 lots........ 3,850

Richmond st., 320, 322, Jas. W. King to Frank F. Corson, Oct. 4, 1886, 34 ft. by 90 ft........ 3,000

Ritchie st., E. s., 57 ft. N. Catharine, Eliza Moore to Emerson Conrad, Oct. 14, 1886, irreg. shape........ nom.

Schiller st., 1018, Jno. F. Volet to Peter Fickinger, Oct. 4, 1886, 20 ft. 6 in. by 71 ft. 3 in........ 300

Snyder ave., N. s., 161 ft. 5½ in. W. Twelfth, Michael Whelan to John Anderson, Oct. 1, 1886, 16 ft. 9 in. by 62 ft. g. r., $66........ 1,500

Springer st., S. E. s, 167 ft. 7 in. N. E. Germantown ave., Jacob H. Pullinger to Samuel Nitteour, Oct. 6. 1886, irreg. shape........ 666

Third st., N. W. cor. Cherry, Wm. Weightman to Thomas White, Oct. 4, 1886, 18 ft. by 72 ft........ 25,000

Thompson st., 2326, James N. Dodson to Martha Hopkins, Oct. 11, 1886, 15 ft. by 72 ft........ 3,200

Twenty-third and Oakford sts., Oliver Landreth, et al., executors, to Lucius S. Landreth, Sept. 1, 1886........ 10,000

Twentieth st., W. s., 220 ft. 1⅜ in. S. Godfrey ave., Charles H. Weiss to Joseph McNeill, September 28, 1886, 100 ft. 0⅝ in. by 118 ft........ 600

Thirty-eighth st., 255 ft. S. Aspen, Wm. R. Nicholson to Mich. F. Lambert, Oct. 11, 1886, 15 ft. by 88 ft........ 2,700

Walnut st., N. W. cor. 16th, Rich. J. Levis to D. Hayes Agnew, Oct. 11, 1886, 33 ft. by 120, mtge., $30,000........ 35,000

Wiser or Weiser st., N. E. s., 80 ft. N. W. Thompson, Augustus Stengmenn to Jacob Trotter et. ux., Oct. 11, 1886, irreg........ 1,550

FRIDAY, October 15, 1886.

Albert st., 1843, Sarah Sandy et al., ex'rs, to Frederica Shaefer, Oct. 12, 1886, 13 ft. by 57 ft. 6 in........ 1,280

Ann st., S. W. s., 40 ft. 1¾ in. N. W. Thompson, Wm. Edwards to Thos. Kane, Oct. 1, 1886, 20 ft. 0⅞ in. by 85 ft........ 1,825

Aspen st., N. s., 96 ft. E. 45th, moiety, E. T. Burnett to Chas. H. Burnett, Oct. 13, 1886, 16 ft. by 74 ft........ 1,845

Broad st., W. s., 110 ft. S. Diamond, John M. Sharp to Annie E. Boles, Sept. 18, 1886, 18 ft. by 100 ft........ 9,000

Brown st., N. s., 44 ft. 3⅜ in. E. Holly, 24th ward, John MacDonald to Wm. R. Nicholson, Oct. 13, 1886, irreg. shape........ 400

Camac st., W. s., 67 ft. 2 in. N. Montgomery, Anna Watkins to Louis Roecker, Oct. 7, 1886, 16 ft. 2 in. by 75 ft........ 3,400

Cameron st., 806, Jos. A. Mattson et al. to Albert Hoefelman, Oct. 4, 1886, 17 ft. by 60 ft........ 2,800

Chester ave., E cor. 68th, Anna M. Riley to Mary C. Fulmer, Aug. 16, 45 ft. by 205 ft........ 500

Christian st., S. E. cor. 24th, interest

of James Carvin to Frank Carvin, Oct. 12, 1886, 17 ft. by 60 ft........... 1,000
Dauphin st., N. E. cor. Howard, John G. Pfeiffer to Moses Stranahan, Oct. 11, 1886, 14 ft. by 60 ft.... 2,075
Dauphin st., S. s., 63 ft. 6 in. W. 9th, Wm. C. Randall to Cath'ne P. McBride, Oct. 8, 1886, 16 ft. by 64 ft ... 3,400
DeLancy pl. S. s., 45 ft. E. Filmore, Eleanor Ross to Barton D. Currev, Oct. 8, 1886, 15 ft. by 82 ft.............. 3,600
Division st., S. W. s., 14 ft. 6 in. S. E. Almond, John B. Blackman, ex'r. to Anton Heng. Oct. 4, 1886, 12 ft. 4 in. by 51 ft. 6 in........................ 350
Division st., S. W. s., 88 ft. 6 in. S. E. Almond, John B. Blackman, ex'r, to Jos. Scheppard, Oct. 4, 1886, 12 ft. 4 in. by 51 ft. 6 in..................... 1,350
"E" st., N. W. cor. Cambria, Chas. Lennox to Samuel H. Brown, Oct. 12, 1886, 112 ft. 6 in. by 112 ft. 6 in... 6,500
Eleventh st., 630 S., Eleanor C. Murray to Gustav Appenzeller, Oct. 9, 1886, 18 ft. by 43 ft........................ 4,500
Eleventh st., W. s., 105 ft. 5½ in. N. Ontario, E. E. Wilson to John E. Grove, Oct. 12, 1886, irreg. shape.... 2,500
Eighteenth st., 1831 N., Chas. M. Baker to Thos. H. Nice. Oct. 9, 1886, 17 ft. by 95 ft........................ 7,000
Fifth st., 1012 N., Emma R. Lee to Emma Kilfer, Oct. 12, 1886, 17 ft. 7 in. by 106 ft. 9¼ in......................... 6,400
Fitzwater st., S. s., 34 ft. E. Ritchie, Frank Moore to Henry Watson, Sept. 22, 1886, 16 ft. by 94 ft............ 1,000
Forty-second st., W. s., 144 ft. N. Baltimore av., Wm. S Kimball to Sallie P. Taylor, Oct. 9, 1886, 24 ft. by 120 ft... 9,000
Francis st., S. E. s., 90 ft. 6⅝ in. S. W. Brown, Chas. W. Hopple to Edw. D. Hannum, Oct. 8, 1886, 16 ft. by 75 ft...................................... 2,000
Hancock st,, E. s., 60 ft. N. Huntingdon, Geo. Martin to the Union Pass'r R. W. Co., Oct. 6, 1886, 18 ft. by 92 ft. 6 in.................................. 1,600
Herman st., S. E. s., 111 ft. 2¼ in. N. E. Hancock, M. H. Johnson to Herman G. Kotten, Oct. 12, 1886, 60 ft. by 101 ft. 6½ in.......................... 3,000
Ingersoll st., N. s., 186 ft. W. 25th, John G. Ruff to Wm. H. Moore, Oct. 13, 1886, 14 ft. by 44 ft. 2⅞ in.... 2,000
Kensington ave., S. E. s., and S. W. s. Albert, S. A. Koons to Anthony M. Zane, Oct. 11, 1886, irreg. shape.. 27,500
Lex st., W. s., 77 ft. N. Aspen, Chas. H. Burnett to Edmund T. Burnett, Oct. 8, 1886, 14 ft. by 60 ft............ 850
Ludlow st., 4204, Jno. K. Lee to Priscilla E. Green, Oct. 8, 1886, irreg. shape.. 2,000
Master st., S. s., 16 ft. E. 28th, Chas. E. Coulston, Oct. 14, 1886, 14 ft. by 60 ft.. 3,500
Mercy st., N. s., 70 ft. W. 11th, Fras. Read to Wm. J. Cox, Oct. 1, 1886, 80 ft. by 96 ft.............................. 2,250
Bailey st., 1635, E. A. Roth to Fredk. Erb, Oct. 14, 1886, 13 ft. by 87 ft.. .. 2,500
Federal st., S. s. 352 ft. E. 21st, Thos. Marshall to Jos. M. Stiteler, Oct. 11, 1886, 17x36.3, G. R. $60............ 650
Long lane, W. s., 39.6⅜ ft. S. Oakford, Thos. Marshall to Wm. A. Ellis, Oct. 11, 1886, irreg. shape, G. R., $84.. 1,600
Mifflin st., S. s., 260 ft. W. 7th, Ellwood H. Otley to Eliza L. Johnson Oct. 13, 1886, 16x62......................... 1,900
Montgomery st., N. s., 142 ft. W. 15th, Wm. G. Serrill to Mason M. Culver et ux., Oct. 11, 1886, 16x69.6, G. R. $210... 2,500
Mountain st., S. s., 142 ft. E. 20th, Jno. Devlin to Mich'l J. Ford, Oct. 12, 1886, 14x45 G. R., $39.............. 700
Norris st., 812, William G. Serrill to Sarah J. McCarthy, Oct. 1, 86, 14x 70.2⅓, G. R., $108......................... 1,800
Oakford st., N. s., 80 ft. W. Twenty-first, Thomas Marshall to Margaret Leedom, Oct. 13, 1886, 15x58, G. R., $54.................................... 1,050
Oakford st., S. s., 64 ft. E. Twenty-first, Thomas Marshall to Thomas Sheridan, Oct. 11, 1886, 15x55........ 1,950
Oakford st., N. s., 78 ft. E. Twenty-second, Henry R. Coulomb to Catharine Todd, Oct. 12, 1886, 15x 61, G. R., $48.................................. 725
Oakford st. N. s., 64 ft., 78 ft., 204 ft. and 246 ft., E. Twenty-first, Thomas Marshall to Samuel H. Morison, Oct. 14, 1886, each 14x48, G. R., $48.................................. 4,000
Oakford st., N. s., 108 ft. E. Twenty-second, H. R. Coulomb to John Kirk, Oct. 6, 1886, 15x61, G. R. $48. 800
Columbia, av., N. s., 53.6 ft. E. 19th, William, L. L. McDowell to Stephen Hartwell, Oct. 12, 1886, 17.9x 99.. 6,250
Germantown av., S. W. s., 286.9¾ ft. N. W. Butler, David Murtha to Thomas Earley, Oct. 11, 1886, 16x 70.. 3,000
Poplar st., 807, Jac Kraft to Gustav Lesser, Oct. 11, 1886, 16x75............ 4,500
Reed st., N. s., 110.6 ft. E. Bateman, William Ross to Thomas J. Oliver, Oct. 8, 1886, 15x60, G. R., $60......... 2,500
Reed st., N. s., 198.7 ft. E. 21st, Hy. C. Webster to William Forbes, Oct. 12, 1886, 48x63, G. R., $72....... 600
Spring st., W. of Ann, 27th ward. F. B. Colton to Ellen Perkinson, Oct. 9, 1886, 4 lots, each 14x48.8............ 2,500
Second st., 402 N, Simon Bacharach to John S. Hansell, Oct. 7, 1886, 22 x107.6½... 10,000
Sixteenth st., E. s., 65 ft. S Susquehanna av., C. H. Supplee to Chas. H. Oulton, Oct. 1, 1886, 16x75......... 3,500
South st., S. s., 152 ft. W. 6th, Louis Hano to Solomon L. Linse, Oct. 12 1886, 26x56.. 6,000
Spring Garden st., N. s., 252.6 ft. W. 15th, Jno. Wm Wise to Abraham Lincoln Jacoby, Oct. 12, 1886, 15.9 x70.8.. 5,450
Taylor st., 2046, Geo. Boehmie to Chs. Booth, Oct, 12, 1886, 13x72, mtge. $1000.................................. 450
Tenth st., E. s., 76.6 ft. S. Pine, Jno. Black to Jas. Liner, Sept, 27, 1886, 17.6x37.9.. 3,300
Twelfth st., 2631 N. Jas. H. Harper to Sallie W. Porter, Oct. 5, 1886, 14 x56.. 900
Twelfth st., 2633 N, Jas. H. Harper to Lillie M. Barnes, Oct. 5, 1886, 14 x56.. 1,900
Twenty-second st., W. s., 92 ft. N. Thompson, Chas. H. Rexrath to Eleanor H. Homer, Oct. 13, 1886, 16x67, mtge. $2500........................ 4,300

SATURDAY October 16, 1886.

Aberdeen st., 308, 310, 313, 315, 317 and 319, Chas. S. Carpenter to Annie E. Stellwagen et al., Oct. 11, 1886; also, 225 and 227 Union and 312, 316 Spruce.............................. $1,000
Aspen st., N. s., 106 ft E. 39th, Jacob Rightly to Jas. Cunningham, Sept. 28, 1886, 15 ft. by 80 ft. g. r., $108.... 1,000
Bancroft st., E. s., 32 ft. S. Tasker, Robt. C. Montgomery to Martha Latta, Oct. 6, 1886, 14 ft. by 50 ft. g. r., $48.. 900
To Cath Struhen, Oct. 6, 1886, E. s. Bancroft, 18 ft. S. Tasker, 14 ft. by 50 ft. g. r., $48.............................. 900
To John J. Tracey, Oct. 6, 1886, 3 lots, E. s. Bancroft, 46 ft. S. Tasker, 14 ft. by 50 ft. each, and each subj. to g. r., $48.................................... 2,175
Boyer st., N. E. s., 350 ft. S. E. Locust ave., F. A. Boyer to Sam'l Rhodes, Oct. 13, 1886, 50 ft. by 321 ft. 5 in.. 850
Chestnut st., N. s., 79 ft. W. 42d, Mary Jane Jones, ex'r, to Christ'r Hitzeroth, Sept. 17, 1886, 20 ft. 6⅔ ft. by 109 ft. 6 in................................. 2,750
Chew st., N. E. cor. Mill. Wm. Kinnier et al. to Hy W. Wise et al., Oct. 14, 1886, 20 ft. by 100 ft............ 3,575
Cumberland st., S. s., 189 ft. 9⅝ in. W. Sepviva, Eliz'th Morrison to Mary Jane Jackson, Oct. 4, 1886, 15 ft. by 90 ft. g. r., $30................................ 2,000
Dauphin st., N. s., 278 ft. W. 31st, Henry A. Duhring et al. to Thos. McGowan, Oct. 13, 1886, 21 ft. by 50 ft... 2,400
Dakota st., N. E. s., 80 ft. S. E. Duhring, Henry A. Duhring et al. to Lavinia Kyle, Oct. 14, 1886, irreg. shape.. 2,100
Delaware ave., W. s , 49 ft. N. Market Geo. Sensfelder et al., to Geo. Pfeiffer and Geo. Pfeiffer, Jr., Oct. 14, 1886, irreg. shape, mtge., $8000.. 30,000
Germantown ave., 2755, John Mander et al. to Sebastian Thomas, Oct. 12, 1886, 16 ft. 7⅝ in. by 80 ft................ 4,500
Germantown ave., 2757, Jno. Mander et al. to Jno. Burkle, Oct. 12, 1886, 16 ft. 8 in. by 80 ft...... 4,600
Harrison st., S. W. s., 60 ft. 6 in. N. W. Franklin, American Baptist Missionary Union to Margt. T. Wilson, Nov. 5, 1883, irreg. shape............... 5,000
Hedley st., N. E. s., 100 ft. 2½ in. S. E. Richmond, Levi Wilson to David S. English, Sept. 30, 1886, 12 ft. by 59 ft.; also, S. W. s. Bristol, 230 ft. S. E. Richmond, 14 ft. by 71 ft....... 2,200
Huntingdon st., S. s., 18 ft. E. Sepviva, Geo. L. C. Collins to Patrick Collins, Sept. 2, 1886, 32 ft. by 54 ft. 2 in. g. r., $64 each....................... 3,375
Kensington and Oxford pike, Foxchase, 23d wd., containing 53 sq. perches, John K. Yerkes to S. Linford Yerkes, Oct. 15, 1886...... 4,500
Lawrence st., W. s., 96 ft. S. Indiana, Thos. J. Kelly to Florence H. Umberger, Sept. 28, 1886, 14 ft. by 44 ft. 3 in. g. r., $50.............................. 766
Locust st., N. W. cor. 36th, Whitaker Wright to Chas. H. Graham, Oct. 12, 1886, 40 ft by 120 ft................. 10,000
Market st., 3940, Geo. Morris to Henry L. Coryell' Oct. 6, 1886, 20 ft. by 130 ft.; g. r. $300.......................... 8,000
Marshall st., W. s., 138 ft. 11 in S. Fairmount av., Jacob Crissy to Ella O. Pennypacker, Oct. 5, 1886, 17 ft. by 74 ft. 9½ in....................... 4,500
Marshall st., N. E. cor. Somerset, John McCarthy to the city of Philadelphia, Oct. 7, 1886, 200 ft. by 92 ft.. 8,333
Merion av., 6 lots N. E. s., S. E. fr. Wyalusing, Jno. C. Fodell, to Jno. Baleson, Jr., Oct. 14, 1886; also, 7 lots, S. s. Wyalusing, 83 ft. E. Merion av............... .... nom.
Merion av., S. W. s., 426 ft. N. W. Girard, Hugh Mulligan to Sophie E. L. Lucas, Oct. 1, 1886, 16 ft. by 86 ft. 71 in; also, E. s. Norwood, 124 ft. S. Indiana, 13 ft. by 40 ft.......... ex
Mole st., W. s., 157 ft. 4 in. N. Tasker, John Friel et al. to John F. Greany, Oct. 5, 1886, 14 ft. by 47 ft. g. r. $42.. 1,150
Oakford st., N. s., 176 ft. E. 21st, Thos. Marshall to Jas. McKay, Oct. 7, 1886, 14 ft. by 48 ft.; g. r. $48.................... 1,000
Otsego st., W. s., 111 ft. 6 in. N. Prime, Eliza L. Johnson to Wm.

D. Stovell, Oct. 8, 1886, 15 ft. 4½ in. by 42 ft 9½in..... 2,000
Parker ave., S. E. cor. 16th, Jos. F. Page to John M. Sharp, Oct. 8, 1886, 118 ft. 2⅜ in. by 120 ft 12,500
Pine st., S. E. cor. 22d, Wm. Ingham to Wm. H. Ingham, Oct. 14, 1886, 20 ft. by 97 ft..... 14,000
Reese st., E. s., 207 ft. S. Clearfield, Dwight M. Lowrey to Moses A. Johnson, Aug. 24, 1886, 13 ft. by 64 ft.; also, 28 lots adj. S..... nom.
Richmond st., S. cor. Bristol, Girard Life Ins. A. and T. Co. et al. to Geo. W. Potts, Sept. 3, 1886, 32 ft. 6 in. by 64 ft..... 1,100
Centre st., S. E. s., and S. W. s., Webster, Samuel S. Keely to Chas. W. Klauder, Oct. 15, 1886, 50 ft. by 150 ft..... 900
Seminole st., S. W. s., 95 ft. 3 in. N. W. Haines, Geo. T. Meacham to Wm. Shirley, Aug. 25, 1886, irreg. shape..... 1,250
Seventh st., E. s., 48 ft. 6¾ in. N. Columbia ave., Simon Bacharach to "Adath Jeshuron," Oct. 12, 1886, 36 ft. by 174 ft. 10 in..... 6,000
Sharswood st., S. s., 74 ft. W. 25th, Harold J. Ellett to Katie W. E. Snyder, Oct. 14, 1886, 14 ft. by 42 ft. 9 in..... 2,200
Sixteenth st, S. W. cor. Moore, Stephen Flanagan to the city of Philadelphia, Oct. 6, 1886, 50 ft. by 114 ft..... 9,375
Sixteenth st., W. s., 352 ft. S. Tasker, R. C. Montgomery to Robert Montgomery, Oct. 6, 1886, 32 ft. by 62 ft.; also N. W. cor. 16th and Morris, 16 ft. 3 in. by 62 ft..... nom
Third st., E. s., 201 ft. 2 in. N. Race, Isaac W. Worthington to Sarah Emma Poulson, Oct. 11, 1886, 22 ft. by 195 ft..... 8,000
Thompson st., 2237, Samuel Betts to Howard Austin, Oct. 11, 1886, 16 ft. by 76 ft..... 4,300
Twelfth st., 226 N., Isaac S. Fogg to Amacey B. Abell, Oct. 13, 1886, 16 ft. 6 in. by 90 ft..... 7,000
Twentieth st., E. s., 15 ft. 2½ in. N. Watt, Annie White to Julia McCafferty, Oct. 6, 1886, 14 ft. 9½ in. by 43 ft. 3 in..... 3,000
Twenty-first st., W. s., 33 ft. N. Carpenter, Wm. J. McHenry to Sarah Ann Brogan, Oct. 14, 1886, 16 ft. by 66 ft.; g. r. $32.50..... nom
Vine st., N. E. cor. 57th, Sarah Ann Brogan to Wm. J. McHenry, Oct. 14, 1886, 50 ft. by 100 ft.; g. r., $30... nom

—The city of Columbus, Ohio, is to be supplied with 250 electric ark lights of 2000 candle power each, at $103 per year for each light with permission to more at $100. The city is allowed to buy the plant out at any time at an increase of 15 per cent on its cost.

THE BEST IN THE WORLD
FOR THE PRICE.

The West End Shirt

$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.

Sent by mail on Receipt of price with 12 cents each for postage.

Made only by

F. H. PEIRCE & CO.,
1416 Chestnut Street.

First Use---Then Beauty.

Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. We repeat we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2 50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and cordial reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.

If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, or order [illegible] may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. Apsley.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

GUARANTEE
Trust & Safe Deposit Co.
CAPITAL, - - $1,000,000.
316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every Kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.
SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.
The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.
An early call solicited.

Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432.05.**

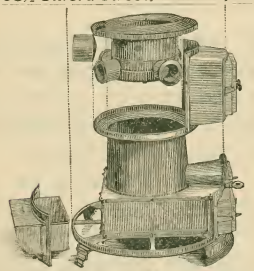
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED.
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible] years. Paints shipped to all parts.
1903½ Oxford Street, Philadelphia.



LEIBRANDT & McDOWELL,
STOVE COMPANY,
MANUFACTURERS OF
BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.
OFFICES:—123 N. Second St., Philada.
143 N. Pratt St., Baltimore.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

KEYSTONE
Artificial Stone and Improvement Co.,
Office, 14 N. Seventh Street.
Patent Artificial Stone Sidewalks, Floors, Steps, Garden Walks, Driveways, &c., Laid in the best manner.
Agents for Miller's Patent Sewer Invert Blocks.

CARPETINGS.

McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

If you want a Reliable
PIANO or ORGAN
at a Moderate Price, for cash or on easy terms, call on
A. G. CLEMMER,
1423 Chestnut St.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

ESTABLISHED 1854.

—OUR—
READY-MADE CLOTHING
COMBINES
Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.

Our Custom Department
is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.

We will purchase a good city property in exchange for clothing.

D. Klein & Bro.,
918 MARKET ST., PHILA.

H. Muhr's Sons,
629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: { New York, 14 Maiden Lane. / Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 42. PHILADELPHIA, MONDAY, OCTOBER 25, 1886. PRICE 15 CENTS

Items of News.

—Disston's men have nearly all returned to work.

—Lots in Sec. G., Odd Fellow's Cemetery sold for $5.00

—United American Cemetery lots command $10 each.

—The shares of the Gray's Ferry Pass. R. R. are $2 higher.

—The residents of Germantown want an Elevated Railroad.

—The property N. E. cor. 18th St. and Susquehanna Ave. brought $12,000.

—The property N. E. cor. 16th and Green streets 36x101½, sold for $18,000.

—A Dwelling and lot on Broad St., above Norris, 18x150, sold for $11,500.

—West Philadelphians have been favored by an extension of street car facilities.

—John D. Taylor, late Treasurer of the Pennsylvania R. R. Co., left an estate of $75,658.10.

—The late Moro Philips' estate is appraised at $823,897—all of which is divided among his family.

—There are 1080 gas companies in the United States and Canada. Of these, 153 are water gas plants.

—By auction the three-story brick residence, N. E. cor. 24th street and N. College Ave. sold for $6,000.

—At auction, 13 17-100 acres, S. Broad St., Sixteenth and Seventeenth Sts., Curtain and Geary Sts., sold for $8,000.

—Broad St. properties bring good prices; a dwelling e. s. of that avenue, above Berks street, 18x150, sold for $11,000.

—The personal estate of the late Abraham Kahn is appraised at $297,948.79, and of Agnes W. Lennig at $145,223.

—Officals of the Pennsylvania Railroad Company state that the fuel tonnage of that line this year will reach 16,000,000 tons, 14,000,000 tons last year.

—The corner stone of the St. John's Reformed Church was laid last Sunday week. The church is to be of brick, 40x75 feet, and will cost when completed $14,000.

—A character has been granted to the Bellefonte Eastern Railroad Company with a capital of $1,000,000. The line will extend from Milton to Bellefonte, a distance of fifty miles.

—The Haddonfield Baptist Church cost $38,000, of which $30,000 has been paid. Serpentine stone is used and sandstone trimmings. The main auditorium is 65x75 feet.

—The Board of Surveyors have recommended the construction of a bridge over Poquessink Creek, on county line road, west of Cemetery lane, in the Twenty-third ward, at a cost of not over $4000 to the city.

—The Board of Public Charities have received a communication from Lemuel Coffin and George C. Thomas requesting the body to recommend to the Legislature an appropriation of $150,000 for the Hahnemann Hospital.

—Last Thursday the Building Commissioners of Camden held a meeting and heard statements from a number of property owners, who are charged with not providing proper fire-escapes to their buildings. The Commission will report to City Council.

—Coatsville has had experts make a test of the water served to that borough, and find it to be impure to an alarming extent. The town has no water works, the water gravitating into a reservoir from a slimy dam inside the borough limits. To correct the evil steps will be taken at once.

—The officers of the New Fourth street Bank are: Sidney F. Tyler, president; R. H. Rushton, cashier; Sidney F. Tyler, John C. Bullitt, W. W. Kurtz, William L. Elkins, George F. Tyler, B. K. Jamison, Elisha A. Hancock, James Hay, Frank T. Patterson, Edmund Lewis, Charles I. Craggin, William A. Dick and H. S. Frank, directors. It will take about a year to complete the new bank building.

—The Water Committee of Councils last Wednesday considered the annual appropriation for the department. The item for extension of the service was reduced from $1,860,000 to $500,000. John Baisely's bill of $6911.27 for work performed was finally approved and ordered paid. The contract for a new stack at the Spring Garden Pumping Station was awarded to Thomas Gamon for $2475. A petition from citizens on Girard avenue, near Broad street, complaining that the main pipe, which is only four inches in diameter, is insufficient to supply the necessary quantity of water, was referred to Chief Engineer Ogden.

LABOR NOTES.

—The street car employee association maintains its membership and discipline.

The striking bolt makers of Welsh & Lea received $600 from the Knights of Labor.

—The daily papers contain numerous advertisements for skilled labor in the building trades especially.

—The Bricklayers' Ball on Tuesday night of last week was attended by about 2000 people. It was held at Industrial Art Hall, Broad street.

—The South Jersey Glass Blowers all resume work at 5 per cent. reduction over last year. All of the works have been idle since last summer.

—A jury before Judge McKennan in the United States Circuit Court, rendered verdicts in favor of the North and East River Steamboat Company against Elizabeth H. Baillie, executrix of William A. Baillie, deceased, for $3500, and against the executrix of William A. Baillie and Elias Philhower, for $4500. The suits were to recover against Messrs. Baillie and Philhower, sureties for E. H. Deakyne, who chartered two steamboats, the Shady Side and the Morrisania, to run between Philadelphia and Wilmington in 1883. The defence claimed, among other things, that the plaintiff did not furnish the boats with sufficient steam to make competition with other boats running between the same points successful.

—The United States Treasurer shows that on the 15th instant their was in the treasury the following; Gold coin and bullion, $243,162,744; silver dollars and bullion, $185,924,832; fractional silver coin, $29,506.185; United States notes, $41,171,026; national bank notes, $239,941; national bank notes in process of redemption, $2,053,846; deposits with national bank depositaries, $13,597,756; total, $512,856,330. Certificates outstanding—Gold, $84,389,419; silver, $98,957,628; currency, $7,135,000.

—The best pavement in Philadelphia is the asphaltum pavement around the City Hall. It was laid in September, 1884, cost no more than Belgian blocks and is as perfect as when put down. It is as noiseless as a macadamized road, smoother than the smoothest floor, and affords an excellent surface for horses' feet. It is easy to clean, handsome, impenetrable to water, and resists the torrid sun of August and the lowest winter temperature perfectly. It requires hardly any repairs and does away with the necessity for "crossing stones," as it is, itself, equal to any sidewalk. It is vastly better than a cobblestone pavement, which allows mud to ooze up with every rain, grass to grow in all the crevices, and requires constant repairs on account of settling. It surpasses Belgian blocks, for they are noisy, hard upon vehicles and horses in winter and summer, and are not easy for foot travel. None of the other alleged improved pavements, like the wooden pavements of Chicago, the hard fire-brick pavements of Steubenville, or the "composition" pavements in vogue in some of the smaller New England cities, possess the excellent properties of this asphaltum pavement about the City Hall, and it was not laid under the most favorable conditions. As it has answered so well where it is it should be tried on other streets. Let it be further tested at points of heavy travel in the business portion of the city. While it would not be advisable to take the results up to this time, satisfactory as they are, as conclusive, they certainly warrant the expenditure of money in thoroughly determining upon the value of a street pavement that seems the best now in use in Philadelphia.—*News.*

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected, Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } **Attorneys at Law.**
BURTON BINNS, } **Notary Public.**
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW.
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE **DWELLING**
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. **Perfectly Safe.**
SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART,
George C. Newman,
805 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

BUY FURNITURE
—OF THE—
MAKERS,
If you want to SAVE MONEY.
WEBER & WEINMANN,
MANUFACTURERS
RETAIL STORE, 927 MARKET STREET.

Philad'a & Conshohocken Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 42. PHILADELPHIA, MONDAY, OCTOBER 25, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, OCT. 25, 1886.

THE *Record* says there are 104 people in San Francisco who are worth one million or over.

THERE is plenty of boom in the Pig Iron trade and if this is not indicative of higher prices for building material of all kinds we will be very much mistaken.

LET us have cheap gas. In over 900 cities gas is less than $2. Five years ago the price was $3. In a few years more a gas engineer predicts it will come down to $1. Therefore look out for the Gas Works. Don't sell our prospects for cheaper gas for a song.

THE gas engineers are aroused to the magnitude of the work before them. The consumption of gas is growing rapidly. Improved systems of lighting are coming into general use. The Siemens-Lungrin system is in use in Washington and Independence Squares. The improvement is marked. Let us have more such lamps.

THE wholesale merchants of this city should make special efforts to inform their western customers that the Baltimore and Ohio Rail Road Company grants a stop over to their passengers travelling on through tickets, who desire to purchase goods from Philadelphia merchants and manufacturers.

THE Holloway Chemical Engine located on Decatur street below Market has been placed where it is likely to do most good. The cumbrous and noisy and water destroying engines could be called upon less frequently if these chemical engines were more numerous. We now have two, and ought to have twenty, and will have that many as soon as they demonstrate their capabilities. Baltimore has a dozen in use.

JUDGE Willson on Tuesday sustained the exception taken by the city against demand made by the Jury assessing the damages for the opening of 25th street between Biddle and Spring Garden streets. The Jury besides awarding to the owners of the ground the full value of the same, gave to the owners of irredeemable ground rents representing the estimated premium or excess in the value of such rents over and above their principal sum.

IT looks as though there will be a competing line to Pittsburgh, when Beech Creek and South Penn question gets settled, enough capital can be be raised in Pittsburgh and Philadelphia in forty eight hours to complete and equip the road, both cities have already felt the withering discrimination of the Pennsylvania rail road company and it would be a pure and simple God send if its corrupting influences could be crushed forever.

THE daily newspapers are very careful to not hurt the delicate feelings of the Traction people by refering to the frequent stoppages from day to day and from week to week. If all their break downs and stoppages were reported and commented upon there would be a healthy growth of public opinion against the arrogant indifference and unreliability of that company, and in favor of a better system of city locomotion. The dailies know how to keep friends on both sides.

THE interests of Philadelphia call for the construction of the South Penn road, but the P. R. R. will not permit it until the last act in the judicial farce has been played. It is no credit to our Judiciary or to our law system that a case of this kind can be kept hanging fire for years and years. Our modes of legal procedure need a Justinian revision, but the law flies will not be quick to desert the molasses barrel of litigation which our present system sustains.

IT was a lucky thing for our citizens that the present drought did not take place during the hot days of last summer, for with the summer's evaporation and the supply as short as it is at the present time, the Schuylkill would have yielded a beverage that would have sickened a hog. Yet notwithstanding the present unusual drought and the low stage of water in the Schuylkill, the gutters of the city are flushed regularly with water from the street hydrants, and there seems to be no alarm expressed by the Chief of the Water Department.

NOW THAT the United States Treasury is overflowing with the people's ducats, and our statesmen are bothered how to utilize the surplus, it would be a splendid opportunity for the press of the country to agitate penny letter postage. One cent is quite enough, besides it is an open question, if at a cent postage the earnings of the mail service of the country would not be much greater than under the present two cent postage rate, but whether greater or less, it would make but little difference, for the deficiency could be readily met by an appropriation. There is at least one feature of this proposition that commends it to the consideration of Congress, and that it is the easiest way of relieving the people of no inconsiderable part of their burdens without inflicting any risk of business disturbance, besides, which from a mercantile point of view, it would beyond a doubt be received with approbation by the whole people as a wise and judicious measure.

THE question of using brick for pavement has at last come up for discussion after several Western cities have tried them thoroughly, and find them better than any material previously used. Dr. Paxson has exhibited a sample of fireproof brick made at New Cumberland, W. Virginia. It has been used, among other places, in Steubenville, Ohio. Contracts have been made at Steubenville, and work is now being done at eighty-five cents per square yard. In Wheeling these bricks have been used for paving, on a line of street cars. During three years not a dollar has been expended for repairs. The same pavement has been tried in St. Louis with most satisfactory results. They have been in use there two years, showing even then but little signs of wear. Contracts have just been placed for ten miles of streets at $1.50 per yard. The contractor will keep the streets in repair for ten years. A committee of seven were appointed, with instructions to make a full report after careful investigation. The committee consists of Messrs. Clark, Meehan, McMurray, Patton, Horn, Thornton and Wilde. We await their report with interest.

SUBURBAN ACTIVITY.—A 240-acre tract, near Gloucester, New Jersey, has been cut, or is to be shortly cut up into building lots and sold at reasonable prices to meet the views of the army of lot buyers. A good many industrial establishments have been built within the last year or two between Camden and Woodbury, and the demand for houses has grown apace. Rents are high, and demand ahead of supply. In the south-

ern section of Camden over 200 houses have been erected for persons of moderate means.

Another tract is to be opened in Frankford. Waln Grove an old yellow mansion, is one of the old landmarks. It stands east of the railway station. A deed has just been recorded of the Waln Farm to the Real Estate Trust Company. It will be at once cut up into 300 city building lots. Many hundred operatives in that section of the city are now obliged to walk from one to three miles to and from their work. These lots will be covered with neat and comfortable dwelling houses. It was contemplated a few years ago to purchase these grounds as a park, but they are to be devoted to a more useful purpose. Should the projected elevated railroad be built, it will benefit this locality eventually. The industries of Frankford have been prosperous for years, and the result is that life has been given to real estate and building operations.

We want a new building law under which law the issuing of permits can be regulated on a practical business basis, for John Jones or Peter Smith to obtain a permit for some kind of an indefinite building just because one or the other may desire it, is neither protective nor business like, other cities exact under their building laws a detailed statement describing the building contemplated, its size, material to be used, name of architect, name of contractor for mason work, name of contractor for carpenter work if contracts have been made, location of lot on which the building is to be erected, owners name and residence.

Our present system imposes no restrictions neither does it place responsibility where it belongs, it is faulty in as much as it is not expected that the permit is to be complied with in any respect, it leaves the door open for evasions, subterfuges and the worst forms of rascality, even now much complaint is made at the few questions that are asked and because forsooth the owner seeking the permit is afraid some enterprising building material man will hunt him up and try to sell him a few thousand bricks or something that is needed to make the building, yet the same man if in business does not hesitate to send his representatives by the score in quest of business and if they dont get it theres war, his is a sample of the usual consistency and reasonableness of Philadelphia's old Fogies.

Now then the chance is presented for the incorruptable councilmanic statesmen, who have so strenously advocated the sale or lease of the Gas Works to convince the people that they were actuated by motives that were really commendable. The Excelsior Gas Light Company of New York, wants to introduce their method, and offer to supply pure brilliant, non-smoking gas of thirty candle power, at from twenty to twenty-five cents per 1000 feet, the company will erect its own plant at a cost of about $100,000, and will remove the same if the gas is not perfectly satisfactory, the city to be at no expense either for the erection or removal of the plant. The New York Company does not even ask for a lease of the gas works, but simply propose to make the gas and place it in the gas-holders, this proposition presents too many advantages for the long suffering gas payers of this city to expect that they will ever enjoy them.

In a few days, when the last patch of ground is purchased for the site of the new Philadelphia hotel we will know where it is to be located.

The Metropolitan Railroad company has its ordinance now in hand of a Sub Committee of seven.

None of the objections made to an elevated road can be made to an underground road, but opposition will be manifested nevertheless. Anything that will detract from the surface roads will be fought. The interests of Philadelphia or the convenience of its people have no show before our municipal law makers. Yet a ticket composed of men who could be relied upon to legislate for the city's good, would have no possible chance of election. If the founders of the republic could have foreseen some of the results of the republican form of governments they gave their lives to establish they would not have died with such contentment with their life's work.

Five years hence a birds-eye-view of Philadelphia will exhibit thickly built up arms along the lower lines of the various roads leading out of the city, extending five, ten, fifteen miles out, like the spokes of a wheel. There is an evident tendency in this direction. Much real estate is now held for building purpose along the lines of the Pennsylvania Railroad both on the main line and on the New York Division, on the P. W. & B. on the Reading roads, on the B. & O. and lastly comes a new line to West Chester. The road has been graded a distance of fifteen miles and will soon be put in operation. It is virtually owned by the P. R. R. Large tracts of land have been purchased along the line and it is to be cut up and sold for building purposes. The lots will be sold at prices which will attract buyers, and train accommodations will be abundant as the B. & O. Road traverses the same section. The movement by the P. R. R. people is one of self-protection partly.

Councilman Etting proposes to make the salary of the new mayor $10,000 in place of $12,000. The latter figure is not a dollar too much considering the drain upon the purse of the chief magistrate of a city like Philadelphia. Mr. Meehan has queer ideas about public offices. A second-class drummer for a Chestnut street dry goods house can make more money than he is willing to allow the Director of Public Works and of public Safety. Mr. Roberts wanted to make the salaries of each $9,000, not a dime too much, unless it is the intention to drive talent away from such offices and make them fit only for third or fourth-class men. We had a hard fight to get our new charter and we dont propose to see it defeated practically by having the salaries fixed so low that good men will not fill the positions made under the bill.

The effort to fix salaries at a niggardly limit looks like a political trick. It is a small one. It will not run. ' The people of Philadelphia want to see their servants well paid. What business man can afford to accept a $5000 position. The Council Committee having this matter on hand must not mistake the temper of the people. They do not want economy of that sort and they will not have it. They propose to elevate the standard of public service and will begin by making the positions worth having for what they yield in compensation.

Architectural Courtesies.

The following paper was read at the late convention of the Iowa State Association by Mr. E. S. Hammatt, on the subject of

PROFESSIONAL HONOR.

One of the first questions a would-be-architect should ask himself, is : "Am I a gentleman?" If the answer cannot be given in a conscientious affirmative, do not apply for admittance to this profession, for you are not wanted. Had some such rigid self-examination been applied by all members of the profession, there would be no need of saying anything about professional etiquette, but, unfortunately, too many architects seem to forget that the fact of his being an architect does not, in the least, absolve him from the responsibility of, at all times, at least appearing a gentleman, and most of all in our professional relations to other architects. In our dealings with clients and society in general, we are not often led to err in this respect, knowing that if we do we will speedily be taken to task for our conduct, but among ourselves the facts are that not a few do often exhibit traits which indicate a very great deficiency in this really quite essential element for the make-up of an architect. We may, to outsiders, appear to be perfect gentlemen in our intercourse with one another. It is, nevertheless, sadly true that behind this convenient exterior gentlemen, there frequently lies a weapon full charged with the most virulent and debased elements of professional practice, which does deadly work when fired, and would surely cause the sender to suffer untold pangs of remorse if he were not completely dead to such feelings. Most of us have had some experience in coming in contact with this class of architects. Happy are they who have yet to make their acquaintance. It may be true that "all is fair in love and war," but even these two antagonistic forces, which appeal so strongly to the passions of men, should not be allowed to warp us into the use of degrading means to accomplish an end. As an instance of what may be considered a breach of professional etiquette, we will suppose a case taken from actual facts: An architect has been asked by a building committee, to submit sketches for a building. In order to give the architect a better knowledge of the requirements necessary to incorporate in his plans, the committee take him with them to visit buildings designed for a similar purpose in a distant city. After finding out what is wanted, he goes to work in good faith, feeling that his work is sure and he has only to give his best efforts to the work, but he awakes one morning to find the devil has been assiduously at work against him. His

majesty has by a gradual ascent in the scale of diabolical improvement, deigned to assume the garb of an architect, and make a professional call on the building committee. He is told by the unsuspecting committee that an architect has already been employed. The devil, otherwise the architect *pro tem.*, finding there is no possible means of having himself employed, at once proceeds to take the committee and set them on the pinnacle of his architectural fame and show them all the glories of his devilish creation, and promises to make them a gift of plans for the proposed building if they will only fall down and worship him by giving him the work. The architect already employed, is held up to the derision of the committee, as a young man with so little experience that it would be a criminal folly for them to intrust their work to him. The scheme works. On the appointed day the committee examine the plans of their selected architect—they are found to be a fair interpretation of the requirements of the committee, and are simple, straightforward sketches, as was asked for. The architect *pro tem.* is then announced; he appears with a flourish of trumpets and in full satanic robes. The drawings, resplendent in vermillion and elegant draftsmanship, are thrown open to the view of the astonished committee, with an air of; there, gentlemen, that is what you want, and in an aside "that is what you shall have." Remarks of 'splendid,' 'grand,' 'magnificent,' 'just the thing,' etc., etc., *ad nauseam* are poured forth by this achitectural fiend, till the committee are thoroughly exhausted, and finally succumb to a man, and they are all honorable men. The work of the other architect is done, the drawings rolled up and the hand that has drawn them lays them away. The world wags on as usual, one young architect's hopes blighted, nothing more. So the scene ends, as far as the public and committee are concerned, and just here, gentlemen of this convention, is where we who desire the advancement of our profession, and wish above all other considerations, that its practitioners shall be honest in their dealings with clients, contractors and their professional brethren, here we should put our foot down decidedly, and say to a member of this association who is guilty of unprofessional practice, we consider ourselves an association of gentlemen, as well as architects, and unless you can carry on your business under this simple restriction, you must cease to be one of us, for we cannot consent to any individual member degrading himself to secure work, and the sooner you realize this fact the better it will be for you and the profession. Gentlemen, this is only one of many similar cases that most of us, unfortunately, have to deal with. At the January meeting of this association the subject of unprofessional practice was referred to the board of management, with power to act. We have been quite fortunate, so far, that not a single case of unprofessional conduct has been reported so far as the writer knows. Truly this is is commendable, and may it ever be thus, but when they do occur may we not expect the board to act with prompt decision? With the assurance that they will, we will leave this subject for the present.

Municipal Doings.

COMMON COUNCIL.

A SPECIAL meeting of Common Councils was held last Tuesday and the following bills were introduced.

By Mr. Meehan to grade Ruscomb street from a point 200 feet west of the Germantown Railroad to Nineteenth; to authorize the construction of a bridge over Wingohocking creek, on the line of Eighteenth; to lay water pipe on Belfield avenue, between Mill and Penn, and to grade Montana avenue, from Musgrove to Chew.

By Mr. Jenks, to permit the Mantua Baptist Church to erect a one-story frame building for a mission chapel, at the north-west corner of Belmont and Westminster avenues.

By Mr. Holeman, to appoint an additional watchman at the draw-bridge across Frankford creek at Bridge street, and to locate electric lights on Richmond street, from Bucklus to Bridge, and on Bridge from Richmond to Frankford creek.

By Mr. Anderson, to appropriate $45,000 to erect a school house on the city's lot at Sixteenth and Moore streets.

By U. C. Smith, for a sewer in Carlton street, from Fifteenth to Sixteenth, and to locate three electric lights on Spring Garden street, at Fifteenth, Sixteenth and Seventeenth.

The Select Council resolution to prohibit the use of any but safety matches in and about Independence Hall was, on motion of Mr. Clay, referred to the City Propertp Committee.

The Select Council resolution authorizing the Reading Railroad Company to put safety gates at the American and Master streets crossing was concurred in.

Mr. Hicks introduced a resolution, which was adopted, requesting the City Solicitor to inform Councils in whom the title to that portion of Lancaster avenue, between Forty-fourth and fifty-second streets, is vested, and whether the Hestonville, Mantua and Fairmount Passenger Railway Company is responsible or not for the repairs on that highway.

The following Select Council bills were passed finally; To lay water pipe in Hardsberry, Carpenter, Wiota, Haverford, Washington, Emery, Ontario, Forty-second and Elizabeth streets, and to locate electric lights on Broad street, at Dauphin and Lehigh avenue.

The following Common Council bills were passed finally:

To sell to William G. Warden the city's lot of about one acre, in the Twenty-sixth Ward, for the purpose of squaring the lines between the property of the Atlantic Refining Company and that of the city.

To make the Northwestern and the Southwestern Nationol Banks depositors of the city's money.

To repeal the ordinance requiring persons making payments to city departments to attest the payments by signing their names in the department books.

To pave Washington avenue, from the west side of Swanson to the east side of Front street.

To grade and pave Croskey street, from Norris to Diamond.

To pave Orkney street, from Lehigh avenue to Somerset.

To grade Berks street, from Seventeenth to Eighteenth.

Mr. Hoffman resigned from the Highway and Mr. Holeman from the gas Committee. Mr. Hoffman was than appointed on the Gas and Mr. Holeman on the Highway Committee.

Common Councils measures were called up and passed finally as follows: Appointing the Northwestern National Bank and the Southwestern National Bank depositories of public money; authorizing the paving of Washington avenue, from the west side of Swanson street to the east side of Front street; granting permission to the property owners on Boyer and other streets, in the Twenty-second Ward, to macadamize the same; authorizing the paving of Dakota and Thirty-first streets, in the Twenty-eighth Ward; authorizing the erection of a large number of gas lamps in different wards throughout the city; making an appropriation to the Board of Education of $41,776 to pay for the erection of a schoolhouse at the northeast corner of Fourth and Dauphin streets, and of $25,287 for a school house at northeast corner of Marshall and Somerset streets, and approving the contract and sureties of Frank Thurwanger for the erection of the latter; appropriating $1126.90 to pay H. & J. Dechan, for constructing a sewer on Palmer street; transferring $2000 in the appropriation to the Electrical Department from Item 13 to Items 3 and 6; authorizing certain transfers in the appropriation to the Board of Health, Clerks of Councils and Register of Wills; making and appropriation of $797.74 to pay for a sewer on Howard street, in front of Norris Square and the public school; authorizing the paving of Pennock street, from Parrish to Poplar; the grading and paving of Croskey street, from Norris to Diamond, and the paving of Orkney street, from Lehigh avenue to Somerset street, and Berks street, from Seventeenth to Eighteenth streets; providing against the merging of appropriations for the erection of school houses and purchase of lots; asking the City Solicitor to inform Councils as to the responsibility of the Fairmount and Hestonville Railway Company for repairs on Lancaster avenue, between Forty-fourth and Fifty-second streets; authorizing the sale of certain property in the Twenty-sixth ward to Wm. G. Warden, and asking information from the City Solicitor relative to certain commissions of the City Treasurer received on moneys paid by the State.

SELECT COUNCIL.

In Select Councils last Thursday:

Petitions and communications were presented as follows and appropriately referred: By the Chair, for six electric lights on Germantown avenue, two on East Chelten avenue, one on West Cheltent avenue, between Green and Wayne streets and one on West Chelten avenue, between Wayne street and the Pennsylvania Railroad depot, by Mr. Grim, to place Filbert street, between Forty-first and Forty-third streets, on the city plan; by Mr. Matthews, complaint of the sewer emptying into the mouth of of Cohocksink creek as a nuisance; by Mr. Wilson, for a sewer on Johnson street, between Twentieth and Twenty-first; by the Chair, from the Mayor, transmitting police appointments; from the Chief Engineer of the Water Department and Fire Commissioners, giving the names of recent appointees, and the annual report of the Public Buildings Commission.

Ordinances were read in place as follows and referred to their appropriate committees: By Mr. Johnson, for electric lights at Shackamaxon and Savery streets and Girard avenue; by Mr. Graham, affixing a penalty to the unauthorized construction of vaults under sidewalks; granting permission to the Time Telegraph and Western Union Companies to lay underground conduits and wires, and for electric lights in Germantown; by Mr. McMurray, to open Clearfield street, from Twenty-second to Nicetown lane; for sewers on Eleventh and Seventeenih streets, and for electric lights in the Twenty-eighth Ward; by Mr. Scherr, for electric lights in the Sixteenth Ward; by Mr. Grim, to place Filbert street, from Fortieth to Forty-third, on the city plan; by Mr. Etting for lamps at the corners of Spruce, Goodwater, and Duponcen, streets; by Mr. Green, for a sewer on Arrott street and fire signal boxes in the Twenty-third Ward; by Mr. McMullen, for gas lamps in the Fourth Ward; by Mr. Patton, for water in the building of Battery A; by Mr. Lawson, for transfers in the Board of Education appropriation.

Ordinances were submitted providing for fire escapes for various school houses.

The Lehigh Avenue Railway Company wants to lay a double track along Schuylkill avenue from Second street to the East Park entrance.

The Finance Committee will examine into the advisability of providing for twelve additional appointees to look after weights and measures, and the sale of tainted meat.

The Superintendent of the Public Squares wants an increase of salary.

Select Council ordinance were passed to lay water pipes on McClellan, Parker, Webster, Chew, Pleasant, Penn, Willow, Sumac, Ripka, Fiftieth and Twenty-fist streets, Passyunk, Roxborough and Freeland avenues.

Select Council ordinance granting permission to the Penn Electrict Light Company of New Jersey, to lay and maintain underground wires for electric lighting purposes throughout the city south of Chestnut street, from the Delaware to the Schuylkill.

Select Council ordinance granted permission to the American Telegraph and Telephone Company to lay and maintain underground conduits, cables, wires and manholes for electrical conductors under Walnut street, from Pier 7, South Wharves, to Twenty-fourth street, thence to Chestnut street, to Thirty-second, to Market, and out Lancaster avenue to the county line; also, along Fourth street, from Washington to Girard avenue.

The following Select Council bill were passed finally:

To permit the Postal Telegraph Cable Company of Pennsylvania to lay and maintain underground conduits, cables, wires and manholes for electrical conductors in certain streets; giving similar permission to the American Telegraph and Telephone Company of Pennsylvania, and permitting the Penn Electric Light Company of New Jersey to lay and maintain underground wires for the purpose of furnishing electric light.

The following Common Council bills were passed finally:

Authorizing the Survey Department to revise the plan of Pennsylvania avenue, between Twenty-fifth street and Fairmount avenue, by reducing the same to the width that it had before the passage of the ordinance of July 3, 1885, relative to the construction of the Schuylkill River East Side Railroad.

Appropriating $40,000 to erect a school house at the northeast corner of Fourth and Dauphin streets, and $25,287 to erect a school house at the northeast corner of Marshall and Somerset streets.

To appropriate $1126.90 to pay H. & J. Deehan for building a sewer in Palmer street.

To construct sewers in Budd, Chestnut, Dugan, Filbert, Fifth, Ogden, Pink, Sixteenth, French, Third, Thirteenth, Thirty-fourth and Thirty-sixth streets.

To permit the Church of the Rosary to erect a temporary frame chapel at the southeast corner of Sixty-third and Westminister avenue.

By Mr. Zane, to authorize Lippincott, Johnson & Co. to lay a steam pipe across and under Commerce street, below Seventh.

By Mr. Kinkaid, to locate an electric light at Twenty-second and Pine streets.

By Mr. Wilde, to grade Bolton avenue, from Ridge avenue to Pechin; and for a sewer in Lyceum avenue, from Manayunk avenue to Ridge avenue.

By Mr. Meehan, for a sewer in Bringhurst street, from Germantown avenue to Mercer; for a sewer in Floyd, Cedar lane and Haines; to grand Roumfort avenue, from Stenton avenue to Sprague; to grade Pulaski avenue, from Rittenhouse to Harvey; to grade Sedgwick, from Germantown avenue to Chew; to open Roumfort avenue, from Germantown avenue to Sprague.

By Mr. James, for electric lights on Broad street, between Berks and Susquehanna avenue.

By Mr. Upperman, for electric lights on Otis, Dauphin, York, Cumberland and Amber streets, Lehigh avenue, Frankford avenue, Trenton avenue, Front and Norris streets, and Susquehanna avenue, in the Thirty-first ward.

By W. A. Miller, for electric lights at Fifth and Moore streets and Fifth and Snyder avenue.

By Mr. Clark, to pave Oxford street, from Broad to Fairmount Park, with fire bricks.

By Mr. McCoach, for water pipe in Peltz street, from Gray's Ferry road to the Schuylkill river.

By Mr. Holeman, to grade Amber street, from Westmoreland to Butler.

By Mr. Taxis, for sewers in South College avenue, from Twentieth street to No. 2010, and Twenty-sixth street, from Poplar to 100 feet south of Girard avenue.

By Mr. Holeman, to appropriate $54,000 to erect a school house at Richmond and Jenks, Twenty-fifth ward.

By Mr. Anderson, to pave Twenty-first, from Reed to Long lane.

By Mr. Hicks, for water pipe in Fairmount avenue, 75 feet west from Orion.

By Mr. Jenks, to place a fire-alarm box on Ford road, in front of the Methodist Episcopal Orphanage.

By Mr. Brown, to approve the Fire Commissioners' lease of No. 1411 Brown street, for ten years, at $1000 a year.

By Mr. Wilde, to grade Monastery avenue, from Ridge avenue to Wissahickon drive.

By Mr. Purnell, to extend the Lombard street sewer from Eighth to Thirteenth.

By Mr. Millick, for electric lights at Tenth and Wood, and in Spring Garden, between Tenth and Twelfth.

By Mr. Hartman, for a sewer in Arch, from Fourth to Fifth.

By Mr. Hartman, to permit Bailey, Banks & Biddle to lay a pneumatic tube from the southeast to the northwest corner of Twelfth and Sansom.

Mayor Smith wants $2500 for printing his annual report.

A petition was presented for the opening of Schuylkill avenue, from the South wall of the U. S. Arsenal to Gray's Ferry road.

The members of Christ's Church object to a fire engine house, at 954 North Front street, and citizens on Germantown avenue protest against the erection of a fire station at 1936 Germantown avenue.

The Eight Hour League wants eight hours to be the rule in the gas works if it is sold.

Bills were introduced in Common Council to pave Oxford street, from Broad to the Park, with fire-bricks; to appropriate $54,000 to erect a school-house at Richmond and Jenks streets, Twenty-fifth ward.

By a vote of 58 to 14 the B. & O. Company has been released from the obligation of undering Pennsylvania avenue from 25th street to Fairmount Park.

Numerous ordinances passed Common Council last Tuesday, as follows: To appropriate $25,287 for the erection of a school-house at Marshall and Somerset streets, Twenty-fifth ward, and to approve the sureties of Frank Thurwanger, the contractor for it; to sell certain city property in the Twenty-sixth ward to Wm. G. Warden, of the Atlantic Refining Company, for $3000 an acre; appropriating $41,776 for the erection of a school-house at Fourth and Diamond streets; $1000 to the Electrical Department to remove overhead wires; $1126.90 to pay H. & J. Deehan for constructing a sewer on Palmer street; to pave Orkney street from Lehigh avenue to Somerset street; Berks street from Seventeenth and Eighteenth streets; Croskey street from Norris to Diamond street; Washington avenue from Swanson to front street; Pennock street from Parrish to Poplar sreet; instructing the City Solicitor to agree upon a case to recover certain commissions paid by the State to ex-City Treasures Martin, Southworth and Irvine.

The vote against the Bell Telephone was 14 to 9 on the question of laying underground wires.

THE GAS TRUST LEASE.

COMMON Councils listened last Thursday to a proposal to lease the gas works for twentyfive years. The United Gas Improvement Company, the Company in its 2nd proposition says: The United Gas Improvement Company shall, during the continuance of said lease, operate said works and furnish and supply all gas (which shall not be of less than eighteen-candle power) which may be required in your city at a net price to private consumers of not over $1,50 per thousand cubic feet, and to the city, except for street-lamps, of seventy-five (75) cents per thousand cubic feet, and shall furnish gas to light, clean and repair, extinguish all public lamps the city may require, in the lines of the mains and their extension, for the price of $16 per lamp per annum.

The company will make all improvements, will expend $3,000,000, will pay 33⅓ per cent of the gross receipts, will furnish gas at $1,50. The total rental, the company estimates will be $36,500,000.

The Projected Hotel.

Architect, Charles F. Collom, has been kind enough to furnish the REAL ESTATE RECORD with the following description of the hotel, to be erected at an early day in a central locality in this city. The exact location is withheld for the present, as negotiations for enough land for the site of the hotel have not been quite concluded.

The building will be 107 ft. by 110 ft., 7 stories high, with basement elevated 5 ft. above the curb level. The basement will contain billiard room, 47 ft. by 50 ft.; kitchen, 25 ft. by 45 ft; boiler room, 25 ft. by 45 ft.; refrigerator room containing five large refrigerators; water closet, 12 ft. by 25 ft.; storage room, 12 ft. by 20 ft. The balance of basement is divided into large convenient rooms, which the company propose renting for offices.

The first floor contains the rotunda, 47 ft. by 50 ft.; restaurant, 25 ft. by 100 ft.; toilet room, 10 ft. by 16 ft.; reading room, 25 ft. by 25 ft.; elevator, baggage room, &c. The balance of this floor is divided into large and handsome rooms to be used as offices. There will be a large beautiful designed stairway leading from the rotunda to the seventh floor, in addition to this, there will be a private stairway of iron placed in the rear of building leading from kitchen to top floor for servants use and fire escape.

The second floor will contain the dining room, 25 ft. by 75 ft.; in the rear of this is located the stewarts pantry, 20 ft. by 25 ft.; the pantry also communicates with a private dining room for children, &c., on this floor is also located the parlor, 26 ft. by 53; reception room, 17 ft. by 42; also two largeand completely filled up toilet and bath rooms, the balance of this floor is divided into rooms ensuit each containing bath tubs, stationary ward robes, &c.

The balance of the floors are divided into chambers, each floor having ample toilet and bath rooms.

The building is so arranged to receive light from all sides, in addition to this, there will be a light shaft in the centre of the building, 22 ft. by 48 ft.

The basement and first story will be constructed with granite, the balance to the sixth story of brick, with stone and terra cotta trimmings, the roof will be of iron, and contain the two upper stories, the entire building will be heated by steam and also thoroughly ventilated, the interior finish throughout will be of a handsome and attractive design.

There will be 284 windows in the hotel, and the total cost of the building itself will be $225,000.

The Common Wealth Title Insurance and Trust Company Opens its Doors.

Tuesday, October 26th instant has been designated by the directors of the Commonwealth Title Insurance and Trust Company, for the formal opening of its doors for the transaction of business. The organization of the commonwealth was the conception of a number of gentlemen identified with the real estate business of this city, who considered that their experience, influence and capital, when concentrated to the interest of a strong and thoroughly equipped corporation must command the attention and patronage of property buyers, who desire not only all the elements of safety that are now offered in the insurance of titles to property, but also other and even more reliable safe grounds, for certainly the experienced judgement of the best posted real estate lawyers and conveyancers in this city, nearly all of whom (there are over six hundred of them) are stock holders in the commonwealth, and whose financial interests demands the closest scrutiny must necessarily secure to its patrons that protection and safety which cannot be obtained elsewhere.

The office of the company is located at 706 Chestnut street, and the following gentlemen comprise the officers and directors:

President, Henry M. Dechert; Vice-President, Wm. Nelson West; Secretary and Treasurer, Adam A. Stull; Title and Trust Officer, Edward M. Bonsall; Directors, A. M. Beitler, James R. Booth, Henry Clay, Henry M. Dechert, Joseph C. Ferguson, Samuel T. Fox, William Gorman, George W. Hancock, John F. Lewis, E. Cooper Shapley, John H. Sloan, James H. Stevenson, Fred'k Sylvester, Fred'k B. Vogel, W. Nelson West.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE dwelling and lot, 44x142, N. E. cor. 22d and Pine sts., sold for $18,000.

BRICK buildings are to take the place of those destroyed by the recent fire.

THE sum of $33,500 was paid for the property s. s. of Green st., east of 23d, 53x177½.

J. E. JACKSON & Co., will re-erect their extensive mill which will be of iron.

THE Ocean City Land Association, expects to erect a large excursion house on its property at Ocean City.

A HOUSE of straw 2½ stories high, 42x52 feet is to be sent to the American Exhibition in London from Philadelphia.

THOMAS Gamon obtained the contract for a new stack at the Spring Garden Pumping Station price $2,475.

A NEW grain elevator has just been completed at Germantown Junction which will hold 70,000 bushels of grain.

THE Roman Catholic High School building, now being erected at the N. E. cor. of Broad and Vine sts., will cost $200,000.

SUPERVISING Architect Bell of the U. S. Treasury is looking for a building site for a new Post office at Wilmington Delaware.

THERE is an abundance of business among the tin roofers, the stove heater builders, the paper hangers and inside artificers generally.

AN effort is to be made to organize a stock company to erect a four story hotel with forty bedrooms at Salisbury Md., at once.

M. C. HONG got the contract for repairs to Mill Creek Sewer and James Deehan for the construction of the Wissahickon Valley Sewer at $7.00 per foot.

A PARTY wants to buy a half acre of ground to build on out the Pennsylvania Road as near to the city as possible. Address D. REAL ESTATE RECORD.

W. H. H. ACHUFF has been awarded the contract for the erection of the bridge over the Germantown branch of the Reading Rail Road at Ontario street price $4,800.

A BUILDING boom is expected along the line of the Philadelphia's Midlands Rail Road, the road has been surveyed to West-Chester and about 15 miles have been graded.

TO ALL indications organized charity will have less to do this winter than for many winters. All who can and will work will have the chance. Our industries were never in a more healthful condition.

THE *Press* works up a letter interest in the defective condition of the Stevens building as to fire escapes. It would cost $3000 to put them in, it says: less would do it. There are 1100 children in attendance.

A CONTRACT was let last week in New York for the construction of sixteen dwellings on Madison avenue and 79th street to cost $1,000,000. There is less desire to put money into tenement houses than formerly.

A COUPLE of uptown plumbers have discovered that our new plumbing law means something. True bills have been found against them for covering and concealing their work in sixteen houses on Orkney street before the inspector could pass upon the work.

THE city of Baltimore has just awarded a street paving loan of $200,000 four per cent bonds, running till 1920, to the Eutaw Savings Bank of that city, at 114½, and $70,000 3.65 per cent bonds, running till 1900, issued for the improvements of Jones' Falls, to various bidders, at 107.28@102.28.

HENRY GEORGE in his anxiety to show how bad off the Pennsylvania mines are forgot to state that 25 per cent of the poor down trodden miners over whom he wept ink so copiously pay no rent. They earned and lived in their own homes. Mr. George can be something of a demagogue when he tries.

BUILDING Inspector Coles has found that all the principle buildings of Camden are without fire-escapes and that there has been a general disregard of the law compelling the erection of the same. The owners of the buildings have been summoned to appear before the Commissioners at the City Hall on Thursday evening to explain the cause of their failure to comply with the law.

The Strongest Brick Walling.

A brick of average quality requires a pressure of from 600 to 2,000 pounds and upwards per square inch to crush it, the figures varying in different descriptions of brick, and being as high as 4,395 lbs. in hard burnt facing bricks. Brick walls and brick piers, if properly built, will bear very heavy weights, as will be seen from these figures. The strength of a wall is not dependent, however, upon the strength of its bricks alone, but upon three distinct conditions: (*a*) the manner in which the bricks are arranged; (*b*) the strength of the mortar, and (*c*) the strength of the bricks. Each condition is of considerable moment, and considering that brick work is rarely weighted with a load even approaching one tithe of the crushing weight, it is obvious that the first and second conditions are of the greatest importance.

The object of mortar in a wall is simply to form an adhesive material between the bricks of which the wall is composed. In has no function beyond that. Good mortar is certainly not so strong as good brick, and the mortar joints should, therefore, be kept as thin as it is consistent with the perfect adhesion of the bricks. The current custom of making thick mortar joints has the effect of considerably weakening the brick work and should be discouraged.

One of the strongest forms of bonding in brick walls is that known as "English bond," in which the bricks are arranged in alternate courses of headers and strethers. The small amount of cutting required, the avoidance of two verticle joints over one another, and the large number of headers in the wall render it very strong and suitable for heavy work, in fact, English bond, if properly carried out, conforms very nearly, indeed, to all the requirements of good bonding.

In thick walls of heavy buildings, such as warehouses and structures of the same class, the strength of the bond may be improved, to some extent, by arranging every fourth course of bricks diagonally, forming what is sometimes termed "diagonal bond." The advantage is, that a lap of four instead of two inches is obtained. The elevation of this bond is the same as that of ordinary English bond. The header courses are the ordinary header courses of English bond arranged alternately with stretcher and diagonal courses. The diagonal courses are arranged alternately in opposite directions. One disadvantage of this arrangement of the bricks at an angle is the fact of its leaving small triangular spaces on each side, which tends, to some extent, to weaken the wall, these spaces should, however, be carefully filled in with pieces of brick and not be allowed to be left simply filled in with mortar.

It often happens in the construction of brick buildings that the necessity arises to form a wall of the greatest possible strength with the smallest amount of materials. This will occur when very high buildings are centered up, on one or more sides, on to piers, as in the case of the many large structures erected on Broadway and other of the principle streets of New York City, where the lower portion of the building is designed for a store and every inch of space is valuable. The most economical form of wall, or pier, for such a purpose would be the diagonal bond and if it were carried out with the best hard bricks and good cement mortar, it would probably form the strongest brick wall that could be built. To further increase the strength hoop iron bond should be used, being laid one tier in every fourth course in height and one row to every half a brick in the thickness of the wall. The iron should be prevented from oxidation preferably by dipping into tar, be roughed or jagged at the edges to form a grip on the cement and be lap-jointed and riveted at all angles.—ARSUS in *Building*.

According to a published statement emanating from the United States Treasury department the population at the ending of the last fiscal year was 58,420,000 and the net revenue for the year was $336,439,727, being a per capita of $5.76, or .08c. greater than the fiscal year of 1885. The expenditures were $242,483,138—a per capita of $4.15, or .24c less than that of the previous year.

—A safety-device for cable roads, where-by the cars may be stopped very suddenly, consists of one or more fixed or stationary cables supported above and distributed in the direction of the length of the road-bed, combined with one or more sheaves supported below the car and adapted to pass under said cable, with a gripping-device to clamp the cable, thereby stopping the motion of the car. Louis Goddu, of Winchester, Mass., is the patentee.

Building Permits.

A 2-story stable, 15x25 ft. Queen st., above Pulaski ave., to Mrs. Rittenhouse, Germantown.

Addition to factory, Wood, above Twenty-second st., to Frank W. Tweed, 2630 Brown street.

Addition to building, 37x20 ft., Chestnut, above Broad st., to Charles McCaul, 20 North Eleventh street.

Nine 3-story houses, 14x27 ft., Twenty-sixth, below Federal st., to Michael Whelan, 1223 Snyder avenue.

A 2-story house, 18x48 ft., Melrose street, above Frankford ave., to D. C. Schuyler, 2327 North Sixth street.

A 3-story storehouse and 1-story shop, 18x46 ft., Carlisle, above Dauphin st., to same party.

A 2-story fire house, 25x86 ft., Twenty-seventh st., above Thompson, to Amos W. Lunn, 4767 Garden street.

A 2-story house, 18x51 ft., Sumac and Wetherall sts., to James H. Boone, Manayunk.

A 3-story house, 18x45 ft., Fitzwater and Juniper sts., to Hailbach & Auchtere, Twenty-sixth and Thompson streets.

A 3-story store, 18x59 ft., Hunting Park ave. and Mideval st., to McLaughlin & McNamara, Clinton st., Nicetown.

Two 2-story houses, 15x31 ft., Ontario, above Rorer st., to Joseph Parkes; 2639 Germantown avenue.

A 4-story factory, 44x194 ft., Nevada, above Tenth st., to Carey Brothers, Tenth and Colorea streets.

A 2-story back building, 11x11 ft., 1217 Oxford st., to B. H. Smith, 520 Buckley street.

A market store, 12x16 ft., Orkney st., above Lehigh ave., to John D. Smith, 2806 Orkney street.

A 2-story house, 16x30 ft., Garnet, above Somerset st., to John Cairns, 2739 Kensington avenue.

Thomas Matthews, 2334 Hancock st., addition to house, northeast corner of Howard and Diamond streets.

B. H. Smith, 520 Buckley st., 2-story back building, 1217 Oxford street.

John D. Smith, 2806 Orkney st., 1-story store, north side Orkney st., between Lehigh ave. and Somerset st., 12x16 ft.

John Cairns, 2739 Kensington ave., 2-story dwelling, east side of Garnet st., between Somerset st. and Hart lane, 16x30 ft.

Valentine Lent, 2724 North Front st., two 2-story houses on east side of Front st., north of Alleghany ave., 14x38 ft.

Robert Osborn, 2215 Vine st., alterations to five houses on east side Thirty-sixth st., north of Aspen street.

William F. Fogg, 1604 Vine st., alterations and additions to house 1312 Oxford street.

James B. Carey, 1630 Venango st., 3-story building on east side Germantown road, above Butler st., 18x70 ft.

Joseph Bird, 1106 Hunter st., alterations in house, east side Fifteenth, above Chestnut street.

John C. Kelly, 1218 Brown st., a second-story addition to store, on S. side of Arch st., above Ninth street.

T. Frank Miller, 544 W. Lehigh ave., two dwelling houses, S. W. cor. Fifteenth st. and Alleghany ave., 22x56 ft.

Michael Schwartz, Paoli ave., above Washington st., Roxboro, 2-story factory, 58x64 ft., on Paoli ave., above Washington street.

A. A. Stewart, 2210 Oxford st., carriage-house, 2210 Redner street.

A. Rittenhouse, Germantown, 2-story stable on Queen st., between Pulaski ave., and Morris st., 15x23 ft.

Frank W. Tweed, 2630 Brown st., additions to factory on Wood st., above Twenty-second street.

Michael Wheelan, 1223 Snyder ave., nine houses, east side Twenty-sixth st., below Federal st., 14x27 ft.

D. C. Schuler, 2327 N. Sixth st., 2-story dwelling on Melrose st., above Frankford road, 18x48 ft., and 1-story dwelling and workshop at Carlisle and Dauphin streets, 18x46 ft.

Amos W. Linn, 4767 Garden st., Bridesburg, 2-story fire-house on Twenty-seventh st., between Thompson and Master sts., 25x86 ft.

John B. Loflin, 3512 Filbert st., 2-story house on Centre st., above Thirty-sixth st., 14x28 ft.

James H. Boone, Cedar st., Manayunk, 2-story building on Sumac, near Wetherall, 18x51 ft.

Hodbock & Aucten, Twenty-sixth and Thompson sts, 3-story dwelling corner Fitzwater and Juniper sts., 18x45 ft.

McLaughlin & McNamara, Clinton st., Nicetown, 3-story store and dwelling on Hunting Park ave., corner of Midvale st., 18x59 ft.

Joseph Parkes, 2639 Germantown ave., two 2-story dwellings on Ontario st., near Rorer st., 13x31 ft.

A two-story store, 17 ft. by 50 ft., Sixteenth and Tasker sts., to George H. Wagner, 1542 S. Sixteenth st.

A two-story back-building, 11 ft. by 14 ft., 237 S. Third st., to Samuel P. Glenn, 2039 Evergreen st.

Two two-story houses, 17 ft. by 42 ft., Fairhill and Somerset sts., to James Hood, 212 New st.

Fifth story addition, 17 ft. by 180 ft., 1829 Market st., to John Wanamaker, Thirteenth and Market sts.

A seven-story building, 100 ft. by 200 ft., Fourth, above Walnut st., to George F. Payne & Co., 1211 Sansom st.

A three-story house, 18 ft. by 59 ft., Seventh, above Norris st., to Conrad Bachle, 1711 Fawn st.

Two-story addition, 50 ft. by 30., Montgomery ave., and Sixth st., to C. A. Blessing, 1747 North Sixth st.

James W. Carson, 3611 Locust st., six 3-story houses, Locust st., between Thirty-seventh and Thirty-eighth sts., 18.3x60.

Miss Cahill, 1528 S. Twelfth st., one 2-story back building, 12x14.

M. L. Heis, 712 W. Cumberland st., eleven 2-story dwellings, E. Darien st., between Lehigh ave. and Huntingdon st., one, 13x26; eight 14x26 two, 15. 3x26. Also alteration front east of Ninth st., between Lehigh ave. and Hunting-don st., 15.6x46.

J. Grass, 450 N. Twenty-first st., alteration at 145 S. Second st.

Thomas C. Nesbit & Son, 425 Locust st., third story to back building, 1121 Chestnut st., 16x36. Also, front alterations to 3204 Race st.

H. C. Martin, 521 Diamond st., back building, 915 Randolph st., 12x15.

Charles Phipps, 1728 N. Thirteenth st., addition to 1203 Oxford st., 12x12.

JUDGMENTS.

PHILADELPHIA.

ENTERED October 15, 1886.

Brooks J D—Fredk O Bauer 1 S 86 494 37
Bruner H Naglee, Bruner Louis N and Meta N—Wm H Gregg 2 M 74 1030 ..... S F
Briggs John H, Toland Wm B—Wm E Hooper 1 S 81 79 ..... S F
Craig John dec, Craig Wm admr—Saml R Marriner 1 M 86 910 and 2 D 85 759 ....
*Callahan James—Patk Murray 1 S 87 476 650
*Corriston James—Wm McDowell 1 S 86 478 105
*Corriston James—Wm McDowell 1 S 86 479 100
*Clendenning H—Olney B. and L. 1 S 86 480 500
*Crans Peter and Letitia—Charles R Webb (Bond and Warrant) 1 S 86 470 700
*Fulmer D M—E G Saxon 1 S 86 457 1000
Fisher F S—H Disston et al 1 S 86 466 67
Fisher F S—H Disston et al 1 S 86 467 ....
Fisher James R, Rhiele Emile—H. Disston et al 1 S 86 465 62
Finn Robert—Elizth Nauerz 2 J 85 241 ..... ver 500
Guthrie Alex, McCaughey Robt—M McCarey (Bond of Idemnity) 1 S 86 496 900
*Heitmann Bertha—F A Poth 1 S 86 474 300
Hubbard Thos E—Twining & Son 1 S 86 487 ..... Eject Judgt
Himelsman Jos, Kline Nathan—Congregation E. I. (Treasurer's Bond) 1 S 86 488 300
Jones Jonathan—Wm Kinsey 1 D 81 1029 ..... S F
Jones E D et al—M A Jones 1 S 86 459 ..... Partition
Kennedy Thos—B McGraw 1 S 86 491 28
Latimer James M and Robt—Jas Yocum & Co 1 S 86 463 90
*Lauber Philip J—Penna. Co. for Ins. &c. (Attachment Execution issued) 1 S 86 465 24,430
*McCarty Benj—Thomas E Keenan 1 S 86 473 800
*McFarland Matilda—W R Matchett 1 S 86 481 200
*Marshall Thos, John and James—Wm. Fitton 1 S 86 483. 1500
Meredith A S and N V—B M Augenbaugh 1 S 78 845 2970
McCaulley Daniel—H Appleton 4 D 85 56 ..... Costs
Moore Robt and Martha P—Jas D Crowley 1 S 86 16 ..... Shff Costs
*Penna. State Agricultural Socy—A Wilhelm 1 S 86 469 7618
*Pape Anton—L Bergdoll (Defendant claims this is nearly all paid off) 11,729
Raber H B and Jos H—C M Good (Execution issued) 1 S 86 475 99
Stoops A T—Edw Kellog 1 D 78 559. 1039
*Shannon James and Hugh J—American T L Co (Bond and Warrant) 1 S 86 492 800
*Tobler Geo—C H Reisser 1 S 86 462 2000
*Thudium R C and W K—M P Thudium (Execution issued) 1 S 86 450 32,062
*Thudium R C and W K—M P Thudium (Execution issued) 1 S 86 451 6388
*Thudium R C and W K—Wm and Henry Berges (Execution issued) 1 S 86 452 5774
*Thudium R C and W K—Wm E Knowles et al (Execution issued) 1 S 86 453 5250
*Thudium R C and W K—Jacob May (Execution issued) 1 S 86 454. 5250
The Ship Clarence S Bemet, American Ship Bldg. Co—P B Low 2 M 84 542 1541
*Vowinkle Chas J—Elizth Vowinkle (Execution issued) 1 S 86 486 500
Vissig John—Jacob Mickle (Execution issued) 1 S 86 490 98
Wehr J Land Jos—H Humphries 3 J 86 827 180
*Young Francis—R Blum B. and L. (Bond and Warrant) 1 S 86 472 800

ENTERED October 16, 1886.

*Allen Alfred W—Wm S Allen (Execution issued) 1 S 86 525 6500

Balt. & Phila. R. R. Co—Thos E Hancock 1 D 85 865..... 4790
Carrow John S—John Wanamaker 1 J 86 760..... 285
*Cunningham James—W Biern 1 S 86 509..... 300
Fisher Sydney G guar—E T Dyer 1 S 86 184..... .....
Franklin Fire Ins. Co—Chas Akorn 2 S 85 15..... 350
Franklin Fire Ins. Co—R. W. Cator et al 2 S 85 16..... 130
*Goehring John—L Bergdoll Co 1 S 86 503..... 1000
Heacock Wm—Caroline Wykes 4 M 85 133..... ver 300
Hoersch Gottlieb—E B Hallowell & Co 4 S 86 221..... 314
Knight Jonathan Jr—G R Overend 2 J 86 418..... 101
Lott Sarah A—S J Sharpless 3 J 86 420..... .....
Lehigh Valley R. R. Co—Jos Conard 3 M 85 430..... ver 638
Manigle Edwd M—Geo H Tiernan 1 J 86 450..... .....
McGrath Robt H—Lizzie E Clymer 4 J 86 356..... .....
McCaffrey James A—R B Taney B. and L. (Treasurers Bond) 1 S 86 511..... 5000
*Noar Leberman—C W Findley & Co (Exeecution issued) 1 S 86 522.... 59
*Noar Leberman—Krauss, Lyon & Co (Exeecution issued) 1 S 86 523..... 319
*Noar Leberman—W H Hart Jr (Execution issued) 1 S 86 524..... 222
*Shirley Wm—Geo T Meacham et al 1 S 86 498..... 308
Shipley Henry C—Chas F Thomas 4 M 85 18..... .....
Simpson Robt F and Rose A. Mullen Michael trustee—A M B Megargee 4 M 77 1126½..... S F

Entered October 18, 1886.

Blyler Joseph K—Margt C Thomas 2 J 86 627..... 1,353
*Boehmer Chas & Mary—A Sonnenmaier 1 S 86 543..... 200
*Brennan Mary—Anne Fries 1 S 86 554..... 110
Blee Margt dec, Blee Edwd C admr —D Gilitinan 3 J 82 103..... ver 1,090
Clark John J—D Garrison et al 2 D 84 744..... .....
*Eshback Wm H—W G Matthias (Exeecution issued) 1 S 86 547..... 604
*Eshback Wm H—W G Matthias Execution issued) 1 S 86 548..... 1,042
French Hugh—John Kempf 4 J 85 610..... Costs
*Gieseeke Albert—B F Teller 1 S 86 553..... 500
Grady John C—John W Jennings 1 J 85 559..... ver 1,000
Hong Marshall C—Owen McKenna 4 D 85 747..... .....
*Hatzman Mary—Cath Mack 1 S 86 545..... 150
*Hawkins Anna L—B F Teller 1 S 86 549..... 200
*Karnstedt Emil—Enterprise Brew. Co. (Execution issued) 1 S 86 558.... 333
Kemps John—Hugh Freneh 4 J 86 610..... Costs
Kelly John S—M S Duross et al 3 J 86 362..... 16
*Levy B W—Mrs D Potsdamer (Execution issued) 1 S 86 528..... 1,501
*Lavis Wm R—Harry Lavis 1 S 86 533..... 550
Mountford James—Thos F Clabby 4 J 85 714..... .....
McLaren John J—Comth. of Penna. (Bond) 1 S 86 536..... 300
McNiehol Danl and Patk, Wade John A—City (Bond) 1 S 86 534..... .....
McGinn Arthur, Grugan John—City (Bond) 1 S 86 535..... .....
*Muller Wilhelm—Ulrich Waehter 1 S 86 230..... 125
Mayo Edwy, Hamburg Ansel—Jas Foley 4 S 85 J 725..... ver 100
*Nevins or Nevius J D—W M Spankle 1 S 86 544..... 162
Pennington Elijah S—Pastorius S and L (Indemnity Bond) 1 S 86 546..... 2,000
Penna R. R. Co.—Geo W Hunter 2 S 82 258..... ver 3,500
Rowe Geo—Danl Hagarty 2 J 83 161..... ver 100
*Ryan Edmund A—Edwin Halpen & Co 1 S 86 557..... 1,464
Shoemaker Jos T—John C McMenamin 1 M 84 309..... ver 348
Simpson Rebecca A—Real Est. Title Co. 1 J 86 609..... .....
*Saller Abraham—Rakena Saller (Exeecution issued 1 S 86 552..... 3,600
Seebold Lewis—Phillip Frank 4 S 86 107..... 3,240
*Schenk Wm—John F Goll 1 S 86 537..... 257
*Wilson E Ellsworth—Geo P Betts I S 86 550..... 300
*Warren Catharine—B F Teller 1 S 86 539..... 200

Entered October 19, 1886.

Berger Luey—Saml Hill 1 J 84 695... .....
*Blankenhorn J, Schoen Conrad—Wm S Maier 1 S 86 572..... 119
*Beittenmiller H—Fred Scheetz 1 S 86 575..... 392
Boehe Louis—M Eberwine 4 J 79 271..... 263
Beittenmiller Henry—C Gross et al 3 D 85 430..... S F
Childs Geo W—Geo Free 2 S 84 276..... ver 100
Dales Wm—Sidney B Lewis 3 D 79 108..... .....
Elsasser Geo—Saml M Gould 1 S 86 591..... Ejeetment
Emery Elizth dec, Stout Wm and Cordelia, Snyder Saml, Andrew J, Wm and Richard—R Kearney 4 J 86 314..... ver 698
*Fellmann Herman and Anna—Wm C Royal (Bond and Warrant) 1 S 86 566..... 2,409
*Fuss Gottlieb—Rebecca Hart 1 S 86 574..... 300
Fitzpatriek James—Thos Hockley 3 J 86 1131..... 82
Goddard Helen—Shive Bros 1 S 81 353..... .....
Grendilling Chas and John Jr—T F Edwards 1 S 86 124..... 440
Hauslman Christian—Spencer C Black 3 J 85 755... 112
*Hagerty Thos—S S Keely & Sons 1 S 86 590..... 1,000
*Keim J D B—Cabeen & Beatty 1 S 86 573..... 885
*Lehr Geo—F A Poth 1 S 86 586..... 100
McFadden Annie—Annie Finnerty 3 J 85 797..... .....
*Newkumet Rudolph—Ger. Phila. Cen. Asso. 1 S 86 576..... 1,400
Otterson James—Wm F Pitfield 1 M 80 274..... ver 1,600
*Powers W H—Stahlneeker & Leidy 1 S 86 585..... 828
*Smith S Grant, Smith W Mifflin—Geo W Harkins 1 S 86 583..... 275
*Scheerer Emily P—B F Teller 1 S 86 584..... 300
Wallace Joseph—J D Thornton 2 M 86 101..... ver 234
Worrell Howard—C E Tyler et al 4 J 85 716..... ver 277
Waldman Fredk, Wagner Chas—Fredk Funk 4 J 85 751..... ver 166
Zell Robt R, Burton R F—Hoopes & Towsend 1 D 84 4..... ver 219

Entered October 20, 1886.

Armstrong Edwin S—H B Freeman 3 S 85 85 ver..... 472
Binder Geo P and Mrs M A—Wm Heaton Jr 4 S 76 348..... S F
Connor Thos—Horace Ruger 4 S 86 622..... 199
*Chandler Henry B—W R Nichololson 1 S 86 616..... 567
*Cruise James—W R Nicholson 1 S 86 617..... 200
*Davis Frank E—Wm Ernst 1 S 86 593..... 668
Edwards Richard—Southwick McCay & Co 1 S 85 711..... 140
Eggmann Geo W and James, Armitage Thos—Comth. to use 2 D 84 646..... 102
Elsasser Geo—Saml M Gould 1 S 86 591..... 4
*Fury John W—A A Hirst 1 S 86 627..... 300
Felten Lewis C—S H Dusenberry 3 J 83 227..... 110
*Hurst John—John Topham 1 S 86 598..... 200
Hill Walter B, Blackmore O P, Meyers Wm H, Phila. Milk Co.—Henry Levy 1 D 85 806..... ver 19
Heyer Lawrenee A—John C Sinelair 4 M 85 211..... ver 450
*Kittelberger Albert—Jacob Diegel 1 S 86 622..... 150
*Keim J D B—P Hatzell 1 S 86 628... 500
*Keebler Fredk—Henry Gauler 1 S 86 629..... 300
Levy Henry—Phila. Milk Co 4 D 85 428..... ver 35
*Martini Fredk—W S Maler & Co 1 S 86 604..... 83
*Molony John—John W Steward 1 S 86 605..... 304
*McCann Dollie—E Fitzgerald (Execution issued) 1 S 86 609..... 72
Magee John P and John J—E Mulligan 1 S 86 109..... 1327
Massey Charles T—Edw H Cloud 1 S 86 592..... 67
*O'Brien Henry J—Geo W Hancock (Bond and Warrant) 1 S 86 610..... 800
O'Brien Maggie and Lizzie—H Schoenstadt 3 M 85 564..... .....
O'Connor Thos, National S. F. & B. Asso—Ellen Wisham 3 J 86 787..... 29
Rowand Letitia M—E D Stokes 1 J 85 666..... ver 113
*Stokes Samnel—S Schaeffer 1 S 86 595..... 225
Schulylkill River E. s. R. R.—C V Tobler 1 S 86 549..... 14,500
Sternberger Moses—City 2 J 84 673 ..... ver 100
Simon Moses—Mary T Eltonhead 3 M 86 435..... .....
Staub Adolph dec, Staub Wilhelmina admr—J Baumann 4 S 86 525.. 105
Unterberger Alter, Rosenstein A—Congregation O. S. (Treasurers Bond) 1 S 86 603..... 200
Wieseman Franeis—Louisa Eichner 1 J 85 677..... ver 502
*Wilhelm Caspar J—M Loeffert 1 S 86 597..... 125
Walker Abram, Shoemaker Geo Y... J P Hartman 1 S 84 726..... 152

Entered October 21, 1886.

*Aarons Angelo—Fannie Josephi 1 S 86 667..... 3458
Atkinson Jos B, Firth Henry A—City (Bond) 1 S 86 673..... ....
*Baldt John H—Ellwood Allen 1 S 86 678..... 1000
*Baldt John H—Ellwood Allen 1 S 86 679..... 1000
*Brooks J D—Minnie Brooks 1 S 86 670..... 101
City Novelty Co, Cake E C—J T Shillingford et al 1 S 81 260..... 1018
Carter Chas K—Geo W Saffin 1 S 86 669..... E J
*Campbell Thomas—Nth. Star B.

and L. (Bond and Warrant) 1 S 86 682 6000
*Charlton Alonzo P, Murphy John W—Thos M Charlton 1 S 86 685 1750
Dannahy Edwd J—Annie B Cloud 1 S 86 69 2129
Forepaugh John Jr—Owen Kelly 1 S 86 659 ..E Judgt
Feishner Philip—John Meier 4 S 86 675 163
*Fleinberg Hyman—Rebecca Silberman 1 S 86 649 1000
Haverly J H—B Thackara et al 2 D 84 618 ver 180
*Joslin John B—Saml A Topham 1 S 86 668 1000
Knapp Wm—Huey & Christ 3 M 86 381 200
Lesher J W & Bro—Hollowbush & Casey 1 S 85 62 ver 1800
*Lanning or Lannon Edward C—B F Teller 1 S 86 648 250
*Lee Richard—Geo Balmforth (Execution issued) 1S 86 684 315
Morris Wm R, Lathbury E—City (Bond) 1 S 86 660
*Kackin Hugh E—Wm A Hentz 1 S 86 662 539
*Martin L A—Eble & Herter 1 S 86 665 450
McGill Hugh—Virginia Mackin 1 J 85 791½ ver 35
Reilly Patrick—John P Turley 2 D 83 154 (MLD) ver 207
*Sauerwald Frantz and Frank—G Bauman 1 S 86 690 500
*Smith Catharine E—W D Kelley 1 S 86 680 200
Shaw Matthew, Owens Wm G—Nevil et al (Treasurers Bond) 1 S 86 677 250
*Schneider Oscar—Eble & Herter 1 S 86 664 200
Schectz Samuel—A A Baunatyne (Bond and Warrant) 1 S 86 650 8000
*Scheets Samuel—A A Baunatyne (Bond and Warrant) 1 S 86 651 1000
Walsh or Welsh Bridget—Edwd Kennedy 1 S 86 683 28
*Watson Geo N, Von Neida E C—James Clark 1 S 86 652 200

Satisfied Judgments.

Geo F Smith, Louis Wacker—Goethe Lodge [ent Sept 10 84 200
Wm J McMullin — Shackamaxon Bank [ent June 30 86 44
Geo W Haines—C M Gauss [ent Apr 26 84 216
Geo W MacDonald—Alfred H Williams [ent Aug 18 86 200
Geo W MacDonald—L D Schellinger [ent June 24 86 200
Geo W MacDonald—Henry Gauler [ent Aug 13 86 100
Stephen H Serrill—Fredk Hunter [ent Sept 21 86 1000
Geo Houseman—H Schirmer [ent Sept 21 83 400
Mary Hatzman—Cath Mack [ent Oct 7 85 150
Mary O'Keefe—I D Yocum [ent June 1 85 51
Mary O'Keefe—L M Suplee [ent June 9 84 190
Mary O'Keefe—Wm E Levick [ent Dec 30 84 200
John R Watson—Benj Dare [ent July 2 86 250
Bobt B Pinkerton—Jos Parker [ent Apr 6 86 22
Frank W Tweed—Josph Parker [ent May 22 86 73
Thos Cathcart—Joseph Parker [ent Sept 23 86 16
Danl Galheber—F A Poth [ent June 23 86 85
L Capuano—Saml Myers [ent July 23 83 71
Marcus Morales—Benj Gross [ent July 19 83 200
Thos Badman—W M Lansdale [ent Sept 6 86 30
E H Donnett—E M Smith [ent July 3 86 50
Frank Moore—J M Ridings [ent Sept 4 86 270
Frank Moore—Wm Brown [ent July 15 86 768
Elizth T Bonbright—F M Stolzenbach [ent June 23 86 150
Jacob P Russel—D J Mott [ent Feby 20 85 500
Jacob Kettenring—H Miller [ent May 18 85 500
Anna Watkins, J W Mintzer—M E Capp July 15 82 7,000
M A and M G Abbott, Sun Fire Ins. Co—Theo Weil [ent Sept 25, 86 174
Susan Huber—Elizth Foster [ent Mch 30 86 200
Chas J Gibbens—Mary Tucker [ent Sept 21 86 221
Henry Herman—Margt Wolf [ent Apr 3 86 250
John J Campbell—H Dehaven [ent Mch 12 86 150
Frank E Davis—Thos Davis [ent Sept 23 86 200
Henry Tenme—Fred Hass [ent Apr 9 85 1,800
J H Scott—B F Teller [ent June 30 86 200
Alfred R Watt—B F Teller [ent Aug 30 86 35
Alfred R Watt—B F Teller [ent July 24 86 125
George Wolfer—B F Teller [ent Jany 24 85 200
Geo Filoon—John Buchanan [ent Jany 20 86 600
Geo Filoon—John Buchanan [ent Sept 5 85 1150
Geo Filoon—John Buchanan [ent Oct. 30, 85 1150
Chas Lennox—Henry Scher [ent Sept 14 85 212
Wm McKeown—Hugh Byers [ent May 5 85 721
Frank Sanville—J G Neafie [ent Mch 19 86 200
Jacob Schlaich—W W Thompson [ent Apr 21 86 ver 295
John H Gould—Nichols Furniture Co [ent Sept 21 86 260
Chas H Gibson—A M Haas [ent Jany 23 86 199

Judgements Marked to Use.

Wm Ames and Wm R Knight—Wm H Pease et al 4 J 86 830 2460
Marked to use of Jos Noel. 30
F Wieseman—A James Jr 2 S 84 51 30
Marked to use of Paul Rosenzweig. 50
Nicholas S Bowen—A James Jr 4 J 84 813 270
Marked to use of Paul Rosenzweig. 4 S 86 441 500
James McClintock—Geo Craig 4 M 86 380 768
Marked to use of Cath H Craig. Denis J Holland—Strouse, Rothchild & Co 4 S 86 384 150
Thos R Bells—Wm D Neilson 4 J 86 788 250 Marked to use of James C Stillwell. 148
Marked to use of Albert James Jr. Marked to use of John Welsh.
John Maher—W A Manderson 3 M 86 257 Geo Nebeker—Geo L Mosley 3 M 85 628 1,000
Marked to use of Chas T Lancaster. Marked to use of Clara Nebeker.
Edwd R Gerlach—Jacob Zoll 3 S 84 698 Jane Grier dec—J A Smith 4 J 86 173 9,576
Marked to use of Fredk Prinz. Marked to use of Hannah B. Crossman.
Jacob Wendel—Jacob Kettenring 3 M 85 807
Marked to use of Henry Gelletti.
John Friel—Thos P Twibill 1 M 86 782 44,800
Marked to use of M L C Biddle.
Wm Mulholland—Mark L Smith 3 D 85 602 and 603 each 1,800
Marked to use of Mary J Quinn and Danl Muilholland.

Mechanics' Liens.

Alfred J Wilkinson owner, Jos Stuckey cont—C E Paine & Son claimants, N s Snyder ave 106 ft W of 11th street 79
Jos Stuckey owner and cont—C E Paine & Son claimants, 3 bldgs N s Snyder ave, 121 ft to 151 ft W of 11th street 237
Margt Brennan owner, Jos Stuckey cont - C E Paine & Son claimants, N s Snyder ave cor 11th street 103
Jos Stuckey owner and cont—Albert S Erney claimant, 11 bldgs N s Snyder ave W of 11th street 310
Jos Stuckey cont, H R Deacon owner C E Paine & Son claimants, 6 bldgs N s Snyder ave, 16 ft W of 11th st.. 475
Wm C Burrell owner, Wm Yelland cont—C E and A Webster claimants, 2 bldgs N E s Funk st and S E s Torresdale ave 285
John and Ann E Fitzwater owners —Thos M Byran claimant, W s 10th st, 36 ft. N of Sergeant street.. 116
Robt McCarroll et al owner and cont —Jos R Walker claimant, 509 S 20th street 104
Robt McCarroll et al owner and cont —Jos R Walker claimant, S E cor 20th and Lombard street 116
Helen Wingate owner &c—Louis Dietrich claimant, W s 7th st, 124 ft. N of Noble street 438

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National ank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J , June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

MONDAY, Oct. 18th 1886.

Berks st., N. s., 131 ft. $7\frac{1}{8}$ in. W. Germantown ave., John Enochs to Eliza Finletter, Oct. 12, 1886, irreg. shape........ $4,400

Broad st., E. s., 5 ft. S. Castle ave., Josiah L Harvey et al. to Trustees of Scot's Presb. Church, Oct. 12, 1886, 26 ft. $2\frac{3}{4}$ in. by 86 ft. 4 in........ 1,000

Rear 2528–2530 Brown st., John M. Sharp to J. Jacob Osvandel, Oct. 14, 1886, irreg shape........ 215

Cherry st., S. s., 145 ft. W. 57th, 24th Ward, Joseph Fitzell to Henry Ashworth, Oct. 13, 1886, 60 ft. by 102 ft. 6 in........ 500

Cope st., 2103, Joseph C. Moore to Sarah J. Campbell, Oct. 7. 1886, 15 ft. by 56 ft. 3 in........ 1,500

Cresson st., N. E. s., 56 ft. $6\frac{1}{8}$ in. E. Hermit George Hay to James Callahan, Oct. 14, 1886, 36 ft. by 80 ft.. 650

Eleventh st., W. s., 172 ft. 6 in. N. Diamond, Inman Horner to Ida L. Kennedy, Oct. 11, 1886, 16 ft. 2 in. by 98 ft........ 4,500

Emerald st., W. s., 54 ft. S. Clementine, William J. Brown to Edwd. Illman, Oct. 15, 1886, 18 ft. by 60 ft 4,200

Eighteenth st., E. s, 52 ft. S. Cherry, Thos. F. B. Wunder to Benj. Bullock, Oct. 11, 1886, 30 ft. by 66 ft........ 13,000

Fairmount ave., S. s., 146 ft. W. 16th, H. T. Shillingford, exr., etc., to Edw- A. Culbertson, June 18, 1886. 18 ft. by 80 ft.; also, N. s. McFarland st., 62 ft. 6 in. W. Brooklyn, 24th Ward, 12 ft. 6 in. by 61 ft. 10 in........ 5,000

Franklin st., W. s., 123 ft. $3\frac{7}{8}$ in. N. Berks, A. M. Zane to Fannie Lippman, Sept. 27, 1886, 17 ft. $8\frac{1}{4}$ in. by 71 ft. $4\frac{1}{4}$ in.; g. r. $80........ 3,500

Front st., E. s., 75 ft., S. Columbia ave., Wm. DeHaven et al. to Hugh Stevenson, Oct. 2, 1886, 18 ft. by 62 ft. $6\frac{1}{2}$ in........ 1,350

Germantown ave, S. W. s., and S. E. s. Southampton ave., Cyrus Detwiler to Mary H. Wood, Sept. 22, 1886, irreg. shape........ 500

Gratz st., 1541, Louisa Armstrong to Fras. X. Seiberlich, Oct. 6, 1886, 20 ft. by 72 ft. 10 in........ 6,800

Lehigh ave., S. W. s., 65 ft. N. W. Emerald, T. W. Smaltz to Jos. J. Carvin, Oct. 1, 1886, 14 ft. by 69 ft. $2\frac{7}{8}$ in........ 2,600

Manton st., S. s., 76 ft. W. 22d, H. R. Coulomb to Jas. Shannon, Oct. 9, 1886, 15 ft. by 55 ft.; g, r. $48........ 1,050

Marvine st., E. s., 351 ft. N. Diamond, Fanny Lippman to Anthony M. Zane, Sept. 27, 1886, irreg. shape........ 3,500

May st., S. s., 177 ft. 10 in. W. 7th, 3d Ward, Laz. Kennewasser to John R. Cantlin, Sept. 18, 1886, 13 ft. by 42 ft........ 2,200

Mole st., 1838, Sam'l I. Goodall to Grace Dougherty, Oct. 6, 1886, 14 ft. by 47 ft........ 1,850

Norris st., 1945, Wm. R. Matchett to Matilda McFarland, Oct. 6, 1886, 15 ft. by 69 ft........ 4,000

Oakford st., N. s., 106 ft. E. 21st, Thos. Marshall to Ed. M. Gramm, Oct. 1, 1886, 14 ft. by 48 ft.; g. r. $47........ 1,000

Palmer st., 1536, L. F. Erhart to Louis Ehrman, Oct. 11, 1886, 20 ft. by 42 ft........ 1,500

Passyunk rd., E. s., 59 ft. $4\frac{3}{4}$ in. S. South, Wm. Louis et al. to Nathan Shellenburg, Oct. 7, 1886; also, lot on S. E. cor. South and Passyunk rd.; irreg. shape........ 32,350

Percy st., E. s., 152 ft. N. Diamond, Harlan J. Preston to Katie C. Wicks, Oct. 4, 1886, 14 ft. by 44 ft. g. r. $60, mtge. $500........ 500

Pine st., S. s., 40 ft. E. Ford, Seventh Ward, Wm. F. Buchanan to Sidney Ann Monges, Oct. 5, 1886, 18 ft. by 102 ft........ 6,100

Ringgold st., W. s., 16 ft. N. Berks, Hy. R. Shoch to Annie Walsh, Sept. 9, 1886, 14 ft. by 50 ft........ 2,000

Sixth st., 1018 N., Isaac Broadway to Christian Weiss, Oct. 15, 1886, 18 ft. by 171 ft. 2 in........ 9,000

Third st., cor. Winghocking, 25th Ward, Frank Shuck to John Baptist Mayer, Oct. 6, 1886, irreg. shape........ 985

Tenth st., 400 ft., N. 66th ave., North, Edw. M. Davis to Hy. Becker, Sept. 25, 1886, 170 ft. by 200 ft........ 2,380

Thirteenth st., W. s., 412 ft. 1 in. S. Montgomery, Edw. Illman to Chas. T. Brown, Oct. 1, 1886, irreg. 9,200

Thirteenth st., 1840 N., John M. Sharp to Amanda S. Spencer, Oct. 14, 1886, 17 ft. 6 in. by 85 ft........ 7,500

Thirty-eighth st., E. s., 225 ft. S. Aspen, Wm. R. Nicholson to John Andrews, Oct. 15, 1886, 15 ft. by 88 ft........ 2.700

Titan st., S. s., 73 ft. W. 19th, Daniel Doak to Robert E. Granlees, Oct. 9, 1886, 14 ft. by 55 ft.; mtge. $865.67........ 700

Wood st., S. s., 45 ft. W. Garden, Albert Moore to Cornelius Moore, Oct. 15, 1886, 15 ft. by 57 ft........ 5,500

TUESDAY October 19, 1886.

Arizona st., N. s., 236 ft. 8 in. W. Tenth, Michael Smith to John Leskie, Oct. 12, 1886, 12 ft. by 57 ft. 6 in........ $1,000

Atlanta st., N. s, 156 ft. W. Thirty-eighth, Abner G. Murphy to Geo. W. Fetter, Oct. 8, 1886, 14 ft. by 70 ft........ 1,350

Avenue E., S. s., W. Seventy-eighth, John H. Scott to Edward H. Reuss, Oct. 15, 1886........ 200

Bringhurst st., S. E. s., 183 ft. $10\frac{1}{4}$ in. S. W. Wakefield, Thomas J. Burns to Ambrose West, Oct. 15, 1886, 30 ft. by 214 ft. 6 in........ 3,200

Broad st., W. s., 92 ft. S. Park ave., John M. Sharp to Mary L. Campbell, Oct. 15. 1886, 18 ft. by 110 ft... 9,000

Buist ave., S. E. s., and S. W. s. Sixty-second, George Laycock to Francis Schreiber, Oct. 14, 1886, 25 ft. by 128 ft........ 2,200

Cotton st., S. E. s., 139 ft. 2 in. N. E. Cresson, Cornelius McFadden to Neil Connor, Sept. 15, 1886, 14 ft. 6 in. by 45 ft........ 1,300

Dobson st., S. cor. Spencer st., Twenty-eighth ward, John Dobson to Wm. J. Catharine, Oct. 15, 1886, irreg. shape........ 775

Fairmount ave., N. s., 135 ft. E. Thirty-eighth, William R. Nicholson et al. to Henry B. Chandler, Oct. 9, 1886, 15 ft. by 87 ft........ 3,000

Fairmount ave., 3804, James C. Shedwick to David W. Kerr, Oct. 16, 1886, 15 ft. by 90 ft........ 3,000

Filbert st., 3503, Walter Street to Benjamin Linfoot to Ellen E. Street, Oct. 18, 1886, 12 ft. by 57 ft.; also, 807 Preston, 20 ft. by 120 ft........ 5,000

Frankford rd., 1049, R. C. Thundium et al. to William H. Staake, Oct. 16, 1886, 20 ft. by 100 ft; also, 3 lots on Frankford rd. and 1 on Sarah street........ nom.

Franklin st., E. s., 113 ft. N. Huntingdon, Jacob Rightly to Elizabeth Code, Oct. 7, 1886, 14 ft. 1 in. by 66 ft. 6 in........ 2,500

Fulmer st., S. s., 172 ft. W. Bustleton Pike, Franklin P. Heyer to Walter Watson, Sept. 20, 1886, 50 ft. by 175 ft........ 360

Gerhard st., 1905, Isaac H. Miller to Henry Ritter, Oct. 6, 1886, to Henry B. Foulke, Oct. 7, 1886, 14 ft. by 46 ft. $6\frac{5}{8}$ in........ 1,500

Goodman st., N. E. s., 88 ft. 5 in. S. E. Garibaldi, Luigi Costa to Caroline Hermann, Sept. 27, 1886, 20 ft. by 75 ft........ 300

Gratz st., 1915, J. Louis Kates to Henry Brinton, Oct. 14, 1886, 16 ft. by 80 ft. 4 in........ 5,200

Green st., S. s., 59 ft. 8 in. E. Twenty-third, Enoch Lewis to Henry S. Frank, Oct. 16, 1886, 53 ft. by 177 ft. 5 in........ 33,500

Hamilton st., S. s., 50 ft. E. Thirty-sixth, John Blakely to Maggie V. Smitheman, Oct. 16, 1886, 50 ft. by 100 ft........ 10,000

Hutchinson st., 2544, John Loughran to Whiteman R. Bennett, Oct. 15, 1886, 12 ft. by 53 ft........ 1,600

Hutchinson st., 2552, 2554, John Loughram to Robert Whinna, Oct. 15, 1886, 26 ft. by 55 ft........ 3,600

Knox st., S. W., 280 ft. S. E. Manheim, Mary Ann B. Smith to Margaret B. Crout, Oct. 13, 1886, 30 ft. by 110 ft........ 750

Knox st., N. E. s., 206 ft. $5\frac{1}{2}$ in. N. E. Chelten Ave., John Kerigan to Mary A. T. Burkhart et al., Oct. 15, 1886, 18 ft. 7 in. by 120 ft........ 2,800

Lawndale Ave. N. W. s., 316 ft., N. E. Levick, Cheltenham Mutual Land Association to John Hoyle, Aug. 18, 1886, 52 ft. 8 in. by 112 ft, 6 in........ 132

Lehigh Ave., S. s., 103 ft. W. Fifth, John S. Kelly to Fredericka Schill, Oct 9, 1886, 16 ft. by 100 ft........ 3,450

Market st., 3504, William Strickland et ux. to Charles Hinchman, Oct. 11, 1886, irreg........ 3,250

Mole St., 1528, Joseph A. McGuckin to Charles T. Wingate, Oct. 14, 1886, 14 ft. by 47 ft........ 1,850

Mole st., W. s., 199 ft. 4 in. N. Tasker, John Friel to Grace Dougherty, Oct, 1, 1886, 14 ft. by 47 ft.; g. r. $42........ 1,150

Moyamensing ave., W. s., 338 ft. $7\frac{1}{2}$ in. S. Morris, Washington Building Association to Paul J. Field, Oct. 12, 1886, irreg. shape........ 850

Ninth st., W. s., 282 ft. N. Huntingdon, Milton P. Hoagland to Alex. Newton, Oct. 7, 1886, 18 ft. by 90 ft........ 1,200

Oakland st., S. E. s., 100 ft. N. E. Meridian, Geo. T. Mills to Hy. Balsey, Sept. 23, 1886, 25 ft. by 162 ft........ 100

Lawrence st., 2934, John H. Craven to Robert Thiel and Anna Maria, his wife, Oct. 15, 1886, 11 ft. $7\frac{5}{8}$ in. by 43 ft. 6 in........ 1,600

Palmetto ave., S. E. s., 417 ft. N. E. Levick, Cheltenham Mutual Land Association to Edwin Harrison, Aug. 18, 1886, irreg. shape........ 135

Passyunk rd., E. s., 117 ft. $9\frac{1}{2}$ in. N. Carpenter, Chas. A. Decarme to Martha Monteith, Oct. 5, 1886, irreg. shape........ 7,500

Pine st., N. E. cor. Twenty-second, Lewis H. Redner to the rector, church-wardens and vestrymen of

the Church of Saint Sauveur, Oct. 12, 1886, 44 ft. by 142 ft.......... 18,000

Queen st., S. W. s. and N. E. s. Baird, Charles Disston to Thomas J. Burns, Oct. 18, 1886, 80 ft. by 167 ft.......... 2,800

Second st., E. s., 20 ft. N. Somerset, Roger Loughran to Joseph S. Hagan, Oct. 14, 1886, 19 ft. by 109 ft.......... nom.

Sixteenth st., 1815 N., Wm. G. Serrill to Zephania Ayres, et ux. Oct. 18, 1886, 16 ft. by 74 ft. 2 in.; g. r. $270.......... 900

Ann st., S. W. s., 39 ft. W. Jasper. Patrick & Peter Hughes to Jacob Adolph, Oct. 7, 1886, 13 ft. by 57 ft. 6 in.......... 1,000

Susquehanna ave., 2344, Sarah E. Stillwell to Simon Rice et ux., Oct. 18, 1886, 16 ft. 3 in. by 54 ft.......... 3,000

Sylvan st., S. E. s., 60 ft. N. E. Meredian, Charles W. Sowerby to Thomas S. Paxon, Oct. 14, 1886, 50 ft. by 170 ft.......... 325

Tacony Rd., cor. Bristol Pike, William Bault to Cedar Hill Cemetery Co., Oct. 15, 1886, 5 acres.......... 5,200

Thirteenth st., 2036 N., Michael Price to Louisa Armstrong, Oct. 15, 1886, 17 ft. 2½ in. by 99 ft.; g. r. $240.......... 3,500

Twenty-fourth st., 831 N., John M. Sharp to Sarah P. Von Kleeck, Oct. 8, 1886, 17 ft. by 73 ft.......... 5,600

Twenty-seventh st., W. s., 70 ft. N. Columbia ave., F. C. Ling to Ellwood Becker, Oct. 16, 1886, 30 ft. by 68 ft.......... nom.

Thirty-eighth st., 732 N., Nathan Shoemaker to Henry J. Fossett, Oct. 16, 1886, 14 ft. by 72 ft.; g. r. $108.......... 1,700

Warnock st., 1251, John Rigley to Leonhard Eichel, Oct. 15, 1886, 18 ft. by 47 ft.......... 2,300

Weikel st., S. E. s. Weikel, 430 ft. N. E. Richmond, Joseph N. Tees to John M. Schaefer et al., Sept. 25, 1886, irreg. shape.......... 1,250

Westmoreland st., N. s., 97 ft. 10 in. W. Twentieth, Robort L. Brooke to James J. Comly, Oct. 14, 1886, irreg.......... 17,500

York st., S. s., 170 ft. W. Twenty-eighth, Edward H. Hall to Thos. F. Rockett, Oct. 5, 1886, 12 ft. by 56 ft. 3 in.......... 750

Mulberry st., N. W. s., 334 N. E. Harrison, Joseph C. Schoch to Eli Barfoot, Oct. 16, 1886, irreg. shape.. 400

Adams st., S. W. s., 162 ft. 6 in. N. W. 30 foot st., John Shuttleworth to Phineas Crowther et al., Oct. 19, 1886, 17 ft. 6 in. by 150 ft.......... 1,500

WEDNESDAY, October 20, 1886.

Bustleton and Somerton Pike, 60 Sq. perches, Amos Yerkes et al., trustees, to Donaldson Marshall et al., Oct. 18, 1886.......... 1,250

Cambria st., S. s., 32 ft. 3 in E. Lawrence, John Mitchell to John Hollings et al., Oct. 16, 1886, 14 ft. by 60 ft 8 in.; mtge. $1000.......... 1,900

Chelten ave.. S. E. s., 101 ft. 3½ in. S. W. Pulaski ave., John D, Engel to Kate E. Paramore, Oct. 18, 1886, 47 ft. by 146 ft. 2¼ in.......... 6,000

Columbia ave., S. s., 34 ft. E. 13th, Adolph Waldman to Emma Haines, Oct. 4, 1886, 16 ft. by 77 ft.. 8,500

Dorrance st., W. s., 57 ft. 8⅜ in. S. Ellsworth, John White to Stephen R. Poulterer, Oct. 6, 1886; irreg. shape; g. r. $36.......... 1,300

Dove st., N. E. s., 75 ft. 2 in. S. E. 4th, Chas. O'Neill, Jr., to John Benj. Smith; Oct. 11, 1886, irreg. shape.......... 1,900

Dudley st., S. s., 124 ft., and 138 ft. W. 9th, Thomas W. Gardiner et al. to George Reese, Sept. 22, 1886, 14 ft. by 48 ft.......... 2,500

Forty-second st., E. s., 20 ft., N. Locust, John Austin McDowell to Richard L. Miller, Oct. 12, 1886, 22 ft. 3 in. by 100 ft.......... 11,000

Frankford rd., W. s. 40 ft S. Stellar ave., Peter Bur to Mary F. Davis, Oct. 16, 1886, 40 ft. by 120 ft.; g. r. $120, $2,500.......... 1,000

Gowen ave., S. cor. Devon, 22d Ward, John H. Burrell, Jr., to Walter J. Crowder, Oct. 1, 1886, irreg. shape 775

Green st., 2124, Clement R. Hoopes to Geo. C. Child et al., Oct. 16, 1886, 16 ft. by 82 ft. 5 in.......... 7,500

Haines st., S. s. and W. s. Wilson, Christ'r Gallagher to Eugene Raymond, Oct. 18, 1886, 153 ft. by 173 ft.......... 1,200

Hazzard st., S. W. s., 172 ft 6 in. N. W. Emerald, Sam'l Gourley to Mary G. Aggne, Oct. 14, 1886, 15 ft. 6 in. by 60 ft.......... 2,100

Herbine st., 1527, A. H. Loeb to Josephine K. Lukens, Oct. 12, 1886, 14 ft. by 60 ft.......... 4,000

Holly st., S. W. cor. Reno, Wm. D. Kelly to Ernest Nuffer. Oct. 16, 1886, 15 ft. by 81 ft. 3⅓ in.......... 32,000

James st., W. cor. Margaret, Jos. P. Deal et al., ex'rs. to Daniel Darreff, Oct. 16, 1886, 100 ft. by 100 ft.......... 1,275

Kirkbride st., S. W. s., 468 ft. 6 in. N. W. Salmon, Wm. F. Cook et al. ex'rs, to John Patton, Oct. 13, 1886, 20 ft. by 55 ft. 2 in.......... 875

Lawrence st., 2942, John H. Craven to Gottlieb Fuss et ux., Oct. 12, 1886, 11 ft. 7⅝ in. by 13 ft. 6 in.......... 1,600

Lehigh ave., 802, Samuel Horner, Jr., to Peter Wade, Oct. 11, 1886, 16 ft. 4¾ in. by 73 ft. 3⅝ in.......... 4,500

Lehigh ave., 1910 E., T. W. Smaltz to Anton Rapp, Oct. 15, 1886, 14 ft. by 89 ft.......... 1,800

Lehigh ave., 1922, E., T. W. Smaltz to Wm. Hazlet et ux., Oct. 8, 1886, 14 ft. by 97 ft.......... 2,800

Lehigh ave., 1934 E., T. W. Smaltz to Wm. Wolf, Oct. 8, 1886, 14 ft. by 105 ft.......... 2,800

Lehigh ave., 1936 E., T. W. Smaltz to John Harley, Oct. 15, 1886, 14 ft. by 105 ft. 11½ in.......... 2,800

Marvine st., 1843, B. Gill, ex'r, to Henry Scherbaum, Oct. 18, 1886, 16 ft. 2 in. by 75 ft.......... 3,300

Mount Airy ave., N. W. s., 281 ft. 1⅝ in. N. E. Germantown ave., F. B. Gowen, trustee, to Ashton S. Lourison, Oct. 15, 1886, 160 ft. by 162 ft 3,466

Nineteenth st., E. s., 63 ft. S. Ellsworth, John White to Elizabeth Donnelly, Oct. 15, 1886, 15 ft. by 62 ft.......... 2,800

Norris st., S. W, s., 55 ft. 2 in. N. W. Gaul, William Steele to Adaline V. Morehead, Oct. 2, 1886, irreg. shape.......... 2,250

Orrianna st., 2146, Philip M. Mann et al., ex'rs., to Wm. Montigel, Oct. 11, 1886, 12 ft. by 48 ft.......... 1,400

Page st., 1600, Jos. Savidge, master, to David Goodbread, Oct. 8, 1886, 16 ft. by 51 ft.......... 2,015

Powell st., 528, Jas. A. McCaffrey to Geo. Bertram, et ux., Oct. 13, 1886, 18 ft. by 75 ft; g. r. $27.......... 2,560

Reno st., N. s., 82 ft. 6 in. W. Holly, Wm. D. Kelley to Gilbert B. Sithens, Oct. 16, 1886, 15 ft. 4 in. by 62 ft. 4 in.......... 2,200

Salmon st., 3102, Ernest H. Steinmeyer to Archy Adair, Oct. 15, 1886, 14 ft. by 54 ft.......... 342

Second st., E. s., 175 ft. N. Diamond, Wm. Ernst et al. to Fred'k Westendorf, Sept. 20, 1886, 16 ft. by 65 ft. 1,500

Sixth st., E. s., 80 ft. S. McKean, Minerva A. Wattis to Harriet J. Sibley, April 9, 1886, 16 ft by 57 ft. 10½ in.; g. r. $90.......... 675

Sixth st., W. s., 185 ft. N. Venango, Julia A. Wilkins et al. to Joseph Bennett Lees, Oct. 8, 1886, 21 ft. 9 in. by 92 ft. 2¼ in.......... 200

Seventh st., W. s., 102 ft. 10⅝ in. N. Montgomery ave., Wm. H. Bilyen, Oct. 12, 1886, 16 ft. by 78 ft. 1⅛ in.......... 6,500

Sixteenth st., E. s., 50 ft. N. Ontario, Seth H. Butler to Geo. H. Becker, Oct. 9, 1886, 75 ft. by 172 ft. 10 in... 2,250

Thirteenth st., W. s, 95 ft. S. Berks, John M. Sharp to Edward Illman, Oct, 18, 1886, 17 ft. 6 in by 85 ft 7,500

Thirty-sixth st., E. s., 44 ft. and 114 ft. N. Rockland, Thomas Harkness to James McManes, Sept. 2, 1886, each 14 ft. by 55 ft.......... 2,000

Union st., S. s., 40 ft. W. Third, Bernhard Speiser to Eliza D. West to Margaret H. Speiser, Oct. 18, 1886, 20 ft. by 52 ft.......... 3,500

Washington ave., S. s., 230 ft. E. 12th, Hy. C. Butcher to Washington Butcher's Sons' & Co.; Oct. 18, 1886, irreg. shape; also, S. W. cor. 11th and Washington, 153 ft. by 115 ft.......... 89,100

Webster st., 1911, Jane Dougherty to Chas. Hempbill, Oct. 11, 1886, 14 ft. by 36 ft.; g. r. $36.......... 600

Willington st., W. s., 171 ft. S. Columbia, C. W. Gabell to Chas. C. Yan Riper to Geo. T. Rakestraw, Oct. 20, 1886, 19 ft. by 72 ft. 10 in... 4,500

Sixth st., 1942 N., T. W. Smaltz to Wm. B. Conaway, Oct. 15, 1886, 16 ft. 9 in. by 100 ft.......... 7,000

THURSDAY, October 21, 1886.

Almond st., 109, Charles C. Eareckson to George Gill, Oct, 15, 1886, 17 ft. by 65 ft.......... $3,000

Bancroft ave., E. s., 297 ft. S. Mifflin, John Bondwin to Gideon C. Torbert et ux. Sept. 29, 1886, 28 ft. by 47 ft.......... 1,150

Camac st., S. E. cor. Jefferson, Albert James, Trustee, to Ellen A. Kiernan, Oct. 14, 1886, 17 ft. by 46 ft...... 3,950

Chestnut st., N. W. cor. Thirty-fourth, Charles W. Budd to William W. Fouche, Oct. 15, 1886, 19 ft. by 104 ft. 6 in., mtge. $5,500.......... 5,000

N. s. Chestnut, 19 ft. W. Thirty-fourth, 19 ft. by 104 ft. 6 in. mtge. $5000.......... 3,500

Dickinson st., 822, James J. Hogan to Mary and Sarah McCullough, Oct. 16, 1886, 16 ft. by 60 ft.......... 1,525

Eleventh st., W. s., 20 ft. N. Melon, John M. Sharp to Nicholas Belger, June 5, 1886, irreg. shape.......... 3,000

Eighteenth st., 1826 N., J. W. Lewis to Thomas McIlvaine, Oct. 19, 1886, 19 ft. by 100 ft. mtge. $4000.......... 2,000

Forty-third st., 200 S., Sanford P. Campbell to Wilhelmina Rhein, Oct. 18, 1886, 16 ft. by 107 ft. 6 in.... 9,000

Forty-sixth st., 722, 726 N., Alex. Hogg to Regina Goldbeck, Oct. 14, 1886, 14 ft. by 44 ft. 4½ in.......... 2,200

Forty-sixth st., 728, 730 N., Alex. Hogg to Cath. Guenther, Oct. 14, 1886, 14 ft. by 44 ft. mtge. $700.......... 1,500

Franklin st., E. s., 328 ft. N. Indiana, Thomas C. Lippincott to Alexander Knight, in trust, Oct. 15, 1886, 17 ft. by 66 ft.......... nom.

Front st., E. s., 19 ft. 6 in. S. Spruce, Sarah McKenna et al. to Hugh Fitzpatrick, Oct. 18, 1886, 20 ft. 10 in. by 40 ft.......... 2,050

Gray's ave., N. s., 200 ft S. W. Sixty-third, William F. Roach to Charles H. Lavis, Oct. 12, 1886, 25 ft. by 85 ft.......... 100

Gray's Ferry rd., S. E. s., 44 ft. 9 in. N. E. Catharine, John Cooney to Thomas J. Carroll, Oct. 5, 1886, S. E. s. Gray's Ferry rd., 60 ft. 9 in. N. E. Catharine, 16 ft. by 50 ft. W. s. Twenty-fourth, 50 ft. N. Catharine, 14 ft. by 41 ft. and 53 ft......... 2,000
Howard st., W. s., 170 ft. S. Cumberlain, William F. Norris to John M. Buchanan, Oct. 19, 1886, 36 ft. by 75 ft. 6 in. g. r., $120.................. 400
Howell st., S. s., 81 ft. E. Twentieth, Geo. M. Troutman to Alex. Ewing, Oct. 16, 1886, 15 ft. by 50 ft........... 4,000
Huntingdon st., N. E. s., 93 ft. 4 in. N. W. Emerald, Jno. Immel to Anthony Heck, Oct. 12, 1886, 33 ft. 4 in. by 120 ft.............................. 5,000
Jasper st., S. E. s., 41 ft. 2 in. S. W. Letterly, Alex. Southrey to John Moritz, Oct. 6, 1886, 13 ft. 7 in. by 58 in.; g. r. $30 1,400
McClellan st., S. s., 169 ft. 9 in. W. Sixth, Robt. S. Patterson to Thos. O'Donnell, Oct. 15; 1886, 14 ft. by 49 ft.. 350
Mercer st., N. E. s., 67 ft. $5\frac{3}{8}$ in. S. E. Ashmead, Reuben Evans to Jos. Thurman, Oct 16, 1886, 14 ft. by 58 ft. $2\frac{1}{2}$ in.; N. E. s. Mercer, 81 ft. 5 in. S. E. Ashmead, 14 ft. $\frac{1}{8}$ in.; N. E. s. Mercer, 95 ft. $5\frac{3}{4}$ in. S. E. Ashmead, 14 ft. by 55 ft. $6\frac{1}{2}$ in., and N. E. s. Mercer, 109 ft. $5\frac{3}{4}$ in. S. E. Ashmead, 14 ft. $\frac{1}{4}$ in. by 55 ft. $6\frac{1}{2}$ in.. 6,000
Morris street, S. s., 145 ft. W. Tenth, Margt. S. Carlin to Sarah A. Smith, Oct. 12, 1886, 15 ft. by 53 ft. 6 in.; g. r. $48.. nom.
Morris street, 1725, estate Jas. E. McCalla, dec'd, to Abram H. Smith, Oct. 19, 1886, 16 ft. by 65 ft............ nom.
Palethorp st., 1337, Patrick Welsh to Chas. B. Roberts, Oct. 14, 1886, 18 ft. by 51 ft 6 in.................. 1,400
Paschall ave., N. W. s., 105 ft. S. W. Forty-ninth; Wm. S. P. Shields to Annie L. Archer, Oct. 18, 1886, 70 ft. by 90 ft.; N. W. s. Wood, 65 ft. S. W. Forty-ninth, 70 ft. by 50 ft; mtges. $8,750.............................. 9,000
Pierce st., S. s., 73 ft. 8 in. W. Seventh, Jos. C. Ferguson to Martha H. Tuft, Oct. 21, 1886, 30 ft. by 50 ft. 8 in.. nom
Relief st., S. s., and W. s. Shield's ct., Pennsylvania Institution for Blind to John O'Neill, Oct. 16, 1886, 22 ft. 6 in. by 76 ft......................... 4,000
Richmond st., S. E. s., 16 ft. and 348 ft. N. Clearfield, Henry Lylburn to Henry Nelms, October 19, 1886, each 16 ft. by 81 ft.; N. W. s. Melvale, 80 ft. S. W. Clearfield, 32 ft. by 90 ft.............................. 6,000
Front st., E. s., and N. s. Keeler's lane, Konrad H. Schafer to Louis Schafer, Oct. 20, 1886, 13 ft. 1 in. by 92 ft.; E. s. Front, 45 ft. S. Mifflin, 15 ft. by 88 ft.............................. nom.
Front st., E. s., 12 ft. 1 in. N. Keeler's Lane, Konrad H. Schafer, Oct. 20, 1886, 13 ft. 1 in. by 90 ft. 10 in.; E. s. Front, 60 ft. S. Mifflin, 15 ft. by 88 ft. 6 in.; E. s. Front, 75 ft. S. Mifflin, 15 ft. by 88 ft. 6 in........... nom.
Seventh st., W. s., 20 ft. $4\frac{5}{8}$ in. N. Montgomery, William W. Frazier, Jr., to James S. Cochran, Oct. 16, 1886, 18 ft. 6 in. by 79 ft. $3\frac{1}{8}$ in........ 4,400
Tasker st., S. s., 102 ft. W. Eighth, John Cooney to Thomas J. Carroll, Oct. 5, 1886, 18 ft. by 57 ft. 7 in....... 2,000
Thirty-eighth st., S. E. cor. Aspen, Wm. R. Nicholson et al. to James Cruise, Oct. 14, 1886, 15 ft. by 77 ft. 8 in................ 3,000
Thirty-eighth st., E. s., 75 ft. S. Aspen, Wm. R. Nicholson et al. to Joseph A. J. Rush, Oct. 15, 1886, 15 ft. by 88 ft.............................. 12,700
Evergreen st., S. s., 188 ft. W. Twenty-first, Patrick Kelly to Richard Graham, Oct. 20, 1886, 15 ft. by 50 ft.. 1,570
Tulip st., S. E. s., 56 ft. N. E. Fox, H L. McCaffrey to John Cumming, Oct. 1, 1886, 12 ft. by 51 ft 6 in........ 1,200
Twentieth st., E. s., 45 ft. S. Fontaine, Frank Matchell to Mary E. Hubbert, Oct. 12, 1886, 15 ft. by 68 ft. $7\frac{5}{8}$ in.. 4,500
Susquehanna ave., 408, John W. Hart to Joseph S. Tawresey, Oct. 18, 1886, 15 ft. by 63 ft; mtge. $1875.. 1,325
Twenty-fourth st., W. s., 110 ft. N. Farrish, John M. Sharp to Conrad Klein, Oct. 15, 1886, 15 ft. by 68 ft.. 4,000
Vienna st., S. W. s., 36 ft. N. W. Tulip, Mary Ann Bunm, et al., ex'rs, to Samuel V. Hoffman, Oct. 18, 1886, 18 ft. by 80 ft. 6 in................ 3,025
Wakeling st., S. W. s., and N. W. Mulberry, Joseph C. Schoch to Joseph H. Braker et al., Oct. 16, 1886, 88 ft. by 77 ft. 2 in. (Fronts on Mulberry st.).. 600
Walter st, 2920–2922, John C. Black to William C. Wilkinson, Oct. 18, 1886, 28 ft. by 53 ft........................ 3,300
Walter st., 2924–2926, John C. Black to William C. Wilkinson, Oct. 18, 1886, 28 ft. by 53 ft........................ 3,300
Woodlands ave., N. W. s., 231 ft. $4\frac{1}{4}$ in. S. W. Walnut, Sept. 23. 1886, Anna Romaine to Otto Renning, Sept. 30, 1886, irreg.......................... 5,100
Callowhill st., 324, David Jones, et al., ex'rs, to James B. Thompson, Oct. 21, 1886, 18 ft. by 74 ft............ 2,800

FRIDAY, October 22, 1886.

Bailey st., W. s., 79 ft. S. Columbia ave., Jas. E. Dingee to Dan'l F. Strelch, Oct. 19, 1886, 32 ft. by 87 ft. 6 in.. $6,200
Berks st., N. s., 29 ft. E. 24th, Theoph. W. Smaltz to Henry L. Thomas, Oct. 15, 1886, 14 ft. by 66 ft. 6 in...... 3,500
Brandywine st., S. s., 141 ft. 10 in. E. 20th, Geo. A. Heyl to Enos R. Artman, Oct. 15, 1886, 20 ft. by 70 ft.... 5,250
Cambria st., S. s., 46 ft. 6 in. W 4th, John H. Wheeler to Jas. C. Moore, Sept. 24, 1886, 46 ft. by 66 ft............ 1,000
Carlisle st., E. s., 149 ft. N. Susquehanna ave., Israel Hecht to Dora Triest, Oct. 20, 1886, 14 ft. by 73 ft. 10 in.. 3,450
Catharine st., 2319, Catharine E. Smith to David L. Craig, Oct. 20, 1886, 16 ft. by 62 ft........................ 2,950
Columbia ave., 533, Cath'ne Metzler to Lisette Lammerdin, Oct. 20, 1886, 11 ft. $9\frac{1}{3}$ in. by 47 ft................. 2,300
Darcey st., S. s., 38 ft. N. Spafford, B. A. Cannon to Martha L. Fow, Oct. 11, 1886, 14 ft. by 40 ft..................... 400
Eighteenth st., 18 ft. 6 in. N., Walter M. Sharples to Job W. Lewis, Oct. 11, 1886, 49 ft. by 100 ft................... 6,375
Fairmount ave., N. s., 22 ft N. 11th, John G. Lamb to John Machleid, Oct. 18, 1886, irreg. shape............... 4,450
Fernon st., 2020, Jas. McVicker to Arthur A. Braun, Aug. 26, 1886, 14 ft. by 47 ft. g. r, $39................. 900
Fernon st., 2022, Arthur A. Braun to Bridget Mellet, Aug. 31, 1886, 14 ft. by 47 ft. g. r., 39............... 900
Fifteenth st., W. s., 175 ft. N. Venango, Ellwood Bonsall to Louis Colster, Oct. 14, 1886, 25 ft. by 100 ft........... 675
Holly st., W. s., 15 ft. S. Reno, Wm. D. Kelley to Cath. E. Smith, Oct. 20, 1886, 15 ft. by 81 ft. $3\frac{3}{8}$ in........... 2,800
Huntingdon st., 805, Amos D. Kenedy to Cath. Gunn, Aug. 14, 1886, 14 ft. by 67 ft.. 3,500
Locust st., 1320, J. G. Cassatt to Wm. B. Rambo, Oct. 8, 1886, 20 ft. by 110 ft..................... 25,000
Locust st., S. s., 109 ft. 6 in. W. 37th, Wm. L. Kimball to Jas. W. Carson, Oct. 14, 1886, 109 ft. 6 in. by 175 ft.. 15,000
Luzerne st., near 6th, John Ridley, Jr., to Edw. Zoll, $\frac{1}{3}$ interest, Sept. 29, 1886, 27.247 acres..... 20,000
Also, $\frac{1}{3}$ interest in same premise to John Ridey.............................. 20,000
Montgomery st., 908, Wm. E. Knowles to Chas. F. Class, Oct. 20, 1886, irreg. shape............. 3,600
Ninth st., S. E. cor. Lehigh ave., Lewis M. Kensil to Mahlon L. Heist, Oct. 21, 1886, 231 ft. by 99 ft. $1\frac{1}{8}$ in g. r., $981.75........................ 2,487
Norris st., S. s., 271 ft. W. Frankford rd., W. J. Geisler to Curtis C. Gudeknecut., Oct. 9, 1886, 18 ft. 6 in. by 80 ft............. 4,500
Palmer st., S. W. s., 34 ft. N. W. Thompson, H. H. Huplet to Ella C. Keller, Oct. 19, 1886, 16 ft. by 90 ft. 6 in.............................. .... nom.
Pepper st., 2207, Jas. McAleer to Jacob Zopfi, Oct. 6, 1886, 12 ft. 6 in. by 59 ft. $5\frac{3}{8}$ in.............................. 1,300
Prince st., N. s., 172 ft. 6 in. W. Swanson, Chas. H. Clark to Wm. D. Stovell, Oct. 20, 1886, irreg. shape.. 8,550
Redner st., S. s., 136 ft. W. 23d, Michael Ehret to Clara Short, Oct. 11, 1886, 12 ft. by 40 ft................... 1,400
Annapolis st., 621, Andrew Taylor to Andrew J. Maloney, Oct. 20, 1886, 18 ft. by 65 ft.............................. 55
Royal st., N. W. s., 779 ft. $9\frac{1}{2}$ in. S. W. Limekiln pike, Aaron Engel to Harry Studenmund, Oct. 4, 1886, irreg. shape.............................. 300
Second st., W. s., 305 ft. N. Lehigh ave., Mary F. Parsons to John F. McAnulty, Oct. 21, 1886, 20 ft. by 121 ft. 9 in., g. r. $87......... 50
Sharswood st., N. s., 200 ft. 6 in. W. 22d, John K. Cuming to Richard Magee, Oct. 8, 1886, 14 ft. 6 in. by 46 ft.. 1,912
Seventh st., 2509 N., Girard Life Ins. A. and T. Co. to Ida. S. Dagenbush, Oct. 18, 1886, 14 ft. by 97 ft..... 2,400
Seventh st., 1808 N, Wm. H. Bilgen to Christ'n Krann, Oct. 12, 1886, 16 ft. by 78 ft. $5\frac{3}{4}$ in........................ 6,500
Sixth st., W. s., 73 ft. $2\frac{1}{2}$ in. N. Master, Cabel B. and L. Ass'n to Mary M. Spellissy, Oct. 8, 1886, 17 ft. by 26 ft.; g. r. $68.............................. 4,000
Sixtieth st., S. W. cor. Lansdowne ave., Jos. R. Tasker to John Frost, Oct. 12, 1886, 113 ft. 4 in. by 166 ft. $1\frac{1}{2}$ in.. 1,750
Sixty second st., N. E. cor. Paschall, Edw. S. Horue. ex'r, to Philip B. Grove, Oct. 14, 1886, 24 ft. by 197 ft 150
Snyder ave., S. W. cor. 7th, Hugh McNeile to Edw. Apeler, Oct. 18, 1886, 17 ft. by 56 ft........................ 5,500
Third st., 323 N., Christian Lichlenberger to Huldreich Swoboda, Oct. 12, 1886, 20 ft. by 128 ft.................. 10,500
Twenty second st., W. s., 212 ft. 9 in. N. Race, Patrick Connolly to Alfred Mellor et al., Oct. 19, 1886, 15 ft. by 60 ft........................ 2,975
Twenty-fourth st., W. s., and S. s. Walnut, John Struthers to Robert Garrett, Oct. 18, 1886, 61 ft. $10\frac{1}{2}$ in. front.. 40,000
Wayne ave., N. E. s., 46 ft. S. E. Penn, Wm. H. Scott to Walter H. Hall, Oct. 13, 1886, irreg. shape...... 6,000
Westminster ave., N. s., 63 ft. W. 53d., Joseph Lambert to John

Lambert, June 14, 1886, 60 ft. by 64 ft.; also, N. W. cor. Reilly strip...8 600
Woodstock st., 800, Thomas Wood to James N. Dodson, Oct. 19, 1886, 17 ft. by 70 ft..... 5,000

SATURDAY, October 23, 1886.

Aspen st., N. s., 136 ft. E. 39th, Jacob Rightley to Mary and Eunice Coll, Oct. 11, 1886, 15 ft. by 80 ft. *G. R.*, $108..... $1,000
Aspen st., N. s., 241 ft. E. 39th, Jacob Rightley to Samuel Sailor, Sr., Oct. 1, 1886, 15 ft. by 80 ft. *G. R.*, $108... 1,000
Aspen st., N. s., 226 ft. E 39th, Jacob Rightley to William H. Sailor, Oct. 1, 1886, 15 ft. by 80 ft. g. r., $108..... 1,000
Botanic ave., S. E. s., 125 ft. N. E. 79th, Geo. Laycock to Andrew Smith, Sept. 17, 1886, 25 ft. by 100 ft..... 150
Broad st. N. W. cor. Morris, Pennsylvania Co. for Insurance on Lives, etc., ex'rs, to Thomas P. Twibill, Sept. 20, 1886, irreg. shape. 68,000
Buist ave., S. E. s., 100 ft. S. W. 62d, George Laycock to Wm. Fitzpatrick, Oct. 20, 1886, 25 ft. by 128 ft... 2,100
Buist ave., S. E. s., 75 ft. S. W. 62d, George Laycock to Margaret Hermann, Sept. 24, 1886, 25 ft. by 128 ft..... 375
Cambria st., S. s., 15 ft. E. 4th, John 1. McDuffee to Alice McLeer, Oct. 12, 1886, 12 ft. 3 in. by 40 ft..... 1,700
Catharine st., N. E. cor. Hubble, Dominic Raggio to David Solari et ux., Oct. 16, 1886, 23 ft. 6 in. by 20 ft..... 1,900
Clifton st., N. W. s., 173 ft. 3½ in. N. E. Green, Louis B. Block to Robert Boston, Oct. 13, 1886, 14 ft. by 50 ft. 900
Comly st. S. W. s., 150 ft. N. W. Cottage, Wissinoming M., L. & I. Co. to Thomas F. Rice, July 9, 1886, 50 ft. by 100 ft..... 125
Dounton st., N. s., 323 ft. E. Germantown ave., Wm. D. Dounton to Terrence McEntee, May 4, 1886, 32 ft. by 51 ft. 4 in. 9-16..... 270
Fairmount ave., 1922, A. A. Bannatyne, ex., to Sam'l Scheetz, Oct. 14, 1886, 20 ft. by 67 ft 5,500
Fifth st., W. s., 49 ft. 8½ in. S. Mulberry, Dan'l J. Holland to Wm. H. Bergan, Oct. 15, 1886, 19 ft. 6 in. by 99 ft. *Mtge.*, $4500..... 3,500
Fifteenth st., E. s., 185 ft. 11 in. and 241 ft. 11½ in. N. Butler, David Murtha to Thos. Earley, Oct. 20, 1886, irreg. shape..... 500
Frankford rd., N. W. s., 75 ft. N. E. Allen, Benj. F. Hilt et al. to Ellwood Allen, August 26, 1886, 60 ft. by 247 ft. 8 in.., *Mtge* $6000..... 9,000
Franklin st., 2623, Jacob Rightley to Jas. D. Alburger, Oct. 12, 1886, 14 ft. 2 in by 68 ft. 6 in.; also, 2629 Franklin, 13 ft. 11 in by 68 ft. 6 in.. 5,000
Franklin st., 2631, Jac. Rightley to John Seiberlich, Oct. 12, 1886, 14 ft. 5 in. by 68 ft. 6 in..... 3,000
Germantown ave., 1532, Carl Fred'k Huch to Louis Hiokert, Oct. 18, 1886, irreg shape..... 3,600
Germantown ave., N. E. s., 19 ft. N. W. Mechlin, Geo. W. Tarr to E. Howard, Oct. 20, 1886, 20 ft. by 97 ft..... 6,370
Bringhurst st.; 20, Geo. Layer to Horace F. McCann, July 29, 1886, 14 ft. 4½ in. by 47 ft. 5 in..... 1,850
Jessup st., W. s., 272 ft. N. Huntingdon, Jas. H. Harper to Harry N. Funk, Oct. 20, 1886, 16 ft. by 56 ft... 1,275
Juniata av., N. W. s., 128 ft. N. E. Wayne, Barzillai Ridgway to Lizzie S. Rudolph, Oct. 20, 1886, 16 ft. by 84 ft.; *Mtge.* $1300 500
Kimball st., 2011, James McNally to Jane Craig, Oct. 21, 1886, 15 ft. by 48 ft.; *G. R.* $45 .....
Lancaster ave., S. W. s., 297 ft. 11¾ in. S. E Haverford, J. Henry Jahke to Fred'k Arnold, Oct. 21, 1886, 32 ft. 4½ in. by 110 ft.; also, N. E. s., Warren, 10 ft. 8½ in W. Spring Garden, 12 ft. 4in. by 90 ft.
Lancaster st., S. W. cor. Plane, 1st Ward Fredericka Weidmann et al to Ellen B. Barrows, Oct. 19. 1886, 32 ft. by 136 ft.; *G. R.* $100.....
Lawrence st., E. s., 215 ft. 6 in. S. Cambria, David McKibbin to Harry Brocklehurst, et al., Aug. 10, 1886, 125 ft. 6 in. by 92 ft. 6 in.; *G. R.* $246.....
Lehigh ave., 1912 E., T. W. Smaltz to Mark McFarland, Oct. 15, 1886, 14 ft. by 90 ft. 10½ in.....
Lehigh ave., 1935 E. T. W. Smaltz to Chas. F. Basler, Oct. 15, 1886, 14 ft. by 100 ft. 5½ in.....
Lehigh ave., 1930 E., T. W. Smaltz to Hannah E. Mauger, Oct. 20, 1886, 14 ft. by 101 ft. 10½ in..... .....
Lehigh ave., 1932 E., T. W. Smaltz to Samuel H. Ellis, Oct. 8, 1886, 14 ft. by 104 ft. 7½ in.....
Lehigh ave , 1944, T. W. Smaltz to John A. Goulding et ux., Oct. 15, 1886, 15 ft. 6 in. by 56 ft. 8½ in.....
Fifth st., 2825 N., Geo. Kessler to Christian Ludbauer et ux., Oct. 22, 1886, 16 ft. by 58 ft.....
Madison ave., N. s., 56 ft. W. 24th, John Wanamaker to James Corr, Oct. 4, 1886, 14 ft. by 40 in.; *Mtge*, $750.....
Master st., N. E. cor. 6th, Christian Kraan to Theodore Kraan, Oct. 20, 1886, irreg. shape; *Mtge*, $12,800
Master street, N. s., 15 ft. E. Twenty-first, Geo. M. Burnham to Thomas Popham, Feb. 24, 1886, 15 ft. by 72 ft .....
Montgomery st., 1732, Chas. M. Baker to Chas. Sessler, Oct. 9, 1886, 17 ft. 8 in. by 88 ft.....
Norris st , 1923, Wm. B. Matchett to David B. Pollock, Oct. 20, 1886, 16 ft. by 45 ft.; mtge. $2,600 ....
Norris st., 2340, Theoph. W. Smaltz to Gustave Strange, Oct. 11, 1886, 14 ft. by 63 ft.....
Orchard street, 4146, F. M. Bolton to Jos. H. Eckert to Anna E. Bolton, Oct. 20, 1886, irreg. shape; also, 4169 Paul, irreg. shape.....
Park ave., 2011, Thomas Popham to Geo. M. Burnham, March 1, 1886, 17 ft. 6 in. by 104 ft .....
Passyunk ave., S. E. s., 321 ft. N. E. Morris, Jos. R. Livezey to Robt. Moore, Oct. 16, 1886, 14 ft. by 57 ft.; also, 349 ft. 1 in. N. E. Morris, irreg. shape.....
Poplar st., 1203, Edw. A. Gilman to Amelia Reger, Oct. 21, 1886, 14 ft. by 58 ft. 9 in.; *G. R.* $60.....
Powelton ave.; 3129, Nathan Shoemaker to Mary M. Cornog and Charles Morris, Oct. 12, 1886, 18 ft. by 94 ft.; *G. R.* $240.....
Powelton ave., N. s., 107 ft. 10 in. W. Preston, Wm. O. Robb to Geo. J. Browne. Oct. 13, 1886, 17 ft. 10 in. by 88 ft. 4½ in.....
Pulaski ave., N. E s , 125 ft. N. W. Queen, F. V. Hoyt to Ered'k Wm. List, Oct 15, 1886, 56 ft. by 78 ft. 8¾ in.....
Lawrence st., W. s., 273 ft. N. Diamond, F. A. Stein to John Flutka, Oct. 26, 1883, 18 ft. by 89 ft. 7½ in...
Sheridan st., 1813, Wm Lorenz et al. to Jno. L. Hendricks, Oct. 19, 1886, 14 ft. by 38 ft.; also, 1867 Sheridan, 12 ft. by 39 ft. 6 in.....
Sixth st., W. s., 140 ft. N. Noble, Hy. D. Wirzman to Wm. Morris, Oct. 19, 1886, 17 ft. 3 in. by 77 ft. 7⅝ in... 6,800
Spencer st., E., cor. Norristown ave., John Dobson to Mich'l Kirk, Sept. 25, 1886, irreg..... 750
Tenth street, N. W. cor. Pine, John Moore to Michael Mullen, Oct. 20, 1886, 24 ft. by 90 ft..... 11,000
Twentieth st., W. s., and N. s. Westmoreland, Geo. W. Lynch to Jas. I. Comly, Oct. 14, 1886, 97 ft. 10 in. by 225 ft..... 14,400
Tioga st., N. E. s. and S. E. s. Arcardia—C. A. Max Wiehle to Lunar Hinski; Oct. 22, 1886; 17.1 § by 68.11½..... 3,400
Twenty-ninth st., W. s., 150 ft. N. Clearfield—Thos. M. Locke to Elwood Becker: Oct: 13, 1886; 100 ft. by 400 ft.: *Mtge.*, $1800..... 2,300
Thirty-fifth st., 300 ft. S. Cemetery ave., 28th ward, Lloyd P. Smith et al., trustees, to Thos. Walsh; March 10, 1886; 20 ft. by 100 ft..... 666
Wallace st., 705, Alex. M. F. Owen to John Schmitt Oct. 19, 1886; 16 ft. by 62 ft. 8½ in 4,225
Wallace st., N. s., 159 ft. W. 37th Hugh O'Donnell to Patrick J. Gibson: Oct. 13, 1886; 16 ft. by 100 ft. 2,425
West College ave., 830, Dan'l Hooley to Melosina Grunor; Oct. 16, 1886; 14 ft. by 49 ft.; *Mtge.* $900..... 1,600
Westmoreland st., N. s,, cor. Mid. Township Line rd., 28th ward, Wm. L. Atmore to Jas. I. Comly; Oct. 14, 1886; irreg. shape..... 3,600

—A Jury of view on Wednesday filed a report making an award of $14,500 in favor of Cornelia V. Tobler against the Schuylkill River East Side Railroad Company. The railroad takes about a quarter acre out of a wharf property belonging to Miss Tobler, north of Vine street.

—A Jury at Norristown on Wednesday awarded E. Channing Potts $5454.41 against the Pennsylvania Schuylkill Valley Railroad Company for crossing and occupying his land. Counsel for the railroad company entered the usual motion for a new trial.

—The corner stone of the Theological Seminary was laid Thursday at Forty-third and Chestnut streets. The Seminary building will have 40 feet on Forty-third and 128 feet on Ludlow street.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year. Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD J. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
First Store below Market.

AMERICAN FIRE
INSURANCE COMPANY.
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.
A. D. 1810.
CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

—The Pennsylvania Railroad Company has employed upon its system 77,000 cars and yet cannot handle the buisness offered it for the want of transportation facilities.

—The personal estate of the late Lawrence S. Pepper is appraised at $270,187,70, and of Henry Walton at $61,207.

—Jarndyce vs. Jarndyce had another hearing last Thursday. The facts elicited were that, under the contract in 1884, the price paid for coal was $4 per ton. while under previous contracts the usual price had been $6. President Jackson emphatically denied any collusion or corruption on the part of the Gas Trustees in any of these coal contracts. The next hearing will be on November 3.

—On Monday last a deed from William Walter Phelps to Harriet Stanwood Blaine, wife of James G. Blain, dated May 29, 1885, and conveying the Blaine mansion on Dupont Circle, was placed on record at Washington. The consideration is $60,000.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO,
1416 Chestnut Stree.

First Use--Then Beauty.
Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. we repeat we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2.50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.
If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.
THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. Apsley.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

Established 1857.
Franklin S. Carter. Chas. M. Wilkins. E. Ward Wilkins.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

FALL CLOTHING
We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.
SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.
The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.
An early call solicited.
Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.
Wood Turning in its branches. Hou trimmings, new a original designs, a gr specialty.
All orders delive free on board at Jers City. Estimates for Philadelphia and vicinity cheerfully given.
ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

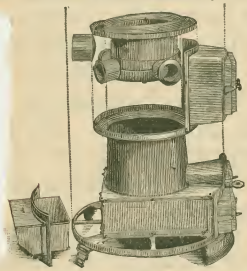
BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible]. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL, STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST., PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER, 1423 Chestnut St.

ESTABLISHED 1854.

—OUR—

READY-MADE CLOTHING

COMBINES

Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.

Our Custom Department

is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.

We will purchase a good city property in exchange for clothing.

D. Klein & Bro.,

918 MARKET ST., PHILA.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 43. PHILADELPHIA, MONDAY, NOVEMBER 1, 1886. PRICE 15 CENTS

Items of News.

—Hugh O'Donnell left an estate amounting to $10,000.

—Joseph L. Caven, Esq., has returned from his European trip.

—The gas Trust met on Tuesday afternoon, and transacted some trifling items of business.

—The late Annie C. Coleman left an estate worth $86,659 35; Samuel Bettle, $125,837 27, and Eleanor Cuyler, $44,235 41.

—The Lehigh Avenue Passenger Railroad Company want to lay a double track on Lehigh avenue from Second street to Fairmount Park

—According to the allotment of the anthracite coal combination 3,250,000 tons of coal is to be mined for November against 3,500,000 for October.

—The Metropolitan Rail Road Company want the privilege to construct an underground railroad from this city to Chelten Hills, Montgomery county.

—The impeachment farce is gradually edging along to its last act, the public understand what is coming, and would as lief see the thing done quickly and done with it.

—After the Girard Trust has erected its companion building to the present big iron front at Eleventh and Market, that part of Market street will begin to look like a city.

—The Committee on Distribution of the Gas Trust have acted favorably upon the application for a gas main on Belmont Avenue. above Elm Avenue, which will cost $2500.

—The September statement of the Northern Central shows net earnings, $159,785.55, a decrease as compared with September, 1885, of $67,491.23. For the nine months of the year, net earnings $1,379,654.46, a decrease of $182,345.08.

—Nearly forty suits are now pending against the Pennsylvania Schuylkill Valley Rail Road for land damages, verdicts amounting to several hundred thousand dollars have already been given against the company.

—On October 23d, the United States Treasurer held in United States bonds to secure a national bank circulation, $249,820,550; to secure public moneys on deposit in the Treasury, $20,105,900; to secure circulation during the week ending October 22, $1,390,250; to secure circulation withdrawn during the week ending October 22, $5,298,000. National Bank circulation outstanding — Currency, $301,931,293; gold notes, 296,129; receipts of national bank notes for redemption during the week as compared with the corresponding period of last year were as follows: 1885, $1,899,000; 1886, $1,387,385; receipts Oct. 23 $225,000. The amount of lawful money on deposit in the Treasury for the redemption of notes of banks redneing circulation is $30,058,100; banks in liquidation, $44,678,130; failed banks, $1,214,578; making a total fund of $75,950,808.

—The Frankford improvement association proposes to do some good work in the matter of public improvements in taxation. That end of the City is in need of just such an organization.

—Sooner or later we will have a new railroad between Philadelphia and Pittsburg, another line has been surveyed from Shippensburg, two other lines have also been partially surveyed. One of these is from Ashland.

—The Land Title and Trust Co. 621 Chestnut street, has settled upon the sight of the large double building 608-10 Chestnut street. This will be a fine location, and it will be interesting to know what was the amount of the check that paid for it.

—The will of Charles Bæder, Sr., of the firm of Bæder, Adamson & Co., as modified by its codicils, directs the trustees of the estate to pay $1250 monthly to his widow during her life, gives her the use of his real estate during her life and bequeaths certain real estate in New Jersey and most of his personal property to her. His children are also provided for. The estate amounts to over $1,000,000.

—The *Press* of last week says: To say that Philadelphia is so thoroughly under the thraldom of the street railway interest that all attempts to free it are hopeless is a most humiliating confession and evinces as well a cowardly acquiescence in a most disgraceful condition of affairs. The street railway companies of this city are, as a rule, arrogant, avaricious and overbearing, but they are not invulnerable. If they control the next Legislature it will be the fault of the people of Philadelphia, who are given the data necessary for their guidance on election day if they wish to keep the street railway representatives from going as their representatives to Harrisburg.

—The managers of the Philadelphia base ball club are having their grounds at Broad and Fifteenth improved under the supervision of Jones J. Geery architect and civil engineer. The grand pavilion at the corner of Fifteenth and Huntingdon streets will be two hundred and eight to two hundred and nine feet long on Huntingdon street, and two hundred and eight feet on Fifteenth street. Broad flights of easy ascending stairs reach to the top of the rear pavilion. There will be seating capacity for five thousand people. There will be fifty-five private boxes on the roof, facing the field. Three large boxes will be erected for representatives of the press and for Directors. Wrought iron trusses are used in spands of thirty-seven feet and fifty seven feet.

The grounds will be enclosed with panelled-stretcher brick walls, laid in red mortar on Huntingdon and Broad streets, and the other portions enclosed by panelled wooden fences, surmounted at intervals with banneret standards. Entrance to the open seats and to the carriage sheds will be located at the corner of Broad and Huntingdon streets, and at Lehigh avenue and Fifteenth street.

All the entrances will be emphasized by prominent and well-designed portals.

The distance from "home plate" to "catcher's fence" is 90 feet; from "home plate" to "left field" fence is 400 feet; to "centre field" fence is 345 feet; and the "right field fence" 295 feet. The grounds are being carefully graded, underdrained and well sodded. The entire work will be completed as rapidly as possible, and early in the spring the new grounds will be opened.

—The electric pneumatic Company will shortly introduce a new system of transmission of packages and messages. The laying of the pipes begins this week. The speed will be two miles a minute. Terminals will be placed wherever they will bring business. At main stations messengers will be on hand to receive and deliver packages. In a short time package tubes will be put in operation. They will be from eighteen to twenty-four inches in diameter. The message tubes will be two and one half inches in diameter. Each person can drop his parcel into the tube, and it will be received at the other end and delivered. Automatic arrangements have been devised by which whistles can be blown at patrol boxes calling for patrolmen.

The invention is that of Henry Clay, of this city, originator of Clay's telephone. John C. Scott, of John Scott & Son, coal shippers, is president of the company. The streets through which tubes will be laid are Walnut, from the Delaware to Tenth; Fifteenth, from Carpenter to Fairmount Avenue; Market, from Fifteenth to the Schuylkill; Front, from Spruce to Callowhill, and Fourth, from Spruce to Library. The main office will be at 422 Library street, where a constant stream of air will be sent through the pressure tube, and a vacuum created in the vacuum tube by a patent pump instead of by a monster fan, as is the custom with pneumatic tubes at present.

—A plaintiff in a suit in Judge Gordon's suit last week obtained a verdict for $228.74 for the improper shoeing of a horse.

—The time will come when the City will own and operate its own street car lines, and pay its expenses by the profits accuring from the traffic, or else the cost of riding will be reduced considerably.

—A Mobile correspondent write to a City paper, calling upon Northern ship-builders to come there and start a ship-yard. No doubt there is everything convenient for ship building near Mobile, but industry has its peculiar notions.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. Du BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE.
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
RENTS, SALES, MORTGAGES, ETC,

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings. Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 913 Arch Street.

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO 43. PHILADELPHIA, MONDAY, NOVEMBER 1, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, NOV. 1, 1886.

LOOK out for an advance in the price of window glass, the manufacturers are organizing a combination throughout the whole country.

BUSINESS thrift—lease the Gas Works for a million dollars per year when, if properly managed, the plant could be made to yield a net profit to the city amounting to double that sum yearly.

IT IS high time for the real estate owners of this city to take a hand in city politics, real estate owners and householders working together with a view of securing the best possible results from our city government could make themselves felt in such a forcible manner that lasting benefits would soon follow.

IF the members of Councils want to monkey with something, they should turn their attention to their own individual business enterprises, keep their hands off the Gas Works, and under the new order of things the institution may become something better than a nest for the impecunious friends of Ward politicians.

INVOLVING, as it may, at least a quarter of the entire population of this city, the probable lock-out of the textile workers, owing to the troubles at Troth's Mills, is viewed with considerable uneasiness. There is no question that the Knights of Labor have lately assumed too much of a dictatorial spirit, and if not met with organized opposition there is no telling where their aggressions may end. The manufacturers seem determined to settle the question of the management of their establishments, and it is but just that they should do so. It is simply suicidal for a manufacturer to continue under the present condition of affairs; it is impossible to form any definite plans for the future, and his entire working force is liable to leave him in the lurch, without a minute's warning, or without a shadow of justice in its demands.

That we are entering upon an era of national prosperity there is no doubt; but if our manufacturing interests are to be hampered by the churlishness of the workers the sooner the lines are severely defined the better it will be for all. The question as to whom an employer shall employ can never be settled but in one way, and that must be against labor combinations every time.

THE experience of house-holders heretofore has been that every time the price of gas has been reduced, the quarterly bills have increased. Heaven help the gas consumers if the works are leased, for no matter how low the price agreed upon at which gas is to be furnished to consumers, the old cow can be made to give just as much milk while in the hands of the lessee as she ever did.

EVERY one of the pre-eminently philanthropic syndicate, improvement companies and what-nots with a single exception, who want to lease the Philadelphia Gas Works, take care in their stipulations to name a good round price, at which they propose to furnish the dear people of this city with gas. Those who know best the earning capacity of the works if conducted on straight businesss principles are behind these schemes, and there is big money in the lease to the party who gets it.

Councils should say at once, that the Gas Works are not to let. Try the works under the Buillitt bill, and if properly managed they can be made to make money almost as fast as the United States Mint.

IT is a burning shame that rascally contractors can with apparent impunity, and under the very eyes of city officials who are paid by the city to look after its interests, ignore the specifications and requirements of their contracts, and with inferior work and materials make it impossible for honorable men to compete with them for work to be done. The Citizens' Municipal Association through Mr. Addis, its efficient representative is doing all it can do to prevent imposition and fraud upon the city, but it is simply disgraceful that a committee of citizens must do the work that city officials are paid to do. Mr. Addis was right in reporting the cement used on the new foundation for Market Street Bridge, and if contractor Malon's threat to slap him in the mouth, is typical of the man, he should be made to understand that his relationship with the city is simply one of business, and that if he cannot do the work as it should be done and with proper material, it would be better if he threw up his contract at once.

IF THE owners of property who contemplate the renewal of their old brick sidewalks because flagging is expensive would stop to think that concrete walks at an intermediate cost between brick and flagging are infinitely preferable besides being more durable than brick and equal in every other respect to the best flagging they would certainly give concrete the preference. There are several kinds of artificial stone walks that commend themselves to house owners, all have stood the test of years and all have been tried in different parts of the city and have given perfect satisfaction. The Keystone Artificial Stone. The Cinderlithic, and the Granolithic are perfectly reliable and should be given the preference against brick every time.

WHAT A travesty on city government our Fire Escape law seems to be. It is not only ignored in several hundreds of cases where the screws should have been put upon the delinquents long ago but the city itself, deliberately and willfully treats it with contempt. If a mill owner had erected such a miserable apology for a fire escape as that of the Ringgold school house and an accident had followed the indignation of our citizens would have been fearful. In this case the lives and safety of 800 children are involved and yet our Fire Commission and School Board are too greatly pre-occupied with politics or entirely too indifferent as to the sad consequences their neglect might have caused to remedy the evil. The *Press* is entitled to the commendation of our citizens for its enterprise in exposing the Ringgold schoolhouse death trap fire escape.

—The Board of Trustees at the Norristown Insane Asylum are considering the advisability of establishing a pumping station to supply that Institution with water at a cost of fifty thousand dollars. The Norristown authorities will probably ask for an appropriation for four thousand dollars for the erection of suitable building for the confinement of indigent insane persons, now confined in alms houses and hospitals, and an addition of twenty thousand dollars will be necessary to complete the excess buildings now being erected.

The Elevated Road.

There ought to be a public meeting of the citizens of Philadelphia during the next two weeks to let our subservient boss ruled Councilmen understand that the Elevated Railroad project cannot safely be defeated. Mr. Hammett's report, which is characteristic of Philadelphia's conservatism, says what was to be expected—that the people along the built-up portion of the road are opposed to it. Their grandfathers were opposed to the introduction of gas in our streets fifty years ago, lest it would blow the town up. He asks that the Legislature legislate on the subject, as though the great city of Philadelphia had not sense enough to decide for itself whether it wanted such a system. We must go and ask a parcel of backwoods third-class lawyers what we want and what they will allow us to do. It is a wonder Hammett and his committee don't ask the Legislature for permission to eat breakfast. He admits rapid transit is a good thing, fortunately. The better way to have disposed of this question would be to say, "The surface roads and our political bosses wont let us favorably report a bill, therefore we report unfavorably," and sign it "your obedient dogs."

But there is a little virtue left. A minority report was presented, which goes over all the ground in the following masterly manner:

"It is further required to elevate its tracks over the entire distance from Tacony and Front and Allegheny avenue, and to depress that part of its line between Front and Allegheny avenue and the Montgomery county line so as to cross no street either now or hereafter opened at grade, and where its line crosses any street, either now or hereafter opened, it is required to construct bridges at its own expense for the use of the city.

"A provision has also been inserted, prohibiting the company from using any part of the sidewalk for stairs to the road, but requires that the road use private property. To prevent any probability of the projected road being used as a freight road or as a connecting road for any of the great lines, two provisions are incorporated in the ordinance, one prohibiting absolutely the transfers of freight and the other establishing a gauge for the tracks too narrow to permit any other company's cars to go over them.

"In addition the company is not permitted to charge more than five cents fare at any hour, day or night. Every restriction that was suggested was freely accepted by the representative of the company; and the undersigned feel that, having had the aid of the city's law officer and the Chief Engineer in drafting the ordinance, all legal and technical difficulties have been met.

"It is manifestly impossible to build a railroad through the built-up portion of a city like Philadelphia upon any street without more or less injury to abutting property owners; but it is believed that no street could have been selected upon which so little damage will arise as Front street. The street is for almost its entire length given up to business, and for a considerable distance occupied by steam railroad tracks and large warehouses; but apart from this, if the people of Philadelphia are to have rapid transit facilities, some property must be more or less damaged, and no better street for the purpose has been suggested than Front street.

"Private property holders are amply protected by the provisions of the law, which require the company to enter security to pay any damage to property, before any part of the road is constructed in front of the property. The private interests may be safely left to the careful guardianship of the courts.

"In conclusion, we repeat that the demand for rapid transit has grown to be one of the most urgent now before the people. An unnecessary waste of time in going to and returning from business is a deprivation that is protested against by nearly every citizen. Philadelphia has the right to demand of the local government that every facility and comfort enjoyed by the citizens of another city shall be equally enjoyed here.

"Elevated railroads, under proper restrictions, have been demonstrated to be the most agreeable and convenient mode of city transit, and we believe the citizens of Philadelphia demand that when an organization containing, as the Philadelphia and Northeastern Railroad Company does, the names of citizens identified with the greatest and best interests of the city, asks permission to construct such a road, and accepts all the restrictions suggested by members of Councils, the City Solicitor, the Chief Engineer of the city, such permission ought to be granted. We, therefore, report the accompanying ordinance with a favorable recommendation."

This is a vital matter. Councils will play into the hands of the opponents of the new road unless watched—in fact, unless hounded into a performance of their duty.

The Dirty Schuylkill.

What is the reason that Chief Ogden has not notified the people of Philadelphia that we are on the verge of a water famine? The people may find some day that there is no Colonel Ludlow at the head of the Water Department. The Schuylkill is in a filthy condition. A canal boatman said last Thursday it was all he could do to get through the canal for the slush and filth. Weeks ago attention was publicly directed to the condition of the Schuylkill in the neighborhood of Norristown.

Let us restate a few facts. There are four grave nuisances there. The first is Stony Creek. For eight months in the year not a drop of water flows over the dam at Elm street. When the rise comes, the accumulated refuse is rushed into our drinking water. The second source of pollution is Sawmill Run. The stream is dammed up at Heebner's meadow. Volumes of waste dye pour into the water constantly. A long dark line of pollution is distinctly traceable. Then the film of oil not far from Hemmer's Oil Works, shows there is something wrong. The sewage of St. Joseph's Protectorate, or Sandy Hill, is added to all the rest. The people of Conshohocken are particularly concerned over this.

A drain was to have been laid down Franklin street to carry off this impurity, but the work has not been done. It does not extend to the Schuylkill, but ends 106 feet short of the river. The sewage flows out the meadow until a friendly rise of water carries it into our drinking water. The people near the neighborhood of Conshohocken and Norristown would be satisfied to have the refuse matter properly deposited in the river, but what about Philadelphia? Of course the distance allows a precipitation of the offensive matter, but it does not end here.

This subject has some connection with the subject of low water. The next rise will bring a large percentage of these accumulated impurities in suspension in the water, for drinking and domestic purpose generally. Such water is hardly fit to wash streets with.

It is useless, utterly useless, to call attention to these facts. The public are waiting for some epidemic to arouse them to the danger that surrounds them. No efforts are being made, at least none commensurate with the magnitude of the evil to be remedied. What more is to be done? How many more days will it be before our reservoir will show the effects of low water? Pumping has to be very carefully done even now. Of course the Chief of the Water Department expects a waterfall to save him from the effects of his apparent indifference.

W. W. GOODWIN'S paper on gas statistics read last Thursday before the American Gas Engineers Association showed that there are 971 gas companies in the United States that 592 manufacture their gas from coal and 296 under various patents. In Canada 24 companies manufacture from coal and 16 from other processes. One company manufacturing gas from coal with an output of 11,000,000 cubic feet, recived 75 cents per 1000 feet; 26 companies, with an output of 1,879,900,000 cubic feet of coal manufactured gas; received $1.50; 6 companies manufacturing by other processes, with an output of 900,000,000 cubic feet received $1.50, and 45 companies manufacturing from coal, with an output of 468,000,000 cubic feet, received $2.25 per 1000 feet. The output of 495 coal gas companies was 17,502,305,000 cubic feet, the income from which was $30,452,710; 188 companies manufacturing by other processes have an income of $10,291,000 from an output of 5,554,000,000 cubic feet. The average price of coal gas is $1.73 99-100, of gas manufactured by other purposes, $1.81-2-10.

In the matter of public lamps 1056 were receiving gas at a cost of 1 cent per hour, 100 at 1¼ cents, 142 at 1 1-16 cent and 100 at 1¼ cents; 6000 lamps ranged from 1 to 1 4-7 cents per hour; 104,000 lamps realized $3,319,287, an average of $30.17 per lamp. The output of gas by 517 companies manufacturing from coal required 1,908,611 tons of coal. The output of 206 companies using water and other processes required 178,563 tons of anthracite coal. The capital required to run all the gas interests amounts to $261,000,000, the income from which is about $50,000,000.

The Local Lumber Market.

White pine is coming in fast. One firm is averaging 20 cars weekly—not much in itself, but we have 20 or 30 firms who call themselves large buyers of white pine. Western men are trying to put up prices, and we are quite willing to assist them in this commendable effort. White pine could be, and if they will help us it will be, 50 cents higher. But this is not enough. The out of town white pine trade is particularly good at this season, and with all the activity there seems to be very little in the yards. So send on your pine, but be cautious with prices. Cutting doesn't pay. It won't sell an extra million feet. While on this subject it would be well for Westen shippers so to ship stuff as to give no good cause for complaint here.

The hemlock demand is very heavy, and the trouble over cars is at an end. The trouble now is to get it hauled away fast enough. The city delivery capacity is taxed to its utmost. Prices are strong; a little further advance will be made. More yellow pine is arriving. The ship and car builders and the railroad buyers have bought quite heavily of yellow pine. Some exceptionally large contracts have been placed for stuff for winter work. Ties are also under contract for large quantities. A great deal of heavy stuff has been used by the Baltimore and Ohio people along the Schuylkill for bulkheads and wharves and piles. Bulkheads have been built at Ellsworth, Lombard, Race and Callowhill streets. North Carolina and Florida lumber was principally used. About 350,000 feet of hemlock were used for piles. Taking things all through there is a great deal being done, and with good management better prices can be realized. The fall and winter season will be active. The wholesalers are nearly all exceeding last year's records. The retailers once more begin to feel that they are of some use in this sinful world.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

BUILDING ASSOCIATIONS.

The omission of a building association to record its charter, does not render it absolutely void.

A member of a building association, who for years has enjoyed the advantages and profits of the business, will not be allowed to go back and question the legality of the organization.

DEEDS.

The intention of a deed is the governing rule of construction, except that it requires formal words of limitation to convey an estate of inheritance.

Where the language of a deed is defective, but the intention of the party executing it is plain, it will be so construed as to give effect to that intent.

A reservation in a deed is to be construed most strictly against the grantor.

ESTATE FOR LIFE.

As between tenant for life and remainder man, the former is liable for interest on municipal assessments for street improvements, and the latter for the principal at the death of the tenant for life.

A tenant for life is bound to keep down the encumbrances.

GROUND RENT.

A ground rent created prior to the Act of 1850 cannot be extinguished except by agreement.

Under the Act of April 25, 1850, § 8, an action of covenant for arrears of ground rent lies against a Sheriff's vendee of the premises out of which it issues for arrears accruing during his title, though he be a mere dry trustee, without personal interest; the act of June 12, 1878, has no retrospective operation.

LANDLORD AND TENANT.

Where a lessor covenants to repair, an entry by him to repair a damage by fire does not constitute an eviction which will suspend the rent.

Where a tenant is evicted by title paramount from a portion of the demised premises, but continues to occupy the residue, he is liable to the landlord in an action for use and occupation for such proportion of the rent as the value of the part retained bears to the whole.

MORTGAGE.

An absolute deed and separate defeasance, if the latter be not recorded, amount only to an unrecorded mortgage as against subsequent lien creditors.

STREETS IN PHILADELPHIA.

The written consent of a majority of property owners is not requisite for the paving of a street; that provision of the Act of 1864 only applies to sewers.

The City may ratify a contract for a street improvement which is invalid for noncompliance with existing ordinances, and such ratification will make it binding on the property owners; they are not parties to the contract.

TAXES.

A mortgagee in possession is liable for the current taxes; he is deemed to be the owner *quoad hoc* (with respect to this).

VENDOR AND PURCHASER.

Want of title in the vendor cannot be set up as a defence to an action to enforce the lien for purchase money.

F. R. SHATTUCK,
Attorney at Law,
58 S. Third St.

Communications.

PHILADELPHIA, Oct. 25, 1886.

Editor Phila. Real Estate Record:

In a communication dated at Wissahickon Sept. 15th, and signed J. C. Worthington, I find that the author of said communication is agreeing and disagreeing with your correspondent's (Brick-Bat,) communication of Sept. 6th. I have not the least objection to the course of this correspondent as long as he disagrees with himself.

In his first letter he finds fault and objects to the opinions of others, but steers clear of giving his own views. In his second attempt he upholds his first, and advises Brick-Bat to agree with him. This, Mr. Editor, Brick-Bat will not consent to do. I may, had I not seen as many of those distant places, which are the first, at all times, to be described as charming by the ever nervous fault-finder, who invariably would have people believe that black is blue.

He claims no liking for brick fronts in his latter letter, while in his former, in a long-drawn sentence, partly borrowed, he exclaims with ridicule a dislike for our Public Buildings, and gives off the effluvia of one whose sole training, with regret, has not been on our Public Buildings, or on the facades of our distant cities, but on those disagreeable brick fronts which he claims line our streets. He claims that the American Institute of Architects has accomplished wonders, but does'nt single out any. He claims the American architect has diffused seed to such an extent that 19th century architecture is revolutionized, and while Philadelphia and her architects have been sleeping and forgotten, distant cities were taking the advantages which were offered and making use of them. According to this, Philadelphia must be a place where architecture cannot be learned or studied. Indeed, Mr. Editor, I would be sorry if this was true, as I feel a deep interest in the future of the architectural profession in this beautiful city, Philadelphia.

I don't think your correspondent believes this himself, as he gives praise to some rural-architectural efforts which are to be seen I suppose, on the line of his daily travels.

Not wishing to trespass on your pages, I desire to close with an advice to "Hitting-All-Around," although I have strongly hinted one already. Don't be fault-finding. Come out plainly in your next letter. Tell the readers of the REAL ESTATE RECORD what in our beautiful city you admire and what you dislike. Give names and locations, and don't give any more schoolboy's compositions.

BRICK-BAT.

OCTOBER 25, 1886.

Editor Real Estate Record:

Having been a reader of your valuable journal since its inception, and having enjoyed the many articles on real estate and building which have appeared from time to time, I beg leave to offer a suggestion, and should you feel disposed to grant it, I think it may tend to bring about a change in the architecture of Philadelphia, awaken those who intend building to a correct sense of their undertaking, as well as inform parties of their responsibilities in purchasing properties or buildings, aid in driving out of existence the mode of practice of the present house-row-builders in and about the city, inform the public of the tricks and devices of the real estate humbugs, show up the snares of the quack architects and the various pretenders that live on the varied branches of building and real estate generally.

If you open the columns of this journal for debate on the above topics, I feel satisfied to say you will do our city and people an incalculable amount of good. Let me hear, editorially, your opinion. I hope favorable.

Very respectfully, BRICK-BAT.

BUILDERS' ITEMS.

Building and Real Estate Notes.

MOUNT Moriah Cemetery lots sold by auction for $5.

THE personal estate of Gustavus Remak is appraised at $49,779.75.

HOOD, BONBRIGHT & Co's new building on Market street cost $330,000.

THE desirable residence 1319 Spring Garden street sold at auction for $10,5000.

ONE-THIRD of a lot of 27½ acres on Luzerne, north of Sixth street, sold for $20,000.

A LOT, 294½x102½ feet, northeast corner of Fourth and Somerset streets, sold for $19,641.

THE residence and 21⅜ acres of land, Willow Grove road, Chestnut Hill, sold for $16,000.

POTTS BROS. of Pottstown, Pa., are going to build new extension to their Rolling mill.

TWENTY-FIVE THOUSAND dollars was paid for house and lot, 20x110 ft., No. 1320 Locust street.

THE sum of $60,000 was paid for the property southeast corner of Fifteenth and Arch streets, 49½x139 ft.

THE United States Government will erect public buildings in Reading, Williamsport and Pittsburg.

A HOUSE and lot on the west side of Twentieth street, near Westmoreland, 98x225 ft., sold for $14,400.

A LOT, 109x175 feet, and dwelling, on south side of Locust, near Thirty-seventh street, sold for $15,000.

J. D. JACKSON & Co. Salisbury, Md., will erect an Iron mill in place of the one consumed by the recent fire.

A NEW bridge is to be built over the Schuylkill at Royers' Ford; it is to have three spans of 120 feet each.

WILLIAM H. BARCLAY, of this city, intends erecting a large summer Hotel at Mt Pocomo, Monroe county.

THE Trustees of the Baptist Church, at Hilltown, Bucks county, intend building a handsome church and parsonage.

JOHN H. PRINTZ, Reading, Pa., has bought a lot on the corner of Stanbridge and Washington streets, Norristown, Pa., price $500.

A NEW bridge is to be built over Pognessink Creed on County Line Road west of Cemetery Kane, Twenty-third Ward to cost $4000,

DR. R. J. LEVIS has sold his handsome residence at the N. W. corner of Sixteenth and Walnut streets to Dr. D. Hayes Agnew, price $65,000.

THE next Legislature will be asked for an appropriation of $400,000 by the Trustees of the Norristown Insane Asylum for building improvements.

THE Land Title and Trust Company, of No. 621 Chestnut street, have settled upon the site Nos. 608 and 610 Chestnut street, for a permanent edifice.

WILLIAM B. RAMBO, of Upper Merion Montgomery county, has purchased a property in this city from A. G. Cassatt, which is to be modernized.

THE High Street Friends of West Chester, Pa., are about to erect a large and commodious school building on a portion of their extensive grounds.

CAPITALISTS of Chester are talking of erecting another Opera House in that place.

A BANK building is to be erected at Elizabeth, Lancaster county. The residents of the place interested are Joseph H. Rider, Abram R. Forney, and Adam Reem.

The work of erecting a new Green stone church at Broad and Castle avenue, was begun a few days ago. The church will cost thirty-five thousand dollars.

Andrew Florence has the contract for changes in plumbing and draning at the municipal hospital. The contract price is twelve hundred and sixty-two dollars.

TIMOTHY S. BRICK, West Chester, Pa., has just bought and is going to improve the house of the late Saml. H. Wollerton, corner Walnut and Miner streets, West Chester.

THE lot of ground on the north-west corner of Twenty-second and Vine strects, has been purchased for $18,000 by the P. E. Church of St. Sanveur. A new church is to be erected.

THE Building Commissioners of Camden New Jersey, have determined that the City Fire eacape ordinance shall be enforced, buildings over two stories high must be provided with fire escapes.

WILMINGTON is to have a new concrete works to make a new kind of building brick. Christian Popp and Ludwig Melchoir are the inventors. The works are to be situated at the Southwest corner of Church and Robinson streets.

IT is rumored that John Wanamaker has offered a price for the site of Taylor's Hotel, recently consumed by fire at Freehold, New Jersey, and that it is his intention to erect stores and hotel combined if he succeeds in obtaining the property.

MOSES & KING, architects, are perfecting plans for the E. E. Lutheran Church, to be erected Seventh and Market streets, Camden, N: J. It will be built of brick with red sand stone trimmings, finished on yellow pine, with memorial windows, etc.

C. F. COLLOM, architect, 909 Walnut street, will erect for Mr. Roberts, at Cincinnati, O., a fine store and dwelling of brick, with terra cotta trimmings, to cost $5,500; also a dwelling for Mr. Davis, at Germantown, in the Elizabethian style of architecture, all stone, and cost about $7,000.

EDWARD HURST BROWN, architect, 1430 South Penn Square, Phila., will erect the following houses for Mrs. M. U. DeHaven, 3-stories, at Ardmore, Penna.; builders—Wendell and Smith; frame and brick; house for H. L. Jayne, Esq., Thirteenth, South of Washington ave. Phila., 2-story brick, builders—Wendell and Smith, cost $2000; house for Wm. Benling Abbey, Esq., Mt. Holly, N. J., 3-story frame, bids not in, house for W. P. A Dout, Riverton, N. J., 2-story and attic, frame, drawings not finished.

CULVER & ROGERS, 901 Walnut street will, erect a cottage at Eagle Station for H. D. Hughes; also a residence at Berwyn, Chester county, Pa., for Dr. D. D. Smith; it will be frame and stone, colonial style; also a large barn at Berwyn, for C. N. Thorp, Esq., also residence at Media, for Dr. Fronfield, it will be brick; also making extensive alterations of Summer hotel at Spring Hill, Delaware county, for W. P. Hazard, Esq.; also erect a town hall and school house at Devon, Pa.; also will erect a fine three-story hotel at Wayne, Delaware county, Pa., to run in connection with the Bingham house of this city; it will be of brick and contain forty rooms, the building throughout will be in the best style.

MOSES & KING, 226 Walnut street, are erecting eight two-story, brick and brown stone dwellings at Third and Beskett streets, Camden, New Jersey, for Messrs. Budd & Bros., also putting a fine bay window for Mr. John Fitzgerald, on Third and State street, at the cost of $300; also making extensive alterations for Mr. A. Reeve, Third and State street, Camden, putting two houses into one and completely renovating interior; also erecting house for Mr. Scudder at Merchantville, New Jersey, cost $4000. Preparing plans for eight three-story houses for Mr. H. Mutford at Troy, New York, they will have Philadelphia fronts; also making plan for a house for Mr. Tullock at Moores Station, Pa. at cost of $3000; also for the same gentleman erecting a one-story store 20x30 feet, cost $1000; also plans and elevations for a large frame dwelling for Mr. May at Moorestown, New Jersey.

Building Permits.

James D. Authur, 223 Levant street, two 3-story houses, 24 ft. by 38 ft., St. Bernard Place and Chester avenue.

William Schrader, 216 Quarry Street, a 3-story back building, 12 ft. by 14 ft., 2509 Tulip Street.

Charles Schaal, Eighth and McKean Streets, a 2-story kitchen, 12 ft. by 13 ft., 725 McKean Street.

A. M. Hoffman, 1520 North Eighth Street, Four 2-story houses, 12 ft. by 37 ft., Masher Street and Lehigh avenue.

William J. Cox, 912 Mifflin Street, Six 2-story houses, 15 ft. by 48 ft., Whisner and Eleventh Streets.

Six 2-story houses, 13 ft. by 48 ft., Field Street, above Eleventh, to same party.

Thomas Carr, 711 Bennet Street, 1-story addition, 13 ft. by 21 ft., 604 Sansom Street.

Joseph McMurray, East Mt. Airy Avenue Three stores, 20 ft. by 31 ft., Ridge Avenue, above Twenty-Forth Street.

John L. Kates, 1606 Arch Street, Six 2-story house, 18 ft. by 53 ft., Nineteenth above Berks Street.

Five 2 story houses, 16 ft. by 55 ft., Berks, above Gratz Street, to same party.

Jacob Lang, 2208 Columbia Avenue, a 2-story boiler and engine-house, 18 ft. by 48 ft., Fifth Street, above Columbia Avenue.

James Quigley, 1517 North Front Street. a 2-story stable, 24 ft. by 30 ft., Garrett Street and Lehigh Avenue.

Fidelity Improvement Company, 723 Walnut Street, a 3-story and dwelling, 16 ft. by 45 ft., Lancaster Avenue and Forty-fifth Street.

Brockliehurst & Ewing, 523 West Norris Street to rebuilt a factory, 48 ft. by 128 ft., Seventh Street and Germantown Avenue.

John Bateson, 1002 South Nineteenth Street, Six 2-story houses, 14 ft. by 38 ft., Merion, above Forty-fifth Street.

Timothy and Mary Buckley, same place, two 2-story houses, 16 ft. by 43 ft., Frecland avenue and Penn street.

John Gibson, 1322 South Juniper street, one 2-story house, 16 ft, by 46 ft., Twentieth, above Mountain street.

A 3-story store and dwelling, 15 ft. by 48 ft., Twentieth and Fernon streets, to same party.

Fred A. Hanby, North Second street, four 2 story houses, 15 ft. by 38 ft., Keeth street, above Columbia avenue.

George Hearst, School lane and Norris street, two 3-story houses, 25 ft. by 85 ft, Chelten avenue and Maul street.

Thomas Gannon, 1629 Christain street, a 1-story church, 75 ft. by 67 ft., Broad street and Castle avenue.

John E. Jefford, 2027 Walnut street, an additional story to factory, 70 ft. by 102 ft., Salmon street and Lehigh avenue.

A 3-story factory, 51 ft. by 54 ft., Edgemont street and Lehigh avenue, to same party.

Samuel Brown, 1815 East York street, a 2-story, 30 by 25 ft., Second and Tioga streets.

Michael Smith, 1015 West Norris street, a 2-story house, 30 ft. by 20 ft., 1746 North Eleventh street.

D. Walters, Mount Airy, 1-story stable, Germatown avenue above Gowen, 22x24.

J. E. Jefford, 2027 Walnut street, 3-story factory, Edgemont street, near Lehigh ave. 50x54; also, 1-story addition to factory, Salmon street, near Lehigh avenue, 40x102.6.

S. R. Marriner, 716 Cherry street, addition to 855 North Fortieth street, 6x17.6.

J. Morris. 435 Spruce street, rear, addition to 238 South Fourth street, 4x8.

T. Givoran, 1629 Christian street, 1-story Scots Presbyterian Church Broad street, and Castle avenue, 75x67.

J. J. Schmid 4674 Pulaski avenue, 2-story stable, 4678 Pulaski avenue, 16x19.

G. Hearst, School lane near Morris street, two 3-story houses, Chelten avenue, near Pulaski, 25x85.

F. A. Hanby, 1748 North Twenty-fifth street, four 2-story houses, Keeth street, above Columbia avenue, 15x38.

T. Clark, 2129 Columbia avenue, rear addition, 1504 Poplar street, 14x6.

D. Mott, York road and Green lane, 1-story frame, 12x16.

W. Milnor, Penn and Allen street, Frankford, 2-story stable Columbia avenue, above Fifty-second street, 30x18.

M. J. Melloskey, 3612 Wallace street, 2-story jail, at Tacony police station, 16.6x39.6.

W. Douglass, 330 North Sixty-third street, 1-story front and 2-story back buildings, Vine street, above Fifty-sixth, 12.8x22 and 14.

Mary Philips, 919 Reed street, second-story bath, 6x8.

M. Smith, 1015 West Norris street, 2-story house, Alder street, below Diamond, 13 6x25.

T. Drumm, 4148 Lancaster avenue, 2-story back building, 15x18.

H. French, 2003 North Fifth street, 2-story factory, Orrianna street, below Huntingdon. 35x95.

C. Winlene, 125 Edward street, alteration, 1111 St. John street.

G. R. Roth, East Union avenue, two 2-story houses, Willow Grove aveuue, near Stenton, 32.4x32.4.

W. W. Weaver & Son, 2010 Vine street, alterations, 223 and 225 Vine street.

F. H. Whitney, 113 Chestnut street, tower on building, Second street, above Venango, 16x10.

J. Hillsinger & Son, 416 Saunders avenue, 2-story carpenter shop, Lancaster avenue, near Thirty-ninth street, 18x68.

Chambers Brothers & Co, Fifty-second and Media street 1-story iron building, Fifty-second street near Media 28x52.

C. McCaul, 20 North Eleventh street 3-story rear building and alterations, Chestnut street, above Broad, 16x50. Also, new front, Bodine street, below Dauphin, 14 feet.

A. T. Richards, 1512 Otis street, 6-story store and factory, Arch street above Seventh 40x140.

J. N. Pattison, 2430 North, Broad street, four 2-story houses, Carlisle street, above York, 14x40.

W. F. Albrecht, Twenty-ninth and York sts., 2-story slaughter-house, Twenty-eighth st., near Fletcher, 14x21.

Bement, Miles & Co., Twenty-first and Callowhill sts., addition, Pennsylvania av., above Twentieth st., 80x50.

B. P. Evans, Knox st., below Manheim, Germantown, 2-story stone stable, Harvey street, near Green, 28x32.

W. Armstrong, 205 Susquehanna avenue, 2-story store, two dwellings and 2-story dwelling, Third street, below Cambria, 16x42.

Fidelity Improvement Company, 723 Walnut street, new fronts, 2308, 2310 and 2312 Christian street.

—Wm. H. Bruner secured the contract for the new school house at Morris and Coulter streets, Germantown. Price, $13,887 Charles O'Neil secured the contract for the addition of six divisions to the Morris City school, in the twenty-ninth section. Price, $15 039.

Real Estate at Auction

Wednesday, Oct. 27, at the Exchange the following :

Three-story brick store and dwelling, 2313 Jasper street, lot 13 ft. 6 in. by 57 ft... $4,900
Desirable residence, 1319 Spring Garden street, lot 22 ft. by 100 ft..... 10,500
Two-and-a-half-story brick store and dwelling 155 Brown street, and two frame houses in rear, lot 20 ft. 11 in. by 75 ft..... 3,450
Three-story brick dwelling, 808 Rachel street, lot 20 ft. by 60 ft 3,475
Novelty Iron Works, stores saloons, dwelling, etc., 3124,3132 Market street, lot 100 ft. by 220 ft. to Ludlow street..... 34,100
Three-story brick dwelling, 240 Oxford street, lot 14 ft. by 40 ft. 5 in... 1,800
Two-and-one-half-story brick house, 1126 Hanover street, lot 20 ft. by 84 ft. 7¾ in..... 1,750
Two-and-one-half-story frame house, 1129 Savery street, lot 20 ft. by 80 ft..... 1,525
Three-story brick dwelling, 844 Wharton street, subject to a ground rent of $60, lot 15 ft. 11½ in. by 60 ft 1,500
Residence and 21¾ acres of land, Willow Grove Road, Chestnut Hill..... 16,000
Half interest in wharf, Delaware avenue above Race street, lot 16 ft. by 295½ ft 2,050
5000 shares Pneumatic and Electric Underground Conduit Co..... 5
$400 Perkiomen first mtg. 6s, at 100 per cent.
1719 Mervine street.....$1,550
519 Susquehanna, sub. to m. $3400..... 825
Lots S. W. cor. Reese and Clearfield, sub. m. $1400..... 50
Lot Lawrence, ab. Indiana, sub. to m. $400..... 85
3 lots Lawrence, bel. Venango, sub. to m. $400..... 180
Lot E. s. 12th. bel. Cambria, sub. to m. $600..... 330
419 Marshall street..... 6,000

JUDGMENTS.

PHILADELPHIA.

Entered October 22, 1886.

Bryan E R—O F Gee 4 S 86 352..... 421
*Brofty M J, Lynch Sarah—Thos Connerton 1 S 86 700..... 158
Boal James—Richd Wood et al 3 J 86 746 685
Brooks W Howard—Fredk W Mohl et al 2 D 85 148..... ver 246
Brooks Richd W—J M Engel et al 1 S 86 727..... 6
*Beittenmiller John—John Schmidt 1 S 86 734..... 350
Back John—Frida Rattensperger 1 S 85 53..... ver 400
*Dillon John and John T—B F Teller 1 S 86 733..... 100
Foreman M—Wm Flesh 1 S 77 703... 2956
Foreman Milton—Central Nat Bank 4 S 77 62..... 469
Foreman Milton—Wm Flesh to use 4 S 77 1383..... 696
*Faunce Danl E—B F Teller 1 S 86 723..... 150
Grigg Wm E—J M Pullinger 1 S 86 697..... 11
Herold Jacob, Stone Walter D—Jas D Thompson 1 S 79 116..... 636
Lundberg Peter—Theodore F Scott 1 S 86 724..... E Judgt
*Maxwell Frank—Rose Greiner 1 S 86 695..... 600
Morales Marcus—Chas H Volkmar 2 J 85 249..... ver 2000
*Martini Fredk—F A Poth 1 S 86 726..... 150
McCaulley Lawrence—P M Lewis 4 S 86 55..... 34
Noble Crowther—D N Lacey et al 2 D 85 143..... ver 48
*Neil Wm—A L Helmbold 1 S 86 731..... 7000
Phila. Norristown and Phoenixville R. R—G A Fletcher 1 D 82 398..... ver..... 92,022
*Roche or Roach John—Emma P Robinson 1 S 86 713..... 158
*Rollins Thos—A Margetroyd 1 S 86 721..... 200
Schuster John G dec, Schuster Sophia admx—Louis Reutter 2 M 81 552..... S F
Schnell John—Henry Schnell 1 S 86 720..... E Judgt
Supplee Chas D—H C Richman 2 D 85 140..... ver 5000
Sutton Wm Henry—H B Foulke 4 D 85 489..... ver 57
*Trenchard E H—D W Worthington 1 S 86 704..... 1000
*Willers Gottleib—Mary Ohse (Execution issued) 1 S 86 719..... 78

Enterd October 23, 1886.

Alexander J S—Jas Maas 1 S 86 110.. 100
*Arthur Wm—Jno F Betz & Son 1 S 86 751..... 200
*Byrne Thos and Cath—Chas Gallagher 1 S 86 749..... 86
*Bauer Chas F—Gottloeb Bauer 1 S 86 768..... 1500
Bunting J R, McCall Jesse M—City (Bond) 1 S 86 752..... .....
Bancroft Addison—I B Thomas 4 S 86 340..... 3985
Baker Joseph A—Geo Young 4 S 86 429..... 137
Bradford Hezekiah—Thos G Morton 4 S 86 455..... 276
Binder Christopher—E Olmstead et al 4 S 86 637..... 803
Bitting Geo E—D D Elder 4 S 86 680. 823
Batt Theo K—Radiant Star B. and L. 1 S 86 30..... .....
Baugher Eugene C—Consolidation Nat. Bank 1 S 86 45..... 150
Blyer Jos K—John Baizley 1 M 86 523..... 1455
Cosgrove John C—E Mulligan 1 S 86 108..... 1100
Collon Saml H—E C Potts 3 J 86 1141..... 266
Conway Henry—E T Maguire 4 S 86 651..... 1138
Chard, Wm Jr—Richmond B. and L. 4 S 86 558..... 996
Cassidy Lewis—Henry Lear 4 S 86 612..... 248
Collins Edw T—Cath L Hogg et al 4 S 86 245 (3)..... .....
Cooper A G—Saml T Lee 4 S 86 451.. 211
Crane W W, Lutz John M—City (Bond) 1 S 86 754..... .....
*Davis Frank E—James C Stillwell 1 S 86 763..... 200
Doyle Chas E—John B Heil 4 S 86 540..... 283
Eckkald Henry—Phila. Coach Material Co 4 S 86 326..... 193
Eberle Martin—J G Neafie et al 4 S 86 505..... 16,255
Fernald Josiah P—P Fitzpatrick 4 S 86 183..... 222
Fisher John—John Vanaken 4 S 86 617..... 355
Gamber Geo—T Hessenbruch 1 S 86 58..... 5908
Greenig Danl M—A H Gillingham 2 J 86 630..... 58
Given Amanda M and John P—D D Elder 3 J 86 817..... 643
Guthoff Chas F—Teutonia Fire Ins. Co 4 S 86 629 (2 each)..... 1638
Garner H B—Merchants Nat. Bank 4 S 86 661..... 318
Greenwald Theo—C Bloomingdale & Co 4 S 86 607..... 277
*Glackin A P—Harbert, Russell & Co 1 S 86 742..... 236
*Gaffney Francis—John Robinson 1 S 86 757..... 100
*Haberle H—Jacob Kunzig 1 S 86 739..... 100
Holland Denis J—Hannis Distilling Co 4 S 86 295..... 568
Holland Denis J—E H Simons 4 S 86 684..... 178
Hutchinson Jeremiah, Murphy Nicholas P—Comth. to use 4 S 86 649..... .....
Hudson Saml E, Truth Publishing Co—R Maynes 1 J 86 477..... 117
Jones Anny—H Roeshmann 4 S 86 618..... 45
Jones M S—Alfred Short 4 S 86 537... 479
Kunz Gottfried—W S Mailer & Co 4 S 86 645..... 566
Klinger John W—J R Bacon et al 2 S 80 390..... S F
Keller Adolph—Kohn, Adler & Co 3 J 86 848..... .....
Keilman Henry—Maria Hess 1 M 81 194..... 629
Kirby J Mason—Alfred Hugg 1 S 86 54..... 674
Kelly John S—J A Hoffman 1 S 86 126..... 137
Loth Henry—A A Gard 1 M 86 518... 1274
Lieder Alexr J B—Nat. Security Bank 4 S 86 631..... 1375
Lieder Alexr—Nat. Security Bank 4 S 86 632..... 1375
Lippincott Jos J—A L Spencer 4 S 86 102..... 116
Luby Wm—Julius Adler & Co 4 S 86 338..... 452
*Lewis Frank J G—Maria L Rodgers 1 S 86 758..... 500
*Levans John—Jas E Magee 1 S 86 740..... 15
*McLoughlin Wm Jas E Magee 1 S 86 741..... 62
*McAllister W Mitchell—American Optical Co 1 S 86 737..... 2701
McAllister W Mitchell — Anton Winters 3 J 86 758..... 417
McAllister W Mitchell—E Faber 1 S 86 128..... 79
Murphy Howard—Leslie McCandless 4 S 86 318..... 454
Maclean Geo, Ritchie Maxwell H—F Dougherty et al 4 S 86 567..... 159
McKeone Frank A—Jno McCloskey 4 S 86 600..... .....
McCart Philip—C F Smith 4 S 86 609 1338
McCart Philip—E W Leighton 4 S 86 643..... 230
McDonald Margt and Edwd—Richmond B and L 4 S 86 644..... .....
McKeown Thomas—P McGarrigle 4 S 86 681..... 172
McGuckin James—J V Bouvier et al 3 J 86 890..... 23
McNutt Saml—S M Webb 3 J 86 1182..... .....
McCulla Jos C—F P Pitch 1 S 86 92.. .....
Mayer Andrew—James Gill 1 S 86 647..... 458
Nelson Chas S, Ogle Frank E—E McClain 1 J 86 580..... 7754
Neely James Jr—Geo W Hill 4 S 86 88..... .....
Nagle Leopold dec'd, Nagle Phillapina exex—John Shallcross 1 S 82 422..... S F
O'Donnell P F—Venable & Hayman 1 S 86 750..... 167
O'Rourke Michael—Amos Funk 4 S 86 621..... 346
O'Rourke Michael—Jos H West 4 S 86 662..... 3727
Pennypacker Allen F—H D Alderfer 1 S 86 288..... 73
Pawling Isaac, Maher Timothy A—Bergner & Engel Co 1 S 86 70..... 301

Penn Guarantee asso—German Central B and L 1 S 86 114..... 2534
Pearson Job—C B Hart et al 2 M 81 249..... 931
Priest Aaron—L Knapp 4 S 86 608... 242
Porter Isaac D—S Case & Co 4 S 86 417..... 131
Ring Henry B—Walter L Diver 4 S 86 357..... 153
Rees Thos W—Phœnix B and L 4 S 86 578..... .....
Rees Thos W—Bi-Centennial B and L 1 S 86 115..... 1823
Reynolds W H, Neill Wm—Craig, Finley & Co 4 S 86 605..... 109
Reordan Patk D—E T Maguire 4 S 86 652..... 231
Sullivant Thos S—G W Breuker et al 1 S 86 35..... 216
Sammon Michael—G W Hyde B. and L. 1 S 86 67..... 931
Schneck Wm M—J R William 3 J 86 641..... .....
Street Edw C—R L Rice et al 4 S 86 546..... 165
Street Edwd C—W H Burnett 4 J 86 556..... 274
Seguin Norcom L—Edwd H Toosey 4 S 86 552..... 501
Seguin Norcom L—H Chamberlin 4 S 86 553..... 135
Supplee Chas D—Henry Maule 4 S 86 68..... 327
Supplee Chas D—Lewis Smith 4 S 86 493..... 118
Starr Jesse W Jr—C W Dwight 4 S 86 209..... 761
Selden A W, Farley A C—J R Fisher et al 4 S 86 509..... 71
*Schittenhelm John Geo—Mechanics Benef. Asso. 1 S 86 755..... 300
Thomas Tunis Mfg. Co—R Lukens Jr 4 S 86 667..... 820
Thomas Tunis Mfg. Co—C Conard 4 S 86 502..... 4410
Thomas Alfred C—S Beymer 3 J 86 1172..... 146
Ward Edwin—W Juram 4 J 86 186.. .....
White Edwd and David—P S Hill 2 S 81 488..... 1474
Ward Geo W, Hood W H—J De F Junkin 3 S 86 69..... 315
Workingman's Benef asso—W B Christy 3 S 86 1070..... .....
Wisher Jno W—J P Malseed 4 S 86 640..... 64
Woodside John—86 Branch Lumber Co 4 S 86 566..... 547
*Ward Roberts K—Lewis Shallcross 1 S 86 767..... 41

Entered October 25, 1886.

Adams Thos and Mary—Mary Edwards 1 J 84 68..... .....
Boyd Wm—Mary E Tappan 1 S 81 656..... 100
*Cunningham Richd — Richmond Granite Co 1 S 86 771..... 350
*Conner Thos J—Bergner & Engel Co 1 S 86 800..... 1000
Eyre H C, Thompson Josiah—City (Bond) 1 S 86 799..... .....
*Gorman James—Thos H Adams 1 S 86 819..... 100
Holland Denis J—F Brecht & Co 4 S 86 415..... 147
*Hilbronner David and Morris—Riggenburg & Son (Execution issued on 13 cases) 1 S 86 772..... 3678
*Hilbronner David and Morris—Bissinger & Co 1 S 86 773..... 4771
*Hilbronner David and Morris—Abr Wolf 1 S 86 774..... 2102
*Hilbronner David and Morris—Moses Vogel 1 S 86 775..... 210
*Hilbronner David and Morris—M Frank 1 S 86 776..... 920
*Hilbronner David and Morris—M Bissinger 1 S 86 777..... 315
*Hilbronner David and Morris—Leon Hilbronner 1 S 86 778..... 1954
*Hilbronner David and Morris—Sol Hilbronner 1 S 86 780..... 1651
*Hilbronner David and Morris—Putzel & Co 1 S 86 781..... 1576
*Hilbronner David and Morris—S Gumperts 1 S 86 782..... 1281
*Hilbronner David and Morris—H Nathanson 1 S 86 783..... 783
*Hilbronner David and Morris—L L Putzel 1 S 86 784..... 1051
*Hilbronner Morris—L Putzel 1 S 86 779..... 525
*Knappe Alfons, Depstronski Henry —Consolidation B and L. (Bond and Warrant) 1 S 86 820..... 300
Lilley Henry—W D Ellis 2 S 81 783.. 1000
Lackner C P—H Graham & Co 1 S 86 66..... 776
*Merklee Walter A—Comth of Penna. (Bond) 1 S 86 792..... 1000
Marshall Jos C or A M and G V, Creswell David S—City (Bond) 1 S 86 798..... .....
*Mancini Andrew — Philip Klein (Attachment Execution issued) 1 S 86 813..... 80
*Middleton Wm H—Mrs C Brooks 1 S 86 814..... 150
McDonald Robt—Ark B. and L. 1 S 86 743..... E J
*Pregizer Fredk and Cath—Chas Schofield 1 S 86 785..... 250
Pollock Abr, Werner Gottleib—J B Landis et al 2 M 78 695.....ver 297
*Reilly Wardin J—Cath Reilly (Attachment Execution issued) 1 S 86 784..... 195
Ross David H—Woodside et al D C D 71 2151..... .....
Ross David H—Samuel Boyd D C D 71 2152..... .....
Stevens Beniah L—A L Hennershotz O C P M 74 388..... 31
*Shilser Heysinger M—John Shilser (Execution issued) 1 S 87 793..... 250
*Stark Wm H and Alice L—H B Stark (Execution issued) 1 S 86 795..... 1000
*Smith Andrew—Geo Laycock 1 S 86 796..... 300
Snodgrass Wm P P—Theo Evans et al 1 S 86 801..... 99
Smith Thomas—Jas Kemble (Attachment Execution issued) 1 S 86 808..... 59
*Savares Frank—Philip Klein (Attachment Execution issued) 1 S 86 812..... 266
West Jersey R. R, Penna. R. R. Co. —Thos Connely 1 S 82 222.....ver 500
Wright H F—H Graham & Co 1 S 86 65..... 367

Entered October 26, 1886.

Adams Thos—Mary Edwards 1 M 85 144..... .....
Bente Henry W—Wm T Kirk 1 S 86 123..... 480
*Bonner Chas W—W H Starkey 1 S 86 855..... 2500
*Buck Tycho—H Buck 1 S 86 868..... 165
Ball Israel T and John—Wm Hopple O. C. P. M. 74 8..... 1000
*Blase Margt and John F, Goebel Paul — Germt. Ave. B. and L. (Bond and Warrant) 2 S 86 33..... S F
Crane W D—J and J Dobson 4 M 86 226..... 3200
*Daily Michael—Phœnix B. and L. (Bond and Warrant) 1 S 86 835..... 2748
*Greiner John F—N Borzner 1 S 86 838..... 1100
*Glassmire Wm, Noelsch Wm—David Young (Execution issued) 1 S 86 849..... 400
Gannon Thos—Jas Farmer 3 D 83 272.....ver 883
*Hicks M C—Harding, Baer & Dubois (Execution issued) 2 S 86 34... 1954
*Hemmet Barbara—N Borzner 1 S 86 837..... 164
*Littleton John E—Wm E Littleton 1 S 86 852..... 2000
Mills John—P O &eefe & Son 1 J 84 55..... 334
Megargee Edmund dec, Scott Jas G admr—S A Matlack 2 J 79 794..... 383
Megargee Edmond dec, Scott Jas G admr—Jno W Cadbury 4 S 79 794.. 369
Meck John—Ecker & Co 1 S 86 828... 21
*McGrath Patrick—Hay Bros (Execution issued) 1 S 86 869..... 63
*Olley Matthew S—S J Fletcher 1 S 86 865..... 1191
*Pettit Harry—E W Lehman 1 S 86 853..... 400
*Pettit Harry—E W Lehman 1 S 86 854..... 400
Schofield Lane—A H Smith O. C. P. M. 70 129..... 167
*Smith Patrick and Annie—Peter Frett 1 S 86 839..... 150
*Spencer John—Laura Spencer (Execution issued) 1 S 86 842..... 2189
*Spencer John—Emily E Spencer (Execution issued) 1 S 86 843..... 2309
*Singer Sarah P—Thos Perrins 1 S 86 844..... 3000
Taylor Mary, Wm B and Theo T—John G Meigs 4 S 86 244..... 2757
*Wert Henry K—Mary Stiles 1 S 86 841..... 55

Entered October 27, 1886.

*Adolph Chas D—Jacob Conrad 2 S 86 44..... $200
Carter Elmer—Thomas Carter 3 S 81 667..... 1500
*Dillan Wm A—Mary A Cooke 2 S 86 42..... 460
*Dolan John—Mary Welsh 2 S 86 69..... 50
*Dolan John—Mary Welsh 1 D 81 299..... 210
Glassmire Wm—Wm McCully & Co (Execution issued) 2 S 86 54..... 415
*Gerbelmann John - John Loughran 2 S 86 58..... 300
Hathaway J H, Pearce Wm—City (Bond) 2 S 86 37..... .....
Hong M C, Nester William A—City (Bond) 2 S 86 72 (3)..... .....
*Koller John, Hohberger Chas—Active B and L (Bond and Warrant) 2 S 86 80..... 800
Leonhardt Jacob—Otto Reichert 4 J 84 226.....ver 300
McEntee P C and Thos, Keegan Michael—City (Bond) 2 S 86 38.. .....
McArdle Constantine—Chas T Quinn 4 M 86 265.....ver 1561
Pyle Anni M—Chas T Quin 4 M 86 262.....ver 3975
Roark John—James Magee 3 D 83 894.....ver 228
*Rauschning Wm, Mauger John R, Enterprise Artificial Stone Co—Paul Bertrand 2 S 86 40 400
*Rees Thos W—Bi-Centennial B and L (Bond and Warrant) 2 S 86 68... 3600
Stockwell Wm B—R D Pinkerton 2 S 84 42.....ver 436
Smart T P, Nester William A—City (Bond) 2 S 86 74..... .....
*Weinmann Wm F—F A Poth 2 S 86 36..... 250

Entered October 28, 1886.

Archer Wm A, Beck Erhard—Phila Bible Church 2 M 81 326..... S F
Beittenmiller Henry W—L Lowenstein & Co 1 D 79 439..... S F
*Carr Chas W, Crawley Jos S—Harriet S Ogden (Bond and Warrant, Execution issued) 2 S 86 130..... $60,000
*Carr Chas W, Crawley Jos S—Harriet S Ogden (Execution issued) 2 S 86 131..... 3000
*Carr Chas W, Crawley Jos S—John

M Kennedy Jr (Execution issued) 2 S 86 113.....
Chalfant E N & Benj W—G A Hollister 2 M 85 210.....ver
Cranbell W G S, Donohue Michael—F A North & Co 2 D 85 46.....ver
Free Masons Relief Asso—Cath F Reith 2 S 85 259.....ver
*Gauler John C—Edwd Trainer 2 S 86 102.....
Merkins Lewis E—Emanuel Peters 3 J 76 95.....
*McCormick Patrick—B F Teller 2 S 86 126.....
*Stohr Jadok—Conyers Button (Bond and Warrant) 2 S 86 107.....
*Schnaufer Geo F—Fredk Keebler 2 S 86 115.....
Sweeney Jas & Cath—Chas T Quin 4 M 86 263.....ver
*Sheetz Peter E—P P Morris (Bond and Warrant) 2 S 86 129.....
Trout S Edgar, McIlvain Geo D, Elder L W, Smedley Saml L Jr—Wm Rutrer 2 M 85 229.....ver
Torney John P, Mulryan Bernard—P J Whitty (Treasurers Bond) 2 S 86 90.....
*Weisenberger Fredk—Cath Weisenberger 2 S 86 93.....
*Willers Gottleib—John W Gerdeman 2 S 86 120.....
*Wagner Matthias—Christian Green 2 S 86 103.....
*Woerner Maria C, Fredk and Wm G—Lina Woerner 2 S 86 114.....
*Watson John R—Saml Conn 2 S 86 124.....

Satisfied Judgments.

D R Burr Jr, Evan W Burr—N B Woolford [ent July 3 84.....
Jacob Anderson—Henry Zink [ent Sept 10 86.....
Phila. Warehouse Co—H Rhodes [ent Sept. 24 86.....
Frank Bichards—H Rhodes [ent Ang 10 86.....
Saml R Clausen—Wm Glading [ent June 1 86.....
Mary Hatzman, Lewis Seher—John H Simpkins [ent March 17 86 .. ....
Chas F Brand—A James Jr [ent July 8 86.....
Louis A Haines—C B Gerker [ent Apr 4 85.....
John H Hilterman et al—Wharton B. and L. [ent June 30 85.....
W E Pleiffer—L Laithieu [ent Jany 4 84.....
David Murtha—Lewis R Walker (Bond) ent Sept 18 84 .. ..
Denis J Holland—T J Martin & Co [ent Feb 1 86.....
Denis J Holland—T M Locke et al [ent Sept 6 86.....
Denis J Holland—Chas Walters [ent Oct 29 86.....
Denis J Holland—John Stitzer [ent July 3 86.....
Denis J Holland—John Welsh [ent Oct. 6 86.....
Denis J Holland—B Strouse et al [ent Sept 24 86.....
Wm Schoenleber—Harper and Ternan [ent Dec 16 84.....
Chas Schaa l—Wharton B. and L. [ent Mch 18 85 .....
Magdalena Guckert, Kate Luzenberg, A J Seiberlich—K Specht [ent Sept 13 86.....
Patrick Walsh—Charles H Ott [ent June 1 86.....
Frank J Cloud—E Beckman [ent Sept 25 86.....
P B Mingle dec—F D Kramer [ent Sept 27 82.....
Chas T Lancaster—W S Manderson [ent Mch 20 86.....

Adam Newkumet—John S Graver [ent Apr 24 86..... 122
Jas Rooney—A J G Rodenpyle [ent Sept 6 86..... 133
Geo H McCully—J G Ditman [ent Jan 26 84..... 153

Judgments Marked to Use.

Andrew Mayer—E O Michener 4 D 84 38..... $115
Marked to use of Chas F Myers
Edwd Lyndall—Rosanna Kirk 3 J 85 308..... 500
Marked to use of Thos A Allison
Geo H McCalmont—Jane M Peart 3 J 86 365..... 530
Marked to use of Adolph Forster & Co
Mary R Duross—W K Shryock 1 M 86 891..... 100
Marked to use of Jas Sadlier
Wickersham & Bro—C W and H W Middleton 4 J 76 1236..... 613
Marked to use of J B Wickersham

Mechanics' Liens.

The Schuylkill River E. S. R. R. cont, Bobert Garrett et al owners—Arthur M Green claimant 3-story Bidg W cor Lombard and Chippewa street..... 5758
Levi Koder, owner and cont—Chas K. Kerklee clalmant. 2 bidg W s Marshal st, 222 ft and 240 ft N of Thompson st..... 1256
John H Miller owner, John G Moore & Son cont—Wm McCay claimant, S W corner Wallace and Andress streets..... 100
Chas E and Annie E Miller owners, Chas E Miller cont—Christian S Geiger claimant, W s Troubat ave, 150 ft N of Oak lane..... 131

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National ank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J, June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

—So far five hundred and fifty-nine dollars and fourteen cents has been contributed by the printers of the U. S., towards the fund to build a printers, headquarters in Philadelphia.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, October 25, 1886.

Broad st., E. s., 44 ft. S. Ave., 34 ft. S., W. Frederick Snyder to James J. Nickel, Oct. 25, 1886, 3 acres .... nom.
Chestnut Hill and Springhouse Pike, W. s., 280 ft. N. Chestnut Hill ave., Estate Charles Taylor, dec'd, to Emily D. and Harriet A. Heydrick, Oct. 20, 1886, irreg. shape; *g. r.*, $200..... nom.
DeKalb st., W. s., S. Aspen, Wm. R. Nicholson et al. to Joseph H. Kelley, Oct. 21, 1886, 7 lots; mtg. $10,000..... 2,900
Cambridge st., 1706, Max Liveright to Matthison and Ephraim Coon, Oct. 22, 1886, 16 ft. by 79 ft. 3¾ in. *Mtge.* $2700..... 500
Emerald st., 3412 and 3430, Ellwood Becker to Thos. M. Locke, Oct. 13, 1886, 14 ft. 2½ in and 14 ft. by 79 ft. *Mtge.* $1600..... 2,000
Front st., 721 S., Franz Abt Building and Loan Association to Dennis O'Leary, Oct. 18, 1886, 18 ft. by 150 ft.; 723 S. Front, 20 ft. by 150 ft. and 725 S. Front, 17 ft. by 150 ft..... 6,600
Fourth st., N. E. cor. Somerset, Charles C. Moore to Albert Kern, Oct. 18, 1886, 294 ft. 7⅜ in. by 102 ft. 6 in..... 19,641
Forty-second st., S. E. cor. Locust, Wm. E. Montelius ex. to W. H. Harned, Oct. 21, 1886, 47 ft. 6 in. by 170 ft.; *Mtg.* $12,000 and $2000 .. 4,000
Same to Wm. Oldham, Oct. 21, 1886. nom.
Wm. Oldham to Rebecca S. Harned, Oct. 21, 1886..... nom.
Forty-third st., 212, s., Hy. C. Gibson to Wm. McIntyre, Oct. 18, 1886, 17 ft. 6 in. by 102 ft.; *Mtgs.* $3500, $1000..... 5,500
Forty sixth st., W. s., 75 ft. N. Aspen, Edw. G. M. Hopkins to Matthew Fleming, Oct. 22, 1886, 60 ft. by 105 ft.; 4 *g. r.s'* $75 each..... nom.
Haverford st., 3117, E. E. Noch to Kate Aubrey Eyre, Oct. 21, 1886, 16 ft. 4 in. by 87 ft.; *Mtge*, $3300 1,950
Mervine st., W. s., 390 ft., 6 in. N. Montgomery, Anna P.ˣ Richardson to Jas. Fitzpatrick, Oct. 8, 1886, 16 ft. by 75 ft..... 3,175
Montgomery st., N. s., 106 ft. 7 in. W. Seventeenth, Thomas Mecouch to Julia C. Knight, Oct. 21, 1886, 17 ft. 8 in. by 90 ft..... 8,200
Moss st., 622, Albert James, Jr. to Henry Ganler, Oct. 14, 1886, 14 ft. by 50 ft..... 775
Oakford st., N. s., 168 ft. E. Twenty-second, Henry R Coulomb to Duncan McKenzie, Sept. 20, 1886, 15 ft. by 61 ft.; *g. r.*, $48..... 800
Ontario st., N. E. cor. Smedley, J. R. Claghorn to Anna B. Wight, Oct. 13, 1886, 15 ft. by 70 ft.; *mtge*, $1500..... 1,000
Park ave., E. s., 165 ft. S. Berks. John M. Sharp to Edwin S. Douglas, Oct. 21, 1886, 17 ft. 6 in. by 100 ft.... 7,500
Park ave., 1845, John M. Sharp to George C. Hagner, Oct. 18, 1886, 17 ft. 6 in. by 100 ft..... 7,500
Prince st., N. s., 29 ft. E. Otsego, George C. Boehm to William D. Stovell, Oct. 13, 1886, 18 ft. by 110 ft 4,500
Second st., W. s., 224 ft. N. Lehigh ave., Mary F. Parsons to Norris J. Ferguson, Oct. 25, 1886, 36 ft. by 121 ft. 9 in.; *g. r.*, $159..... 50
Sixty-second st., E. s., 120 ft. S.

Locust, John M. Walls to Rebecca Morrow, Oct. 23, 1886, 20 ft. by 100 ft. ... 150
Stiles st., 3027, 3031, The J. & P. Baltz Brewing Co. to Maria M. Baltz, Oct. 21, 1886, 45 ft. by 62 ft.; 1223 N. Thirty-first, 15 ft. by 58 ft.. 9,000
Stiles st., 3033, 3035, The J. & P. Baltz Brewing Co., to Jacob Baltz, Oct. 21, 1886, 30 ft. by 62 ft.; 1225, 1227 N. Thirty-first, 30 ft. by 70 ft.. 9,000
Turner st., S. s , 58 ft. W. Twenty-fifth, Charles Colladay to Thomas J. Eddowes, Oct. 22, 1886, 14 ft. by 56 ft. 6 in.; *Mtge.* $1600 ... 1,500
Twelfth st., 1836 N., E. L. Mintzer, Jr., to Anna K. Collins, Oct. 12, 1886, 16 ft. 2 in. by 78 ft.; *Mtge.* $3200 ... 1,600
Twenty-seventh st., E. s. and N. s. Arizona, William F. Albrecht to Albert J. Pusey, Oct. 15, 1886, 64 ft. 6 in. by 57 ft.; *Mtge.* $4300 ... 4,300
Thirty-second st., N. E. cor. Hamilton, Peter C. Hollis to Samuel M. Lapp, Oct. 22, 1886, 16 ft. 8 in. by 92 ft. 6 in.; *Mtge.* $4000 ... nom.
Washington st., N. W. s., 38 ft. N. E. Church, John Young to Henry Reichert, Oct. 22, 1886, 25 ft. by 100 ft ... 300
West st., E. s., 107 ft. N. Brown, Mary O'Neill to Charles B. Kelley, Oct. 20, 1886, 13 ft. by 57 ft. 10 in... 1,650
Winton st., N. s., 57 ft. E. Tenth, Thomas C. Barry to Emma Y. Barton, Sept. 11, 1886, 14 ft. by 49 ft.; g. r., $36 ... 350
Woodland's ave., 3433, Sarah W. Edson, administratrix, to John Hamilton, Oct. 18, 1886, irreg. shape ... 3,600
Springer st., N. W. s., 203 ft. 8 in. N. E. Nash, John B. Crowson to Wm. Topley, Oct. 23, 1886, 25 ft. by 51 ft ... 1,100
Twentieth st., S. W. cor Ogden, Timothy Hickey to Michael Hussey, Oct. 5, 1886, 16 ft. by 67 ft.. 3,800
Front st., 2238 N., Philadelphia Industrial Co-operative Society (limited) to Rosa Gerson, Oct. 14, 1886, 16 ft. by 64 ft.; *Mtge.* $3000 ... 3,050
Fifteenth st., E. s., 74 ft. N. Wharton, Hugh Stevenson to Henry J. Weber, Oct. 25, 1886, 80 ft. by 100 ft. ... 5,900

TUESDAY, October 26, 1886.

Arch st., S. E. cor. Fifteenth, Thos. B. Smith to Mary J. Miller, Sept. 21, 1886, 49 ft. 6 in. by 139 ft ... $60,000
Aspen st., N. s., 181 ft. E. Thirty-ninth, Jac. Rightly to Lillle F. Whitney, Sept. 17, 1886, 15 ft. by 80 *G. R.*, $108 ... 1,000
Brown st., 708, William L. Wagner et al., ex'rs, to Lewis J. Fabian, Oct. 21, 1886, 18 ft. by 79 ft ... 6,300
Buist ave., S. E. s., 200 ft. N. E. Sixty-third, George Laycock to Emma Prince, Oct. 14, 1886, 25 ft. by 128 ft.; *Mtge.*, $1000 ... 1,100
Cantrell st., N. s , 110 ft. E. Twelfth, Edward W. Laskey to Annie T. Salter, Oct. 15, 1886, 56 ft. by 47 ft.; also, N. s. Cantrell, 82 ft. E. Twelfth, 14 ft. by 47 ft ... nom.
Charles st., N. s., 195 ft. 3 in. E. Thirty-eighth, Duncan L. Buzby to Cornellia A. Bedford, Oct. 18, 1886, 41 ft. 2 in. by 25 ft.; *G. R.*, $60 ... 2,500
Columbia ave., N. s., 15 ft. 4½ in. W. Philip, Thomas Howarth to Mary Ann McAleer, Oct. 22, 1886, 15 ft. 4½ in. by 53 ft. 11¼ in.; *G. R.*, $23... 761
Columbia ave., 1712, Mary V. Delp to Charles F. Myers, Oct. 25, 1886, 18 ft. by 80 ft.; *Mtge.*, $5000 ... 3,500
Croskey st., E. s., 194 ft. 3 in. N. Norris, William F. Benson to M. Thompson Wanamaker, Oct. 21, 1886, 27 ft. 9 in. by 75 ft ... 6,500
Davis st., Twenty-fifth ward, R. Carter et al. to Patrick McNamara, Nov. 26, 1849, irreg. shape ... .
Davis st., N. s., 118 ft. N. W. Nicetown Lane, John Zimmermann to Andrew Zimmermann, Oct. 8, 1886, irreg. shape ... 800
Dean st., 1234, M. A. Hayes to Henry Ritter, June 26, 1886, 14 ft. by 44 ft. 2 in., *G. R.*, $36.50 ... 540
Dean st., 1234, Henry Ritter to Henry B. Foulke et al., Sept. 16, 1886, *Mtge.*, $1000 ... 700
Deshong st., 3506, William McPherson to John J. McPherson, Oct. 25, 1886, 16 ft. by 39 ft.; *Mtge.*, $300 ... 850
Dorrance st., 1158, 1160, 1162, 1164, John White to Gustave Menzel, Oct. 1, 1886, irreg. shape; each subj. to *G. R.*, $60 ... 3,600
Fifth st., E. s., 224 ft. 10 in. N. Somerset, George Kessler to John Doyle, Oct. 22, 1886, 16 ft. 2 in. by 58 ft ... 2,750
Fifth st., E. s., 231 ft. N. Somerset, John Doyle to George Kessler, Oct. 22, 1886, 16 ft. 2 in. by 58 ft ... 2,750
Fifteenth st., 800 S., Jas. Gallagher, adm., to Chas. Sweeney, Oct. 19, 1886, irreg. shape; *G. R.*, $56 ... 5,500
Florence ave., S. E. s., 60 ft. N. E. Fifty-first, Andrew J. Mosley to Edwin S. Mosley, Oct. 2 , 1886, 10 ft. by 100 ft ... 150
Frankford rd., 2220, Jos. Deute to Chas. Schmidt, Oct. 15, 1886, 20 ft. by 100 ft.; *Mtge.*, $3300 ... 4,700
Franklin st., 2621, Jacob Rightley to Lizzie Berry, Oct. 20, 1886, 14 ft. by 68 ft. 6 in ... 2,500
Franklin st., 2627, Jacob Rightley to Alfred Taylor, Oct. 12, 1886, 14 ft. by 68 ft. 6 in ... 2,500
Garden st., 432, Hy. T. Snyder to Louis Munch, Oct. 15, 1886, 13 ft. 4 in. by 45 ft.; *G. R.*, $3334 ... 2,500
Gaskill st., 302, Josephine Craig to Roes Raggio, Oct. 1, 1886, 14 ft. 2 in. by 23 ft ... 1,400
Haines st., 12 acres, Twenty-second ward, Robert Steel to William De Ford Baker, Oct. 22, 1886, irreg. shape; *Mtge.*, $3060 ... 11,933
Hegerman st., N. W. s., 150 ft. 3⅞ in. S. W. Longshore, Mary Disston to George Weeks, Sept. 25, 1886, irreg. shape ... 1,500
Howard st., W. s., 93 ft. 7¾ in. N. Girard ave., B. H. Rush et al. to Charles Algeo, Oct. 19, 1886, 13 ft. 7¾ in. by 54 ft. 6 in ... 2,150
Howard st., W. s., 80 ft. N. Girard ave., Seventeenth ward, B. H. Rush et al. to John Wilson, Oct. 19, 1886, 13 ft. 7¾ in. by 54 ft. 6 in... 2,150
Howard st. S. s., Twenty-fifth ward, estate Patrick McNamara to Patrick McNamara, Oct. 25, 1886, irreg. shape ... 800
Huntingdon st., 733, Alex. Kelley to Margaret Blase, Oct. 16 1886, 15 ft. by 67 ft.; *Mtge*, $2000 ... 1,300
Keystone st., N. W. s., 200 ft. S. W. Unruh, Mary Disston to John Mackin, Oct. 12, 1886, 50 ft. by 200 ft ... 750
Keystone st., N. W. s., 36 ft. 9½ in. N. E. Unruh, Mary Dission to Leo S. Guchert, Oct. 12, 1886, 75 ft. by 109 ft ... 900
Lawrence st., N. E. cor. Cambria, Wm. Gegenheimer to Andrew Stemmann, Oct. 14, 1886, 18 ft. by 92 ft. 6 in.; *G. R.*, $81 ... 650
Laycock ave., S. E. s., 50 ft. S. W. Seventy-ninth, Charles B. Wilkinson to Frank S. Hollingsworth, Oct. 1, 1886, 25 ft. by 100 ft ; *Mtge.*, $1000 ... 500
Long st., S. E. cor. McKean, George D. Field to George Lodge, Oct. 19, 1886, 92 ft. 9 in. by 50 ft. 10 in ... 1,200
McKean st., S. s., 32 ft. 10 in. E. Long, Arthur G. Burt et al. to Mary G. Field, Oct. 9, 1886, irreg. shape ... nom.
Madison Square, S. s., 336 ft. 8 in. W. Twenty-second, Daniel Kelly to Anna L. Geilfuss, Oct. 15, 1886, 25 ft. by 25 ft.; *G. R.*, $105 ... 650
Orkney st., E. s., 85 ft. 10¼ in. S. Somerset, John J. Torpey to Adam Richter, Oct. 14, 1886, 14 ft. 1¾ in. by 35 ft. 10½ in.; *Mtge.*, $800 ... 650
Powelton ave., 3207, interest of Julia C. McCormick to Mary E. Phillips, Oct. 26, 1886, 17 ft. 6 in. by 91 ft ... 1,800
Preston st., W. s., 268 ft. S. Aspen, John C. Tulloch to John M. Robinson, Oct. 22, 1886, irreg shape ... 3,500
Reese st., 2728, Lewis M. Kensil to Sallie Umstead, trustee, Oct. 19, 1886, irreg. shape; *Mtge.*, $1500 ... 1,100
Sixty-fourth st., N. E. cor. Westminister ave., D. M. Hess to John Bahme, Oct. 22, 1886, 25 ft. by 125 ft ... 500
Spencer st , N. W. s., 106 ft. S. W. Dobson, John Dobson to George Filoon, Oct. 12, 1886, irreg. shape; also, S. E. s. Spencer, 620 ft. N. E. Dobson, irreg. shape ... 650
Tasker st,, 1016, Chas. F. Martin to Wm. W. Smithers, Oct. 18, 1886, 16 ft. by 61 ft ... 2,800
Snyder ave., S. s., 31 ft. E. Twelfth, Edward W. Laskey to Robert B. Salter, Oct. 15, 1886, 60 ft. by 69 ft.; S. s. Snyder ave., 91 ft. E. Twelfth, 30 ft. by 60 ft.; S. s. Snyder ave., 121 ft. E. Twelfth, 45 ft. by 60 ft.; S. s. Snyder ave., 18 ft. W. Twelfth, 16 ft. by 62 ft.; S. s. Snyder ave., 34 ft. W. Twelfth, 16 ft. by 63 ft.; S. s. Snyder ave., 16 ft. E. Twelfth, 15 ft. by 60 ft.; Twelfth st., E. s., 63 ft. S. Snyder ave., 47 ft. by 54 ft. nom.
Twelfth st., W. s., 65 ft. s. Snyder Ave., Edward W. Laskey to Annie T. Salter, Oct. 15, 1886, 15 ft. by 47 ft ... nom.
Thirteenth st., 936 N., interest of Samuel Weisman et al. to Robert Boston, Sept. 30, 1886, 14 ft. by 40 ft ... 2,000
Also, interest of James E. Gorman to Robert Boston, Oct. 21, 1886, same premises ... nom.
Twenty-second st., 2014 N. Wistar Morris to M Thompson Wanamaker, Oct. 12, 1886, 27 ft. ft. 9 in. by 100 ft ... 1,395
Thirty-second st., 116 N., John M. Doyle to John Welsh, Oct. 16, 1886, 25 ft. by 105 ft. 6⅜ in.; *Mtge.*, $3,500. 1,500
Thirty-ninth st. S. E. cor. Linwood, Jacob Rightley to John W. Corson, Jr., Oct 19, 1886, 68 ft. by 80 ft ... 5,000
Vine st., S. s., 175 ft. 5¾ in. W. Fisher ave , Andrew Coedy to David R Crumrine, Oct. 22, 1886, 25 ft. by 117 ft. 6 in.; *G. R.*, $30 ... 300
Wensley st., N. E. s., 81 ft. S. E. Kensington ave., Twenty-fifth ward, Joseph Strickey to Thomas P. Twibill, Oct. 22, 1886, 397 ft. by 72 ft. 6½ in.; 28 lots ... 8,400

WEDNESDAY, October 27, 1886.

Ann st., N. E. s., 56 ft. S. E. Jasper, T. W. Smaltz to Harry L. Roat, Oct. 20, 1886, 12 ft. by 54 ft.; *G. R.*, $51 ... nom.
Aspen st., 3839, 3853 and 3871, Jacob Rightly to Emilie J. Schober, Oct. 16, 1886, each 15 ft. by 80 ft.; subj.

G. R., $108 each... $3,000

Cambridge st., 2717, 2719, H. C. Horn to John F. Donovan, Oct. 25, 1886, 28 ft. by 41 ft. $8\frac{5}{8}$ in... 5,000

Catharine st., N. E. cor. Stewart, John G. Noone to Celia P. Noone, Oct. 15, 1886, 16 ft. by 56 ft.; *Mtge.*, $300... nom.

Chestnut st., N. s., 38 ft. W. Thirty-fourth, Charles W. Budd to Rosalle D. Cook, Oct. 22, 1886, 19 ft. by 104 ft. 6 in.; *Mtge.*, $5000... 3,500

Corson st., S. W. s., 167 ft. S. E. Mermaid Lane, Samuel Goodfellow to Peter Langan, Oct. 1, 1886, 40 ft. by 120 ft... 2,000

Eleventh st., 2017 N., Wistar Morris to David Goodbread, Oct. 15, 1886, 16 ft. 4 in. by 60 ft... 2,800

Evergreen st., S. s., 345 ft. W. Twentieth, Christopher Van Stan to Mary Donaghy, Oct. 26, 1886, 15 ft. by 50 ft.; *G. R.*, $36... 1,000

Fairmount ave., N. s., 120 ft. E. Thirty-eighth, William R. Nicholson et al. to Marie Elizabeth Dehner, Oct. 19, 1886, 15 ft. by 87 ft... 3,000

Fifth st., 145 N., Charles F. Myers to Mary V. Delp, Oct. 25, 1886, irreg. shape... 3,500

Fifth st., E. s., 335 ft. N. Susquehanna Ave., Matthew O'Brien to James L. Weyant, Sept. 5, 1886, 15 ft. by 89 ft. $7\frac{1}{2}$ in.; *G. R.*, $3375... 10,037

Fortieth st., E. s., 80 ft. S. Ogden, John Rauffenbart to Thomas S. Wiltbank, Oct. 19, 1886, 20 ft. by 120 ft... 2,500

Germantown ave., 2749, John Mander et al. to Charles W. Miller, Oct. 12, 1886, 16 ft. $10\frac{1}{2}$ in. by 80 ft... 4,600

Germantown ave., 2751, John Mander et al. to John Schoenherr, Oct. 12, 1886, 17 ft. $3\frac{1}{4}$ in. by 80 ft... 4,060

Germantown ave., 2753, John Mander et al. to John Marshall, Oct. 12, 1886, 16 ft. $8\frac{3}{4}$ in. by 80 ft... 4,600

Germantown ave., E. s., 37 ft. 4 in. N. Cumberland, George Messer to George C. Messer, Oct. 19 1886, 17 ft. by 70 ft... 2,500

Haines st., N E. cor. Stenton ave., Cornelius Chadwick to John Stanton, Oct. 18, 1886, 60 ft. by 100 ft... 900

Haverford ave., N. W. cor. Sixty-second, est. Wm. M. Camac to Jno. McCoy, Oct. 22, 1886, irreg. shape... 2,600

Juniata ave., N. W. s., 32 ft. Northeast Wayne, Barzillai Ridgway to Chas. G. Marshall, Oct. 20, 1886, 16 ft. by by 80 ft.; *Mtge.*, $1500... 300

Kater st., N. s., 177 ft. W. Twenty-second, Thos. F. Kelly to Marcus C. Keighler, Oct. 16, 1886, 15 ft. by 52 ft... 1,500

Kensington ave., N. W. s., and E. s. K st., John Wilson to Chas. Williams, Oct. 22, 1886, irreg. shape... 2,750

Lemon st., 1030, Bridget Flanagan et al. to Joseph Dougan, Oct. 14, 1886, 13 ft. by 33 ft. 10 in... 1,500

Lingo st., W. s., 118 ft. S. Reed, Isaac W. Sitler et al., ex'rs, to Clinton D. Herring, Oct. 23, 1886, to Alice Bradley, Oct. 25, 1886, 14 ft. by 48 ft.; *G. R.*, $42... 625

Marshall st., 325, Clara Hochstadter to Elbert Y. Williams, Oct. 22, 1886, irreg. shape... 6,000

McKean st., S. W. cor. Twelfth, William J. Conrad to Daniel M. Graham et al., trustees, Sept. 17, 1886, 60 ft. by 69 ft. $10\frac{1}{2}$ in... nom.

Memphis st., S. E. s., 46 ft. N. E. Wrekin, Peter Frett to Patrick Smith, et ux., Oct. 15, 1886, 14 ft. by 60 ft... 1,150

Mill st., S. W. s., and N. W. s. Union, Twenty-third ward, F. D. Holme, ex., to Jonathan Rowland, Aug. 10, 1886, 60 ft. by 120 ft.; also N. W. s. Union, 120 ft. S. W. Mill, 46 ft. by 200 ft... 750

Orchard st., N. E. cor. Tacony, R. E. Welsh to Teresa York, Oct. 25, 1886, irreg. shape; *G. R.*, $84... 2,350

Spring Garden st., N. s., 155 ft. W. Thirty-eighth, John P. McCollom to Harry Sharpless, Oct. 23, 1886, 62 ft. by 160 ft... 10,500

Tasker st., N. E. cor. Twentieth, Frank G. Taite to Daniel Whooley, Oct. 19, 1886, 18 ft. by 48 ft... 3,400

Thirteenth st., E. s., 112 ft. S. Tasker, Wm. R. Matchett to Wm. Walter, Oct. 28, 1886, 16 ft. by 100 ft.; *Mtge.*, $2300... 1,200

Thirteenth st., E. s., and S. W. s. Ridge, Samuel T. Freeman to Isadore H. Sultzbach, Oct. 19, 1886, irreg. shape; *G. R.*, $80... 11,666

Twenty-second st., E. s., 50 ft. N. Vine, John McCoart to Mary A. McCoart, Oct. 25, 1886, 16 ft. by 89 ft.; *G. R.*, $60... nom.

Twenty-fifth st., W. s., 249 ft. 6 in. N. Columbia ave., Frederick V. Smith to John E. Littleton, Oct. 16, 1886, 15 ft. by 67 ft... 4,250

Twenty-seventh st., E. s., 187 ft. N. Oxford, George Gabel to Samuel H. Sheibley, Oct. 5, 1886, 18 ft. by 87 ft. 6 in... 900

Memphis and Hewson sts., N. E. cor., F. Reuter to Alfons Knappe et ux., Oct 18, 1886, irreg... 1,325

Thirty-second st., 5 lots, E. s., 60 ft. S. Wharton, Thomas Williams, Jr., et al. to Timothy D. Murphy, Oct. 27, 1886, 1 of them 16 ft. by 62 ft. and subj. to a *G. R.* of $45, and the other 4 each 14 ft. by 62 ft. and subj. to a *G. R.*, of $42... nom.

Tyson st. S. W. s.. 113 ft. $\frac{1}{4}$ in. N. Ninth, George C. Messer to Jacob Gabel, Oct. 19, 1886, 17 ft. by 50 ft... 1,350

Virginia st., 2315, George L. Parker to Robert Boston, Oct. 23, 1886, 15 ft. by 34 ft. 10 in... 1,400

Willow Grove ave., S. E. s., and S. W. s. Twenty-fifth, Clinton Rorer to Michael McTague, June 30, 1886, 40 ft. by 160 ft... 556

Lehigh ave., 807, Samuel Horner to Emily H. Mitchell, Oct. 15, 1886, 16 ft. $4\frac{3}{4}$ in. by 73 ft. $3\frac{5}{8}$ in... 4,500

Richmond st., 248, Henry Heiligman to William H. Lewis, Sept. 3, 1886, 20 ft. by 100 ft... 2,800

THURSDAY, October 28, 1886.

Adams st., S. W. s., 252 ft. $10\frac{5}{8}$ in. N. W. Walnut La., Washington Mayhew to Enoch Taylor, April 1, 1878, 40 ft. by 159 ft 9 in... $5,500

Adams st., S. W. s., 292 ft. $10\frac{5}{8}$ in. N. Walnut La., Walter H. Maguire to Enoch Taylor Dec. 16, 1878, 40 ft. by 159 ft. 9 in... 6,000

Avenue F, Lot 2773, Section 80, Clearview, Twenty-seventh ward, John H. Scott to Archibald Dornan, Jr., Oct. 26, 1886... 150

Bley st., N. W. s., 120 ft. N. E. Hull, Edward Blood, Oct. 26, 1886, 20 ft. by 44 ft... 400

Botanic ave., S. E. s., 100 ft. N. E. Seventy-ninth, George Laycock to Andrew Smith, Oct. 14, 1886, 50 ft. by 100 ft... 300

Callowhill st., S. s., 53 ft. 11 in. N. W. Powelton ave., Fifteenth ward, Park L. and B. Association to Edw. McCormick, Sept. 27, 1886; irreg. shape; *G. R.*, $96... 1,400

Canal st., S. W. s., 129 ft. $4\frac{1}{4}$ in. N. W. Front, Lafayette B., S. and L. Association to Patrick John Ryan, Oct. 8, 1886, irreg. shape... 4,000

China st., N. s., 131 ft. N. Front, Penna. Co. for Ins. on Lives, etc., trustees, to Henry Nolding, Oct. 15, 1886; irreg. shape... 20

Clare st., 1042, 1044, Elijah Lathbury et al. to John T. Martin, Oct. 13, 1886; irreg. shape... ......

Dauphin st., S. W. s., 52 ft. $9\frac{7}{8}$ in. S. E. Almond, Charles H. Jacobs et al. to David McCrystal, Oct. 20, 1886, 14 ft. by 84 ft. 7 in... 1,525

Forty-second st., E. s., 114, 62 ft. N. Haverford, Hugh Mullin to Rose Kelly, Aug. 30, 1886, 12 ft. by 58 ft. nom.

Frankford rd., E. s., 80 ft. N. Huntingdon, James Judge to John Nolen, Oct. 18, 1886, 20 ft. by 46 ft.. nom.

Front st., E. s., and S. s. Tasker, T. E. Potts to Joseph W. Henderson, Oct. 20, 1886, 18 ft. $6\frac{1}{4}$ in. by 60 ft.; *G. R.*, $5556... nom.

Same to John D. Reed, Oct. 21, 1886. 900

Girard ave., N. s., 35 ft. 4 in. W. Forty-ninth, John H. Miller to Mark H. Davis, July 22, 1886, irreg. shape; *Mtge.*, $2000... 500

Gratz st., 1911, J. Louis Kates to Edwin S. Landis, Oct. 21, 1886, 16 ft. 6 in. by 80 ft. 4 in... 2,300

Hancock st., E. s., 200 ft. N. Lehigh, Isaac and Henry Norris, trustees, to Frank Leake, Oct. 21, 1886, 100 ft. by 92 ft. 6 in... 6,666

Hunting Park ave., 2216, James Aull to Walter D. Allen, Sept. 30, 1886, irreg. shape... 3,200

Hutchinson st., W. s., 174 ft. S. Huntingdon, John Loughran to George W. Bertron, Oct. 25, 1886, irreg. shape... 1,600

Jefferson st., 2402, Frances D. Jones to Millard F. Jones, et ux., Oct. 26, 1886, 16 ft. by 51 ft.; *G. R.*, $78... 1,450

Kennedy st., S. W. s., 289 ft. $11\frac{3}{8}$ in. S. E. Emerald, John Martin to George P. Reuter, Oct. 25, 1886, 18 ft. by 79 ft... 450

Lawrence st., W. s., 54 ft. and 180 ft. S. Indiana, Thomas L. Kelly to John Whiteside, Oct. 25, 1886, each 14 ft. by 44 ft. 3 in.; each subject, *G. R.*, $50... 1,533

2960 Lawrence, 14 ft. by 44 ft. 3 in.; *G. R.*, $50... 766

Lehigh ave., S. s., 15 ft. W. Franklin, Mahlon L. Heist to John Immel, Oct. 20, 1886, 16 ft. by 74 ft... 4,000

Lyceum ave., S. E. s., 246 ft. $0\frac{1}{2}$ in. S. W. Pechin, John Dobson to Elizabeth Schofield, Oct. 23, 1886, irreg. shape... nom.

Master st., 2413, John Gilfillan to Frances B. Jones, Oct. 26, 1886, 20 ft. 3 in. by 48 ft. $8\frac{1}{2}$ in.; *G. R.*, $96... 2,100

Mole st., E. s., 129 ft. 3 in. and 143 ft. 3 in. N. Tasker, John Freil to Margaret Rodenbach, Oct. 23, 1886, 28 ft. by 47 ft.; *G. R.*, $42... 2,300

Norris st., 160, Harry H. Parker to Charles Farrow, Oct. 6, 1886, 12 ft. by 55 ft... 600

Richmond st., 435, Thos. M. Stewart to August Zehner, Oct. 25, 1886, 17 ft. by 88 ft.; *G. R.*, $50... 1,666

Sharswood st., S. s., 252 ft. E. Twentieth, Chas. P. Goodwin to Richard M. Hartley, Oct. 26, 1886, 14 ft. by 60 ft. $2\frac{1}{2}$ in.; *Mtge.*, $2600... nom.

Sixth st., E. s., 242 ft. N. Race, Chas. E. Henry to Wallace Mayhew, Nov. 24, 1879, irreg. shape; *Mtge.*, $7000... 3,000

Sixty-second st., N. E. cor. Paschall ave., Philip B. Grove to Jos. A. Abrams, Oct. 18, 1886, 24 ft. by 194 ft... 350

Somerset st. S. s., 58 ft. E. Twelfth, Joseph Lomax to Agnes C. Coxey, Oct. 25, 1886, 14 ft. by 75 ft.; *G. R.*, $75... 750

Sprague st., N. s., 297 ft. $8\frac{1}{4}$ in. W.

Stenton ave., Grace Quinn to Margaret Quinn, Oct. 25, 1886, 20 ft. by 100 ft........................ 125
Springett st., S. N., 163 ft. W. Twentieth, Alex. McCoy to Charles M. Seltzer, Oct 25, 1886, 18 ft. by 51 ft. 3 9-16 in.................................... 2,500
Thirty-eighth st., E. s., 150 ft. S. Aspen, Wm. R Nicholson to Lavina Buckwater, Oct. 25, 1886, 15 ft. by 88 ft.. 2,700
Tioga st., S. s., 302 ft. 10 in. W. Twenty-first, Kate C. White to George E. Cummings, Oct. 5, 1886, 45 ft. by 165 ft. 6¼ in..................... 2,700
Twelfth st., 1248, 1250, Charles Class to John N. Nepley, Oct. 27, 1886; *G. R.*, $51 on each...................... 2,400
Twenty-second st., W. s., 182 ft. 9 in. N. Race, Margaret Bergin et al. to Daniel Sullivan, Oct. 25, 1886, 15 ft. by 60 ft.. 3,300
Twenty-eighth st., E. s., 112 ft. N. Poplar, William B. Irvine to Patrick Kelly, Oct. 25, 1886, 14 ft. by 82 ft. 8 in; G. R., $115...................... 1,000
Wilder st., 517, James M. Etter et al. to George J. Byrne, Oct. 26, 1886, 14 ft. 6 in. by 48 ft. 3 in.; 733 Medina, 14 ft. by 39 ft........................ 2,300
Memphis st., 2311, Alex. Moore, guardian to Joseph A. Keller, Oct. 27, 1886, 17 ft. by 54 ft.................. 1,500

FRIDAY October 29, 1886.

Almond st., 109, Geo. Gill to Ellwood H. Ottey, Oct 26, 1886, 17 ft. by 65 ft. *mtge.*, $2000.................. . 1,200
Beulah st., W. s., 111 ft. 1½ in. S. Tasker, M. W. Race to John C. Greaney, Oct. 20, 1886, 13 ft. 9 in. by 48 ft. 3 in.................................... 1,000
Camac st., W. s., 261 ft. 2 in. N. Montgomery, Amelia Mintzer to Ruth Ann R. Shute, Oct. 25, 1886, 16 ft, by 75 ft.; *mtge.*, $2000........... 1,600
Catharine st., S. s., 39 ft. 6 in. W. 7th, Wm. D, Gardner to Paul Rosenzwey, Oct. 25, 1886, 18 ft. by 70 ft. 9⅜ in.. 3,300
Carpenter st., N. s., 182 ft. W. 21st, Edward Neary to Chas. Creran, Oct. 20, 1886, 16 ft. by 70 ft.; G. R., $80.. 1,066
Cayuga, st., S. E. cor. 18th, Chas. H. Camp to Wm. Wrigley, Oct. 14, 1886, 49 ft. by 200 ft.; *mtge.*, $2,500. 3,400
Chatham st. N. W. s., 208 N. E. Somerset, Frank Mullin to Michl. Spaughnessy, Sept. 29, 1886, 12 ft. by 74 ft.. 1,000
Chestnut Hill ave., N. W. s., mid. 29th st., 22d ward, Jos. A. Bremer to Anna M. P. Rex, Oct. 23, 1886, 7.116 acres.......... 10,674
Dacota st., 3212, Hy. A. During et al to Jacob Rusk, Oct. 25, 1886; irreg. shape.. 2,100
Darien st., E. s., 132 ft. 8 in. N. Montgomery, Geo. W. Wellbank to Wilhelm Schmitt, Oct. 27, 1886, irreg. shape.................................. 1,400
Fairmount ave., 2223, Chas. F. Heaton to Benjamin F. Jarrett, Oct. 18, 1886, 16 ft. by 90 ft....................... 3,400
Fourth st., 2318 N., Sarah J. Bunting to Sarah Jane Bunting. Oct. 16, 1886, 14 ft. 3 in. by 45 ft................ 1,600
Girard ave., 157, James Hallowell to Charles Fox, Oct. 23, 1886; Irreg. shape.................. 5,500
Hamilton st., 3703, Isaac Hazlehurst to Sarah P. Singer, Oct. 23, 1886, 25 ft. by 100 ft.................................. 6,500
Harrison st., N. E. s., 76 ft. 6½ in. S. E. Mulberry, Fras. L. Minton to Geo. Johnson, Oct. 20, 1886; irreg. shape..................... 1,100
Harvey st.. N. W. s., 505 ft. S. W. Green, Alfred S. Miller to Wm. R. Young, Oct. 20. 1886, 24 ft. by 160 ft 5,500
Hutchinson st., E. s., 277 ft. 5 in. S. Huntingdon, John Loughran to John Gabelmann, Oct. 11, 1886, 12 ft. by 53 ft. 6 in.......................... 1,600
Island rd., twenty-seventh ward, John H. Myers to Geo. Laycock, Sept 15, 1886, 19 acres, 3 roods, 32 36-100 perches; *Mtge.*, $6000............ 4,000
Kater st., 1632, 1634, Jos. Gallagher to John McCoy, Oct. 27, 1886, 50 ft. by 60 ft....................................... 4,600
Lehigh ave., 520, Fred'k Lambrecht to Elizabeth Worsley, Oct. 25, 1886, 19 ft. by 100 ft.............................. 5,500
Mantua ave., N. E. s., 28 ft. N. W. Twenty-third, Howard Watkin to Harriet G. Young, Oct. 26, 1886, irreg. shape.................................. 11,500
Mantua ave., N. E. s., 130 ft. S. E. Thirty second, Howard Watkin to Edw. A. Schmidt, Oct. 18, 1886, irreg. shape........................ 1,400
Marshall ave., 820, Cath'ne B. Aultman to Sam'l H. Weller, Oct. 15, 1886, 18 ft. 6 in. by 74 ft. 9½ in...... .. 4,500
Marvine st., 2009, Jacob Crissy to Rob't Boston, Oct. 25, 1886, 16 ft. by 70 ft.. 3,500
Kensington ave., N. W. s., 170 ft. S. W. Lehigh ave., Edw. S. Handy to John J. Torpey, Sept. 15, 1886, 64 ft. by 65 ft.; G. R., $72.79........... nom.
Lawrence st., W. s., 72 ft. 1⅝ in. S. Somerset, John J. Torpey to Wm. Roebuck, Oct. 18, 1886, 27 ft. 10⅜ in. by 45 ft. 10½ in............................ 4,000
Montgomery st., 1513, Wm. G. Serrill to Martha Emma Rossiter, Oct. 27, 1886, 16 ft. by 69 ft. 6 in.; G. R., $210.. 2,500
Montgomery st., 1707, Thomas Meconch to Richard B. Williams, Oct. 25, 1886, 17 ft. 8 in. by 90 ft...... 8,500
Ninth st., N. W. cor. Cross, J. L. Shoemaker to William N. Cooney, Oct. 21, 1886, 16 ft. 11 in. by 70 ft. G. R., $90...................... 2,275
Orchard st., W. s., 36 ft. 7¾ in. N. Culvert, John L. Derr et al. to Peter Saybolt, Oct. 13, 1886, irreg. shape 1,866
Page st., 2223 and 2233, E. H. Flood to Elizabeth A. Boyle, Oct. 21, 1886, 16 ft. by 63 ft. 9 in. each................ 5,900
Page st., 2434, E. H. Flood to Edward A. Shoemaker, Sept. 9, 1886, 16 ft. by 63 ft. 9 in.; *Mtge.*, $2000........... 1,000
Ringgold st., 1919, Hy. R. Shoch to Pauline F. Motz et al., trustees, Oct. 25, 1886, 14 ft. by 50 ft............ 2,000
Sansom st., S. s., 126 ft. E. Eighth, Jno. Sartain to Henry Sartain, Oct. 26, 1886, 18 ft. by 94 ft. 6 in.; *Mtge.*, $7000............ 6,000
Sharpnack st., S. E. s., 374 ft. 11½ in. N. E. Nash, Joe. E. King to Jno. Turner, Oct. 25, 1886, 29 ft. 1 in. by 119 ft.................................. 1,100
Reese st., 2533, Jos. Schieber to Wilhelm Hammerschmidt, Oct. 29, 1886, 13 ft. 9 in. by 67...................... 2,000
Sixth st., 1832 S., Geo. Curran to Lena Ursula Erhard, Oct. 4, 1886, 16 ft. by 71 ft. 9 in......................... 2,150
Stillman st., 1710-1720, Jos. D. Thornton to Sarah Thornton, Oct. 26, 1886, 84 ft. by 44 ft.; G. R., $50........ 4,800
Third st., E. s., 107 ft. N. Green, John Lambrecht to Mary Menold, Oct. 27, 1886, 18 ft. by 115.............. 8,000
Twenty-fourth st., W. s., 125 ft. N. Parrish, John W. Sharp to Samuel Y. Thompson et al, Oct. 14, 1886 15 ft. by 67 ft.................................... 4,000
Twenty-ninth st., W. s., 45 ft., N. Norris, Wm. Walter to Sarah M. Daniel, Oct. 13, 1886, 15 ft. by 65 ft; G. R., $108.................................. 1,200
Thirty-second st., S. W. cor. Wallace, Howard Watkin to Elizabeth P. Donehoo, Oct. 26, 1886, 17 ft. by 100 ft.. 9,750
Thirty-fourth st., 20 S., Chas. N. Budd to Wm. J. Gray, Oct. 22, 1886, 19 ft. by 90 ft.; *Mtge.*, $3700.... 4,300
Gordon st., rear of S. W. s., Chas. M. Leutz to John T. Sneyd, Oct. 15, 1886, 10 ft. 3⅜ in. by 15 ft............. .. 100
Tyler st.. 316, John B. Meyers to Mary C. Koons, Oct. 27, 1886, 12 ft. 6 in. by 37 ft. 6 in......................... 1,150
Oakford st., 2020, Thomas Marshall to Ellen Fitzpatrick. Oct. 14, 1886, 15 ft. by 55 ft.; G. R., $54................ 1,050
Cambria st., S. s., bet. Ormes and Leamy, Jennie J. Boudinot to Jos. Fitzell. Oct. 25, 1886, 156 ft. 8 in. by 250 ft... ......
Whitehall st., 1238, Saml. Williams to John Rathgeb, Oct. 21, 1886, 12 ft. by 37 ft.................................. 2,000
Woodstock st., E. s., 177 ft 6¼ in. N. Norris, John E. McManus to J. Rex Allen, May 1, 1886, 15 ft. by 56 ft.; *Mtge.*, $2000.......................... 1,000
Worth st. w, s., 111 ft. 7¼ in. W. 4th, Jas. P. Cooke to Wm. A. Dillan, Oct. 26, 1886, 16 ft. by 48 ft........... 650

SATURDAY, October 30, 1886.

Alman st., N. s., 76 ft. 5½ in. E. Forty-third, Wm. S. Kimball to Amelia M. Humphries, Oct. 26, 1886, 15 ft. by 86 ft.; *mtge.* $2,000.................... $3,600
Bainbridge st., 744, Julius Kutner to Sam'l Michael, Oct. 11, 1886, 16 ft. by 80 ft.; *mtge.* $2,200.................... 1,500
Buttonwood st., 421, John A. Bickel et al. to Lina Flimm, Oct. 27, 1886, 17 ft. 11¼ in. by 57 ft...................... 2,825
Carpenter st., S. s., 223 ft. W. Ninth, John H. Waltman to Matilda McElroy, Sept. 13, 1886, 28 ft. by 100 ft... 3,580
Cherry st., S. s., 60 ft. E. Fifteenth, Chas. Schaffer to Julius A. Payne, Oct. 27, 1886, 15 ft. by 64 ft............ 4,700
Cope st., 2115, Jas. C. Moore to John Cutts et ux., Oct. 25, '86, 15 ft by 75 ft. 1,500
Cumberland st., 633, Girard Life Ins. A. and T. Co. to David Glading, Oct. 19, 1886, 14 ft. 6 in. by 57 ft..... 2,400
Cumberland st., 637, Girard L. I., A. and T. Co. to Eliz'th F. Glading, Oct. 19, 1886, 14 ft. 6 in. by 57 ft...... 2,400
Cumberland st., 639, Girard Life Ins. A. and T. Co. to Eliza T. Snyder, Oct. 19, 1886, 14 ft. 6 in. by 57 ft...... 2,400
Dauphin st., S. W. s., 128 ft. 4½ in. N. W. Moyer, Z. C. Howell to Philopoena Schnitzel, Oct. 22, 1886, 14 ft. by 77 ft. 7 in............................... 1,350
Dickinson st., 1450, William R. Matchett to Emile Ott, Oct. 25, 1886, 16 ft. by 70 ft. *Mtge.*, $1,500............. 2,000
Dorrance street, E. s., 30 ft. S. Ellsworth, John White to Alex. McIlvaine, Jr., Oct. 19, 1886, 14 ft. by 50 ft. 6 in. G. R. $48....................... 1,000
Dorrance st., E. s., 44 ft. S. Ellsworth, John White to Alex. McIlvaine, Oct. 19, 1886, 14 ft. by 50 ft. 6 in. G. R. $48.................................... 1,000
Eighth st., S. E. cor. Dudley, Fred'k Rossner to Fred'k Schaub, Oct. 27, 1886, 18 ft. by 64 ft........................ 4,900
Front st., E. s., S. of Chestnut, John Culin to Mira B. Culin, Oct. 28, 1886, interest, 11 ft. front............. ......
Fifth st., 868 N., Christian Liedke to Martin Stubel, Oct. 27, 1886, 16 ft. 8 in. by 72 ft......... 4,000
Fifth st., 1717 N., Edw. Kernan to Theodore Finkenauer, Oct. 16, 1886, 18 ft. by 59 ft................................ 3,600
Girard avenue, N. W. cor. Eleventh, Michael Daly to Terrance Mullin, Oct. 26, 1886, 44 ft. 6⅜ in. by 60 ft... 18,250

Gratz st., E. s., 148 ft. N. Berks, J. Louis Kates to Mary G. Kingsley, Oct. 26, 1886, 16 ft. 6 in. by 80 ft. 4 in. *Mtge.* $2,000..... 2,300

H st., W. s. 30 ft. N. Ontario, N. E. Phila. B. and L. Co. to Jos. Krantz, Sept. 16, 1886, 15 ft. by 75 t..... 619

Harrison street, S. W. s., 22 ft. S. E. Cherry, Quinton A. Wesley to Jas. McCrea, October 18, 1886, 20 ft. by 108 ft..... 550

Hope st., E. s., 185 ft. N. Cumberland, Jos. Firth to Tracy Christian Schulte, Sept. 12, 1873, 12 ft. 6 in. by 41 ft.; *Mtge.*, $700..... 700

Huntingdon st., S. W. cor. Hancock, Mary Collahan to Hugh Kenney, Oct 28, 1886, 14 ft. 6 in. by 35 ft.; *Mtge.*, $1500..... 100

Hutchinson st., W. s., 148 ft. S. Huntingdon, John Loughran to Wm. Fallows, Oct. 21, 1886, 13 ft. by 53 ft. 6 in..... 1,800

Hutchinson st., W. s., 96 ft. S. Huntingdon, John Loughran to S. J. McConnell, Oct. 21, 1886, 26 ft. by 53 ft. 6 in..... 3,600

Marlborough st., S. W. s., 256 ft. N. W. Girard ave., Chas. Einwechter to Wm. C. Hyzer, Oct. 25, 1886, 20 ft. by 101 ft..... 1,350

Marshall st., 1304 Elizabeth Auck to Julia A. Yoos, Oct. 22, 1886, 15 ft. 8 in. by 60 ft..... 3,500

Marshall st., 1431, John MacDonald to Joseph Brand, Oct. 22, 1886, 17 ft. by 71 ft. 2 in..... 3,500

Norris st., 1905, Wm. R. Matchett to Julia P. Shade, Oct. 25, 1886, 15 ft. by 69 ft.; *Mtge.*, $2,500..... 1,500

Norris st., 2344, T. W. Smaltz to Annie S. Forder, Oct. 15, 1886, 14 ft. by 63 ft..... 2,700

Orrianna st., W. s., 122 ft. S. Diamond, Philip Keller to John Knapper, Oct. 18, 1886, 48 ft. by 49 ft.; *Mtge.*, $3600..... 2,400

Orkney st., E. s., 57 ft. 1 in, S. Somerset, John J. Torkey to Gottlieb Abele, Oct. 18, 1886, 14 ft. 6 ¼ in. by also, E. s. Orkney, 71 ft. 7½ in. S. Somerset, 14 ft. 3 in. by 35 ft. 10½ in..... 2,900

Prune st., N. E. s., 160 ft. S. E. Jefferson, Robt. W. Shallcross to Mary Briggs, Oct. 30, 1879, 20 ft. by 100 ft..... 150

Race st., S. s., bet. Fouth and Fifth, Sun Building Asso'n to C. Mervine Read, Oct. 28, 1886; triangular; G. R., $200..... 2,000

Reno st., E. s., 84 ft. 3¾ in. W. Holly Wm. D. Kelly to Geo. R. Slugg, Oct. 28, 1886; irreg. shape..... 5,250

Ridge ave., 2133, Jacob B. Landis, et al. to Chas. B. Finch, Oct. 1, 1886, irreg. shape..... 7,500

Ringgold st., 1919, H. R. Shoch to Gottlob Boehringer, Oct. 26, 1886. 14 ft. by 50 ft..... 2,000

Salmon st., N. W. s., and S. W. s. Tioga, Jos. D. Thornton to Jas. C. Moore. Oct. 22, 1886; irreg. shape... 8,500

Second st., Partition by Francis C. Thomas to the following persons: To G. Harry Davis; Oct. 25, 1886: 2151 and 2153 N. 2d, each 16 ft. by 65 ft; also, 2134, 2136, 2148 and 2158 Palethorp, each 12 ft. by 44 ft. To Wm. D. Davis, 2111, 2115 N. 2d and 2110, 2126, and 2128 Palethorp. To Mary K. Dixey, 2123, 2147, 2149, 2155 and 2157 N. 2d, and 7 lots on Palethorp. To Frank E. Davis, 2125, 2129 N. 2d, and 2120, 2124 and 2150 Palethorp. To Rebecca V. Davis, 2112, 2114, 2116, 2118 and 2146 Palethorp, and 2131 and 2132 N. 2d, 2119, 2143, 2145, N 2d, and 3 lots on Palethorp and 2117, 2135, 2137 N 2d, and 2142, 2144 and 2156 Palethorp to John G. Davis..... nom.

Second st., S. W. cor. Canal, Samson Simon to Julia Spicker, Oct. 22, 1886..... 12,000

Seventh st., N. W. cor. Daly, Wm. F. Albrecht to Geo. F. Rothacker, Oct. 28, 1886, 15 ft. by 65 ft.. 2,700

Seventeenth st ,1224 S., Isaac McKee to Jane Smith, Oct. 25, 1886, 16 ft. by 67 ft..... 1,433

Sixteenth st., E. s., 159 ft. S. Dickinson, Geo. A. Wagner to Mary Leeper, Oct. 28, 1886, 16 ft. by 68 ft..... 2,625

Sixteenth st., 1549 S., Geo. A. Wagner to Eliza Montgomery, Oct. 27, 1886, 16 ft. by 69 ft. 6 in.; G. R., $51..... nom.

Sloan st., W. s., 170 ft. 5¾ in., Chas. J. Rourke to Catharine McElwee, Oct 5, 1886, 12 ft. 6 in. by 100 ft..... nom.

Spencer st., S. E. s., 240 ft. N. E. Ridge ave., Jas. Byrnes to Walter P. Benham, Oct. 9, 1886, 20 ft. by 75 ft..... 3,400

Spruce st., N. s., 137 ft. W. Tenth, Thos. R. Bell to Catharine E. Munk, Oct. 27, 1886, 17 ft. by 75 ft.; *Mtge.*, $5500... 775

Swain st., N. s., 283 ft. 1½ in. W. Twenty-fifth, John M. Sharp to John Gartley, Oct., 1, 1886, 15 ft. by 96 ft. 6 in..... 3,200

Tenth st., W. s., 50 ft. S. Morris, R. R. Thomas to Mary J. Colwell, Oct. 15, 1886, 16 ft. by 70 ft.; G. R., $60... 1,000

Thirteenth st., 936 N., Robert Boston to Chas. P. Hoyt, Oct. 21, 1886, 14 ft. by 40 ft..... 2,500

Twenty-first st., E. s., 170 ft. S. Norris, P. A. B. Widener to Stephen K. Cooper, Oct. 20, 1886, 15 ft. by 74 ft. 6 in..... 4,500

Twenty-seventh st., S. E. cor. Berks, Jacob E. Ridgway to Fred'k Kraft, Oct. 28, 1886, 16 ft. 4 in. by 68 ft. 6 in..... 5,500

Thirty-eighth st., W. s., 15 ft. N. Aspen, Jacob Rightly to J. Albert Koons, Oct. 1, 1886, 15 ft. by 80 ft.; G. R., $108..... 1,000

Turner st., 2422, John L. Carre to Mary A. Huffman, Oct. 22, 1886, 14 ft. 3 in. by 55 ft. 6 in..... 3,000

Vanhorn st., S. E. s., 68 ft. 11½ in. S. Welsh road, David M. Hess to N. T. Jerman, Oct. 23, 1886, irreg. shape..... 100

Wissahickon pike, near Stenton ave., Twenty-second ward, A. E. Jessup to J. L. Welsh, Oct. 27, 1886, 50 acres, 1 rood and 19.49 perches 21,000

Wylie st., 1759, Louis Koch to John E. Roberts, Oct. 21, 1886, 16 ft. 7 in. by 68 ft. 4 in.; *Mtge.*, $5000..... 1,750

The Building Boom in Germantown.

To say that real estate is booming on the west side of the town, would be stating a fact very mildly. Property near the line of the Chestnut Hill branch of the Pennsylvania Railroad is rapidly increasing in value, especially desirable building sites, which are being brought up by people who are looking about for permanent locations for residences. Some parties who bought real estate in this section last spring at what was considered a high figure in some instances, have realized handsomely on their investments. One gentleman, well known, purchased an unimproved plot of ground last spring for $6,000, intending to erect a dwelling thereon. A few weeks since an offer was made at an advance of over $3,000, which was thought to be too tempting to refuse. Another gentleman, who has dealt somewhat in real estate, secured an unimproved tract of ground for between $20,000 and $25,000, just three times the price the property could have bought for five years ago. Many persons thought he paid entirely too much for the site. However, he improved the ground a little to make it attractive, and a week ago he sold the last of his purchase, realizing over $13,000 on his investment for six months! There are other real estate transactions going on all over the Ward, generally at good figures. On the other side of Germantown avenue, building and real estate transfers are active. On the Boyer estate, lots purchased last spring have been sold lately at an advance of 33 per cent. The same improvement is going on at Mount Airy and Chestnut Hill, house building and real estate transfers being made in every direction. The town is growing in every direction, and it will not be many years before the streets crossing Germantown avenue will be built up, almost solidly, between the two railroads.—*Independent.*

News Items.

—The gross earnings of the Camden and Atlantic Railroad for September were $59,676, and the net earnings, $19,603, being an increase of $957 as compared with the corresponding month of the last year. The gross earnings of the company for the nine months this year were $500,636, and the net earnings, $136,784, being a decrease of $4110 as compared with the corresponding period of last year.

—The gross earnings of the West Jersey Railroad and branches for September were $133,725; expenses, $77,375 and net earnings, $56,350, being an increase of $18,335 as compared with the corresponding month last year. This includes $19,767 gross earnings and $4532 net earnings of the West Jersey and Atlantic Railroad. The gross earnings of the company for the nine months of the year were $1,077,139, and the net earnings $419,846, being an increase of $25,953 as compared with the corresponding period of last year.

—The statement of the Treasurer shows gold, silver, United States notes and other funds in the Treasury on October 29th, as follows: Gold coin and bullion, $244,255,537; silver dollars and bullion, $186,796,937; fractional silver coin, $26,380,798; United States notes, $39,462,302; national bank notes, $267,784; national bank notes in process of redemption, $2,853,812; deposits with national bank depositaries, $13,682,130; total, $513,699,200. Certificates outstanding—Gold, $85,786,919; silver, $99,781,110; currency, $7,150,000.

Mr. Geo. W. Hancock, President, J. L. Stevenson acted as Secretary. Numerous matters were considered. It was resolved that Real Estate Exchange shall have only for its object, the meeting together daily in a suitable building, to be bought or rented, of real estate brokers and others interested in real estate for the purpose of buying and selling through each other real estate and real estate securities, and shall not be authorized to act as agent, attorney, broker or dealer in real estate in the city of Philadelphia.

—Those not directly interested in real estate were requested to retire if they wished, and their money paid in will be refunded, less their pro rata share of the expenses incurred. More or less difference of opinion has existed among the members of the exchange as to its scope. It is believed that harmony has at last been established, and that those that have heretofore been in factious opposition, will now stand together for the realization for the common objects agreed upon. As there was a difference of opinion at the outset, it was necessary to allow those who are dissatisfied with the present purposes of the exchange to withdraw.

—The will of John Hulsema, who left an estate valued at $125,009, was admitted to probate on Friday.

—The stone rubbers' strike of New York involved a loss of twenty five thousand dollars in wages have. They returned to work.

—The Board of Education, of this city, like most of the other city departments, are asking for a large increase for the ensuing year. Last year they got along with $3,806,300; now they want $4,031,000. The salary list alone is estimated at $2,800,000, against $2,750,000 last year. Last year the janitors received $120,000; now they want $134,000. For the salaries of professors, teachers, tutors, etc., in the Normal College, the estimate for 1887 is $99,000, or $1000 in excess of the approtions for 1886.

—The citizens of the Twenty-third Ward have organized an association calling it the Twenty-third Ward Daily Riders Association, for the purpose of strengthening a movement for the construction of an elevated railroad. The consideration of this question comes up again in Councils on Thursday, and the politicians who carry the city of Philadelphia in their vest pocket, chuckle quietly to themselves that they have the thing all fixed.

—General Agent Latta of the Pennsylvania railroad protests strongly against the application of Albert H. O'Brien to lay tracks across Lehigh avenue in the interest of the Reading railroad, which is intended to connect the road with their Richmond branch and their road on Commerce street. It will be necessary to cross the tracks of the river front at grade. The application was refused. The Baltimore and Ohio Company will build a temporary stairway from Chestnut Street Bridge down to Twenty-fourth street.

—The communication of Dr. Wm. R. DeKraft of the Excelsior Gas Light Company, of N. Y., throws a little more light upon the gas question. He writes that if the consumption of gas in this city is rated at an average of 10,000,000 cubic feet per day the total cost of the gas delivered in a year would be $1,200,000. If three thousand million cubic feet were sold in a year at $1.50 per thousand, the receipts would be $4,500,000; at $1.25, $2,750,000, and at $1, $3,000,000. The remaining 650,000,000 cubic feet would go on the supply account of street lamps, public buildings and leakage. By keeping control of the Gas Works the city could not only net in twenty-five years over 100 per cent. more than the United Gas Improvement Company offers, but could save in addition about $10,000,000, which it would have to pay to the lessees for public lighting.

—Mr. Parish states that a reduction to five cents fare would produce a net revenue $2,596,185.72 deducting six per cent. on the bond of debt, an amount equal to $297,723,48, there would be still left for the stockholders $2,298,463.21. Mr. Parish goes on to say:

Upon the stock outstanding this would be a profit of 11.4 per cent. Upon the basis of cost, or amount paid in, the profit would be 21.8 per cent. Despite the "sacrifice," still measurably profitable.

That no question as to the accuracy of my figures may be brought up, I would state that they are the result of an analysis of the reports submitted by these companies to the Department of Internal Affairs and are the subject of easy access and verification.

The method of treating the subject as a whole needs, I suppose, no excuse, as public interest is not concerned with the results in individual cases, demanded the same treatment from, and apportioning their patronage to, all alike.

The conclusion to be reached from the foregoing is, plainly, that the people are not receiving fair treatment at the hands of those whom they have enabled to "wax fat" upon their patronage.

—A Danielsonville correspondent of the *Sun* writes as follows about the shingles removed a few days ago from the steeple of the Unitarian church at Brooklyn: "One of the first pastors of the church nailed them with big-headed wrought-iron nails to the steeple in 1771, and under them General Israel Putnam often has sat and listened to the discourses—rare in these days—giving liberal interpretations of the Scriptures. It is stated also that the shingles were 'rived' by men who afterward fought with Old Put at Bunker Hill. The shingles are remarkably well preserved. Four of them are displayed in the street windows of the *News* office, in this village, and above them is a placard with this reading: 'These shingles were in use on the Unitarian church in Brooklyn 115 years. Just look at the nails.' The nails are fine specimens of old fashioned, pains-taking workmanship. They are smooth, straight and round, with large, thin, perfect heads, and are as clean and bright as at the time they were driven into the steeple. They would be considered to-day too valuable to use in any except the most elaborate and costly work. The shingles, which are of red cedar, are not at all decayed."

The industrial condition of this country is liable to change so suddenly as to discount all previous calculations. A year and a half ago it was scarcely possible to place a respectable order for steel rails. Now the mills are crowded so that if an order must be filled immediately, a part or a whole of the required amount must be obtained in England. Several of such instances have been noted within a short time. After a trade and industrial depression has continued until oversupply of commodities has been entirely swept away, a revival comes quickly. The present activity in railroad building and the resulting demand for steel rails are marvelous when the recent extreme depression in these matters is considered. It is reasonable to expect that a boom in the demand for lumber may not be far behind. After all, demand and prices for commodities depend very much upon the spirit of the times, and not altogether on the quantity that is available at the moment. But the lumbermen could learn a lesson from the rail manufacturers. The latter gauge their output by the demand, while the lumbermen gauge their product by the utmost speed they can put into their saws, day and night.

Mr. W. E. Parish, of Germantown, writes a letter to the *Press* of last Thursday on the profits of the horse car lines as shown by their published reports, which goes to show that their annual profits amount to thirty-one and one-half per cent. on the cost of all the roads. The profits on some of the roads are as high as forty per cent. He states the existing lines of street railways:

Cost to build and equip	$ 9,575,000
Have stock outstanding	20,801,450
For which was paid	10,538,101
Bonded and floating debt is	4,962,058

An analysis of these figures clearly shows that whatever profit the public patronage enables these corporations to divide, it is divided upon an issue more than doubly inflated. The necessity of the people becomes the object of speculation.

But the figures do not rest here. The subjoined statement will show what profit is made upon this inflated enterprise, and also what profit *might* be made if the good of the people were considered. The business of the street passenger railways resulted last year in net earnings, $3,619,451.45. Setting aside 6 per cent. as interest upon bonded and floating debt, leaves a profit upon stock outstanding of 16 per cent. or on the basis of cost, or amount paid in, 31½ per cent. Despite the inflation, a measurably profitable enterprise.

Interesting Bank Statement.

The following is the statement of the average condition of the banks in Philadelphia for the week preceding Monday, October 25, as furnished by the Clearing-house:

	Loans.	Reserve.	Deposits.	Circ.
Phila	$6,514,000	$1,840,000	$5,535,000	$45,000
N. Am	6,497,000	1,651,000	4,822,000	716,000
Fm. & M.	6,778,300	1,994,400	5,974,500	45,000
Comm'l	2,275,000	627,000	1,865,000	45,000
Mech	2,408,000	441,200	1,758,000	45,000
N. Lib	3,117,000	874,000	3,051,000	45,000
S'thwark	1,316,000	446,000	1,389,000	45,000
Kens'ton	1,578,000	488,000	1,536,000	223,000
Penn	1,826,000	496,000	1,785,000	45,000
Western	2,940,000	1,044,000	2,647,000	45,000
Manuf'rs	2,377,500	422,000	1,515,000	45,000
Comm'ce	732,000	247,000	631,000	41,000
Girard	5,398,000	1,511,000	3,855,000	178,000
Trade'm.	2,152,000	419,000	1,525,000	45,000
Cons'd'n.	1,548,000	339,000	1,200,000	270,000
City	1,652,000	412,000	1,316,000	45,000
Com'w'h	504,000	105,000	438,000	45,000
Corn Ex.	2,298,000	696,000	1,379,000	450,000
Union	1,940,000	431,000	1,421,000	45,000
First	7,136,000	1,847,000	4,372,000	798,000
Third	1,341,000	347,000	1,084,000	12,000
Sixth	920,000	283,000	900,000	76,100
Seventh	1,291,000	338,000	1,171,000	45,000
Eighth	2,187,000	647,000	2,327,000	89,000
Central	5,497,000	1,457,000	3,816,000	562,000
Republic	2,013,000	888,000	1,133,000	45,000
Security	1,246,000	359,000	1,303,000	45,000
Centen'l	1,918,000	485,000	1,411,000	225,000
Mercht's	2,621,000	645,000	2,475,000	45,000
Keystone	1,326,000	259,000	1,113,000	45,000
Indep'ce	1,609,000	408,000	1,392,000	45,000
Ninth	793,000	193,000	723,000	45,000
Tenth	470,000	108,000	392,000	45,000
S.Garden	1,526,000	424,000	1,606,000	45,000
N W Nat	401,000	62,000	267,000	45,000
S.W. Nat	414,000	72,000	272,000	45,000
Produce	360,000	58,000	225,000	45,000
FourthSt	1,144,000	397,000	678,000	.....

The totals for this and last week compare as follows:

	Last week.	This week.	Increase.
Capital	$20,278,920	$20,278,920	.....
Loans	88,386,600	88,043,800	*$342,800
Reserve	23,650,000	23,710,600	60,600
Bank notes	517,300	576,600	59,300
Due fr'm b'ks	7,281,300	6,729,100	*552,200
Due to banks	16,201,300	15,556,800	*644,500
Deposits	70,597,000	70,302,500	*294,500
Circulation	4,920,200	4,765,100	*155,100
Clearings	64,000,182	66,083,620	2,083,438
Balances	9,910,208	9,058,951	*851,257

*Decrease.

In estimating the deposits of the Philadelphia banks the item due to banks should be included with that of deposts. Monday's statement shows the latter to be $70,302,500 and the former $15,556,800, so that the total deposits are really $85,858,300.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

FURNITURE

BUY OF THE MAKERS,

MANUFACTURERS. If You want to Save Money.

WEBER & WEINMAN, Retail Store, 927 Market Street.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
First Store below Market.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

Established 1857.
Franklin S. Carter. Chas. M. Wilkins. E. Ward Wilkins.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

THE CONNOISSEUR
NEW ILLUSTRATED
Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
Fills a special field, with no rival.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Stree .

First Use---Then Beauty.
Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. We repeat we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2 50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often, in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.
If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. Apsley.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the
FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DISK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

FALL CLOTHING
We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.
SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.
The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.
An early call solicited.
Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.
Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.
ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO.,
1117 Chestnut Street.

News Items.

—The foundation of a mission chapel has been laid at Jamesburgh N. J. to cost twelve hundred dollars.

—Fifteen hundred feet of the two thousand feet tunnel under construction by the Baltimore and Ohio Railroad Company have been completed. The work is to be done by December 1st. Six hundred pounds of dynamite loosened one thousand cubic yards of stones and earth last week. Drake and Stratton, the contractors, have one hundred stone masons and brick layers besides several gangs of laborers at work. The road way from the tunnel to the P. & R. Railroad tracks on Pennsylvania avenue on the upper end of the line is all walled in. This will be a fine piece of engineering work when completed.

—It is to be hoped that the experiment of using fire-brick on Oxford from Broad to the Park will be tried. The carelessness permitted in the laying of Belgian blocks, results in an unevenness of surface which makes that pavement in some places not much better than cobblestones.

Some of the textile workers in Philadelphia have been talking for some time of establishing a co-operative company. The capital stock will be fifty-thousand dollars, and stock can be held only by Knights of Labor. A charter will be applied for. The experiment will be a very good one, it will enable the workmen to know something about the difficulties of manufacturing, and the margins of profit.

—A meeting of the stock holders of the real estate exchange was held Wednesday afternoon in the Orphans Court room.

—The inter municipal convention held at Reading last week, will ask the Legislature to divide the cities of the State into four instead five classes. It was agreed to ask in the matter of paving streets with Belgian or other blocks, that the law be changed, so that paving can be done without petition. Also that there be no classification of property for purposes of taxation. Besides several other modifications designed to simplify municipal management.

—Geo. A. Fletcher and the children of Chas. W. Mitchell, in a suit brought against the Philadelphia, Norristown and Phœnixville Railroad Company before Judge Biddle on Friday last for seven and a half acres of land taken by the company at Fifty-third street and Georges and Lancaster avenues together with a quarry at Elm and Montgomery avenues obtaided a verdict for $92,922. This is inclusive of interest from January 1882.

—Edward T. Parker's personal estate is valued at $90,042.33.

—The personal estate of William Jopson has been inventoried at $45,914.51.

—The City Treasurer received on Thursday last $20,997.74 taxes of 1886 from John Hunter, $841.03 from the water department, $724.83 from the City Solicitor, $532.50 from city property, $266 37 from Surveyor, $58.69; from the Health officer, $53.55 from Boiler Inspection, $27.00 from the County Commissioners and $4.00 from fire-escapes.

—A $36,000,000 real estate millionaire has died at Newport, R. I., his name was Smith.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

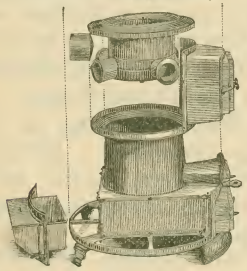
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible]. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,

STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES: —123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST., PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER, 1423 Chestnut St.

ESTABLISHED 1854.

—OUR—

READY-MADE CLOTHING

COMBINES

Elegance in Style,

Perfection in Fit,

Excellence of Material,

With Lowness of Prices.

Our Custom Department

is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.

We will purchase a good city property in exchange for clothing.

D. Klein & Bro.,

918 MARKET ST., PHILA.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Malden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 44. PHILADELPHIA, MONDAY, NOVEMBER 8, 1886. PRICE 15 CENTS

Titles. Trusts. Loans. Deposits. Suretyships.

THE COMMONWEALTH
TITLE, INSURANCE AND TRUST COMPANY,
No. 706 Chestnut Street.

CAPITAL, $250,000.

This Company has a membership (limited to Lawyers, Conveyancers and Real Estate Brokers) of nearly 500. The Stockholders have contributed a large number of Briefs of Title, Maps, Plans and Surveys, thus giving the Company one of the most complete and valuable plants in Philadelphia for Title Insurance.

THE COMPANY WILL

INSURE TITLES to Real Estate, Mortgages, and against Special Risks, such as Decedents' Debts, Mechanics' Liens, &c.

EXECUTE TRUSTS of every description, acting as Executor, Administrator, Guardian, Assignee, Receiver, Registrar, &c.

RECEIVE DEPOSITS, payable on check at sight, and allow two per cent interest.

LOAN MONEY on good collateral at lowest rates and on mortgages, receiving payment in instalments, if desired.

BECOME SURETY for Executors, Administrators, Employes, Clerks, and all parties in fiduciary capacities.

ISSUE SEARCHES, giving a plain Certificate, assuming the greatest measure of liability.

The aim of the Company is to transact a Title Insurance Business through Lawyers, Conveyancers and Real Estate men in such a way and upon such terms as will permit a purchaser of real estate, or an investor in a mortgage, to have not only the security and facility which a Title Company affords, but also the advantage of the care and attention of the particular conveyancer or counsel whom he may select, and that he shall have this additional advantage without additional expense.

Members of the Bar, Conveyancers and Real Estate Brokers are invited to visit the Company's office, **No. 706 Chestnut Street**, where any desired information can be obtained.

OFFICERS.

President, HENRY M. DECHERT.

Vice President, WM. NELSON WEST. **Title and Trust Officer, EDWARD H. BONSALL.**
Secretary and Treasurer, ADAM A. STULL. **Assistant Title Officer, ANDREW T. KAY.**

DIRECTORS.

Abraham M. Beitler, **Joseph C. Ferguson,** **John F. Lewis,** **Frederick Sylvester,**
James R. Booth, **Samuel T. Fox,** **E. Cooper Shapley,** **Wm. Nelson West.**
Henry Clay, **William Gorman,** **John H. Sloan,** **Frederick B. Vogel.**
Henry M. Dechert, **George W. Hancock,** **James H. Stevenson,**

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DuBOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK,
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbritated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS..... *$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

BUILDERS'
Rosin, Size, Water-proof Sheathing Papers,
ROOFING
Warren Ehret Roofing Co., (Lim.)
107 S. SECOND ST., PHILADELPHIA.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO 44. PHILADELPHIA, MONDAY, NOVEMBER 8, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, NOV. 8, 1886.

AN AMERICAN architect has been employed to go to Athens, Greece to erect buildings for the American School of Archæology.

A GERMAN architect of national fame is now visiting this country to study architecture, prior to his departure for Japan, where he has been employed to prepare plans and superintend the construction of a large number of buildings to be erected by the Japanese government.

THERE is no doubt whatever, but that the cost of gas making will decline from year to year. It would be well for us to keep this fact in mind, and not enter upon any arrangement by which it would be made the interest of any party or interest to restrict the natural decline in prices, which is destined to come.

WOULDN'T it be a surprise to our patient and God fearing citizens if in case the lease of the Gas Works is consummated, to see the old time serving members of the gas trust ring, bobbing up serenely as the head and front of the new deal. None know better the earning capacity of the Gas works and stranger things have happened.

NOW that the country has practically expressed itself against free trade and the aggregation of surplus millions in the United States Treasury must go on, why not release the people of at least part of their burdens, by establishing a one cent letter postage. The member of the next congress who will introduce such a bill, will enhance his popularity a hundred fold.

OUR public squares seem to be given over to the depraved and drunken denizens of the surrounding purlieus. The better class of people do not patronize them, but rather avoid them. Fashion may have something to do with it, but it is more than probable that a sense of insecurity and the want of protection from insult, deters ladies with their children from using the public squares for recreation and pleasure.

THE experience of those of our Passenger Railway Companies, which have reduced the fare to five cents, has been not only a decided increase in travel, but also an increase of short riders, the idea of the six cent companies hanging to a war expedient, makes them unpopular with the people and entails upon the companies, the loss of many thousands of dollars that might be picked up from mid-day short riders.

THE question of municipal gas making will likely receive a proper solution during the next twelve months ; meanwhile it would be well to study the progress made on both sides of the Atlantic. Glasgow, Scotland, is served at seventy-five cents. London is served at a trifle of the cost here. Several cities in the United States have gas at a much less cost than we have. A good deal of unnecessary secrecy seems to surround the question of the cost of gas making. The problem is in a transition state.

NOW THAT the working men have shown what their votes amount to, they may hereafter be regarded as a very important factor in politics. George's 67,000 votes in New York City, obtained with very little organization, and almost entirely without the leadership of experienced politicians must awaken workingmen to a realization of what is possible when united and with equal chances.

A workingman's party with a workingman's Candidate for President is an assured-thing for 1888.

THE building of cheap and comfortable houses is attracting the attention of a good many architects, and designs are very numerous. The new houses range in cost from six hundred to fifteen thousand dollars.

Here is an estimate of a $921.00 house.

Excavation	$ 20 00
Rubble Masonry	100 00
Chimneys	26 00
Lumber	250 00
Mill Work	100 00
Tin Work	25 00
Plastering	75 00
Stairs	50 00
Labor	200 00
Painting	75 00
Total	$921 00

The above estimate is based on good work.

THE real estate market of New York is very active. In some sections of the city lots have been bought in batches of from five to twenty to be built upon next spring. Prominent dealers in the Exchange have been bidding against each other at a lively rate. One sale last week was made at the Exchange of four hundred vacant lots along Third, Fourth, Fifth, Sixth, and Seventh avenues from Forty-sixth to Fifty-eighth streets inclusive. An advance of fifty per cent was realised on some lots over prices obtained a year ago. The price realized was $148,000 cash. It is evident from the activity in real estate in New York that an immense amount of building will be undertaken next year.

THERE have been no further developments in reference to the scheme referred to a few weeks ago in this paper to extend the Baltimore and Ohio tracks along Sansom street to Broad. The cost would be heavier and greater than that incurred by the Pennsylvania Company on Filbert street. The houses are more numerous and more costly, and the opposition from the surrounding neighborhood would be more intense ; yet the matter has been considered. The Company has so many improvement schemes on hand, that it can afford to delay this one for a while. Philadelphia would welcome another trunk line terminus on Broad street, and it will eventually be consumated, mean while, the under ground railway system will be established.

THE Real estate market is not very active just now. Several important projects are under consideration, involving the purchase of large tracts of building property, both in, and near the city. Perhaps most of the enterprises next season will be directed to the development of desirable building tracts outside of the city, no less than a dozen are now under way. Cheap travel is a strong incentive to purchase a building five or ten miles away from the city. A prominent real estate authority stated recently that the purchase of small lots for building purposes during the past year has gone far ahead of all former years. Several large properties of ground have been looked at by real estate agents representing combinations of purchasers, and it is probable that some large purchases will be consumated during the next sixty days.

IS IT true that we are likely to have a fire brick age? The experiments being made in

some Western cities are attracting the attention of Eastern architects, builders, and municipal officials interested in the improvement of pavements.

Not enough is as yet known to make a strong case as against the boulders, belgian blocks, or asphaltum pavements. The matter is one which will bear careful consideration. A few years ago several municipalities went wild on the wooden block pavements, and large sums of money were thrown away upon them. When the Belgian block was introduced, it was thought to meet every requirement, now it is found defective as a system. It is convenient however, for tearing up, but the tearing up of pavements will not be necessary much longer. Fire brick can be removed as easily as blocks.

With due respect to Mr. Rudolph Herring and his very elaborate report to Councils we would urgently impress upon Councils the necessity of grappling with the water question in a manly and business like way. The scheme proposed by Mr. Herring to bring water from the Tohickon Creek and Delaware river at Point Pleasant, is an expedient after all, for it is simply an exchange of Schuylkill filth for the filth of both the Delaware and Lehigh Rivers. If there is any preference between the two, it is certainly in favor of the Schuylkill. According to Mr. Herring's own showing it may be necessary to extend the proposed acqueduct to the Delaware Water Gap, owing to the filthy condition of the Lehigh river, if so, where is the necessity for entertaining a proposition that neither affords a remedy nor has the element of permanency about it. An acqueduct to the Water Gap is what we need and to what we will ultimately come.

It is the intention of a good many storekeepers to improve their store fronts this winter, This is a matter in which Philadelphians have permitted themselves to fall behind. Other cities are far ahead of us in window displays. A few storekeepers have taken the hint in time, and have made amends for past neglect, but there is a great deal of room for improvement. Improvements will be made not only on Market street, but upon several parallel streets, and also on streets as far south as South street, and as far north as Columbia avenue.

It is not only necessary to be up to the times with an abundant supply of new and attractive goods, but it is also necessary to display them to the passers-by in elegant windows. Lew S. Cox has given a hint in his beautiful Chestnut street store. Such elaborateness is not necessary everywhere, perhaps, but there is a great deal that could be done, and that ought to be done by our storekeepers to make their store fronts more attractive. The carrying out of forty or fifty fronts this fall will open the way for a more general adoption of the rule.

There is certainly need for immediate reform in the sanitary condition of our public schools. Attention has been frequently called of late to the fact that serious defects exist, which jeopardize the health of the inmates; but thus far, those who should give the matter careful consideration, seem to have not done so.

The report of the medical inspector states that there are twenty-one schools that are scarcely fit for occupancy, or at least which demand immediate attention. Damp cellars and foul gases are two of the chief causes of complaint. It is rather surprising that this condition of things should have existed so long. The defects arose in the original construction of the building and its surroundings. That there is no excuse for the continuance of this evil goes without saying.

A city like Philadelphia, that prides itself upon its good health, ought not to allow such a condition of things as has been set forth. Not only are the sanitary appliances defective, but there are serious complaints made that the requirements for safety in case of fire are far below what they should be. It is to be supposed that the new buildings which are to be erected will be guarded against a continuance of this state of things. It would be easy to say much in the way of denunciation of this neglect, but the fact that it exists is sufficient in itself to call for immediate attention and correction. We are extremely careful in the matter of quarantine, but while straining at this gnat we are swallowing a camel right in our midst.

It is high time that the insurance companies of this country, awakened to a serious realization of the wicked and wanton waste caused by conflagrations that have their origin in sheer carelessness, millions by the quarters, halves and wholes are consumed from time to time, until the aggregate reaches a cool hundred every year hardly without a passing comment, and so the waste goes on from year to year without exciting any great interest further than the temporary depletion of the treasuries of the unfortunate companies.

No effort is made to correct, either by legislation or the rigorous enforcement of healthy protective regulations, this fearful consumption of national wealth, with quiet indifference the loss is paid, and bankruptcy itself seems to fail in arousing our underwriters to a full appreciation of what is needed. No country but ours could withstand this fearful destruction of capital, and when it is considered that most of the many hundreds of millions of dollars that have gone in smoke, might have been saved had the proper precaution been taken, the apathy of the insurance companies is simply wonderful. The entire system of Fire Insurance is radically wrong, it embraces very little if any of the elements of prevention. Its compensation covers but a small fraction of the loss, it yields a profit simply because the earning capacity of the country is so great and the area of insurance so large that losses are distributed. What the country might have been were it not for the destruction of property by fire, no one can estimate. Fire risks should be largely based upon evidences at a much less cost than we have. No insurance should be granted where a high standard of precaution is not stipulated. House to house inspection should be inaugurated and dangerous matches or other combustible articles excluded.

W. M. Lockington criticises the Philadelphia town house, in the last number of *Building*. He refers to the old style houses between Pine and Vine streets, where the original builders took plenty of room in width, depth, and height, many of which because of their careful construction and convenience, are regarded as too good to pull down. He points out that most of these buildings are unsuited to the purposes for which they are now used, such as offices, boarding houses, and the like. His criticism points without saying so to the necessity of apartment houses, or of houses built with modern ideas, for the accommodation of a large class of persons who do not care to rent houses for themselves. He says, very truly, a few apartment houses are a crying need, and that there is not the slightest doubt, that the erection would be welcomed by a comparatively large class of business men, who must live near their work. In this Mr. Lockington is correct. At present it is necessary for a good many of these people who would be glad to live within the limits of the old city, to ride from thirty to sixty minutes from their places of business to their home beyond Columbia Ave., or beyond the Schuylkill. The Street car system makes living possible in those outlying localities, but after all there is urgent need for comfortable living accommodations nearer to the business center. Just why this matter has been neglected it is hard to say. Perhaps no one has given any thought to it. There are plenty of good sites that can be purchased for little money. Rents east of Market street are declining, and so are values. Rents west of Market street are steadily, and in some localities rapidly advancing. Front street properties are almost unsalable. Properties all through the lower section of the city and those near the river are hard to sell, and hundreds of them are occupied to disadvantage.

Many of them are used as warehouses, where but little business is done. The *Real Estate Record* suggested some months ago, that it might be a paying thing to purchase some of these old tumble down buildings, and erect in their places apartment houses, that might serve on the first floor, the purposes of offices, and the upper floors might be used as apartments. The question of location is a secondary one. Properties comparatively valueless could be made valuable. No doubt this will be done. Street car riding consumes time, is annoying and expensive. There is a need of better living facilities in the old city. Apartment houses one hundred feet square, seven stories high, within five or ten minutes walk of Market street, between Second and Eighth, could be soon filled by good paying occupants.

—Wages have been advanced in two or three Eastern Pennsylvania rolling mills.

THE Westinghouse Air-brake company has divided $300,000 among its shareholders, this is equal to a 50 per cent dividend on its old capital stock of $600,000. Besides the above cash dividend a 400 per cent stock dividend has also been made in accordance with a vote of the company to increase the share capital from $600,000 to $3,000,000, this was done to more nearly represent the value of the plant and property.

MR. RUFUS E. SHAPLEY, in giving his opinion upon the probable results arising from Sheriff Rowan's illness said: "The Sheriff is under $80,000 bonds and the public has abundant protection. His office has ceased to be judicial in any way. It is simply ministerial and therefore may be delegated to a deputy. The coroner cannot assume the duties of the office except it becomes vacant by death or malfeasance, or except it is necessary to serve a writ on the Sheriff himself. I am confident that Rowan's name, signed by Mr. Ridgway, will be perfectly legal."

Notice.

A WORK OF ART.

George C. Newman, 806 Market St., invites attention to a handsome Mantel Mirror, now on exhibition in his window, it is novel in design and elaborately gilded and speaks well for the mechanical and artistic ability of this establishment.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

CEMETERY LOTS.

When land is dedicated for the use and benefit of soldiers, and inhabitants of a village, mainly for a burial ground, and inferentially for school purposes also, a Court of Equity will enjoin the removal of the dead from the portion occupied for burial purposes, in view of the erection thereon of a new school building.

All special acts prohibiting the opening of streets, etc., through cemeteries in cities, were repealed by the Act, June 8, 1881.

DEDICATION.

The mere setting back of a building from the line of a street, is not a dedication of the intervening space to public use.

If a property owner conveys lots, describing them as bounded on a certain unopened street, this is evidence of the dedication of the soil of the street to public use.

DEED.

The execution of a deed by a blind man who denies that his name was signed at his request, and where the person who wrote it has no recollection on the subject, but simply recognizes his own handwriting, is not sufficiently proved.

Where the boundaries in deed call for the sides of unopened streets, but which have been laid out by law, the vendee takes title to the centre thereof, and on a subsequent opening of the street is entitled to damages for the taking of the land.

ESTOPPEL.

Where a person encourages another to enter upon land and invest money or expend labor, assuring him that he will thereby acquire title, he cannot call in question such title though he acted in ignorance of his own rights.

HIGHWAYS.

The owner of lands adjoining a highway may lawfully place building materials thereon for a temporary purpose; being responsible for an unreasonable or negligent use thereof.

LANDLORD AND TENANT.

Where several properties are leased by a single contract for a fixed rent, but the lessor is unable to give possession of one of them, the tenant must either rescind or pay for the use and occupation of the others.

Goods intrusted to an agent to be sold on commission are not liable to distress for rent due by the agent.

MORTGAGE.

A mortgage given to executors to secure the widow's interest in the personal estate bequeathed to her for life will inure to her benefit, on a sale of the mortgaged premises, to the extent to which the mortgagors are then in default.

MUNICIPAL ASSESSMENT.

A claim for a municipal assessment not filed within six months from the completion of the work, creates no lien which is entitled to preference as a first lien on the property benefitted.

The damages for altering the grade of a street cannot be assessed upon the property owners benefitted thereby.

PARTNERSHIP PROPERTY.

Where partnership real estate is sold, after the death of one of the partners, and the decedent's interest is purchased by the survivors or outside parties either, the balance of the fund after payment of debts is to be treated as realty.

This is so as between the widow and a child of the decedent.

F. R. SHATTUCK,
Attorney at Law,
58 S. Third St.

A Handy Book.

A handy little book which really amounts to a miniature encyclopedia has been compiled by Mr. S. V. REEVES, Secretary of the Liebrandt and McDowell Stove Company, 123 North Second street. It contains a large amount of useful knowledge prominent among which are a few pages devoted to facts for builders. Mr. Reeves has displayed considerable tact in arranging, and excellent judgement in his selection of matter for his little work and it is altogether a very creditable affair.

Lead-Eating Insects.

A French architectural journal recalls an observation made by Viollet-le-Duc, that lead plates for roofing and other purposes are often pierced by insects. He accused the wasps of being the authors of the little holes that he found gnawed in lead roofs, but later observers have discovered that both worms and flies often drill through heavy plates. Some twenty-five years ago, it was found that the lead bullets of cartridges that had been stored in wooden boxes were badly gnawed, and a number of gall or saw flies were found in the act of working upon them. Why these little creatures should amuse themselves in digging out the tough metal with their jaws, it is hard to say. Both males and females were found at work; and the only suggestion which our Gallic contemporary can make is that they were, perhaps, sharpening their teeth. The first notice of perforations made by worms seems to have been made by Mr. Janniard, formerly official architect in charge of churches and public buildings, who observed that the lead covering of the steps on the roof of an old house in Paris was bored through in several places. Only one of the steps was attacked; and, on looking closely, he found that every hole in the lead corresponded to a worm-hole in the oak planking on which it was laid.

BUILDERS' ITEMS

Building and Real Estate Notes.

A SILK FACTORY is to be built at West Chester, Pa., by a party of New York capitalists.

THE Wesley M. E. Church, corner Linden and Jackson streets, Wilmington, Del., are going to erect a new church.

GEORGE ERLINGER, of York, this State, has bought ground in that place upon which building improvements will be placed.

A NEW National Bank is to be erected at Steelton, Dauphin County. L. S. Bent, of Steelton will be the President.

JOSEPH WHARTON contemplates a number of building improvements on Summit avenue and Twenty-fifth streets, Germantown.

THE new village of Preston near Bryn Mawr is very active in building operations, some eight houses now being in process of construction.

J. LOWBER WELSH has bought the property of Matthew Kerr, on Paper Mill road, in Springfield township. The place contains 21½ acres and the price was $16,000.

The new summer residence of John Pepper, situated on Washington Lane, near Jenkintown, will be when completed, a very handsome one. Its cost will be $30,000.

S. MAY & BROTHER will erect a six-story building for store purposes at 721 and 723 Arch Street. The architect, W. H. Geissinger, 441 Chestnut street; contractor is E. Richards.

HAVERFORD COLLEGE, in common with numerous other suburban stations along the line of the Pennsylvania Railroad, is being improved by the erection of a block of nineteen cottages, by Wendell & Smith of Philadelphia.

JAMES H. WINDRIM, 132 South Third Street, "Architect," reports business good with them; he has several extensive operations in New York and Erie, and his anticipation for Philadelphia are very bright.

A NEW City by the Sea which is to be called Chelsea is to be started a few blocks below the old Excursion House at Atlantic City, New Jersey, by a company composed of wealthy residents of Philadelphia. One hundred thousand dollars will be expended before spring in cottages averaging about $5,000 each.

CAREY BROS., manufacturers of wall paper will erect a new building adjoining their present one, which will have a front of 60 feet and a depth of 200 feet and will be four stories high. In addition to this there will be a 30 feet square varnish house. A stable and dwelling 30 by 60 feet. The lot on which the buildings are erected is bounded by Tenth street and the Germantown branch of the Reading Railroad and Colona and Nevada streets.

A. M. GREENE, manager of the Fidelity Improvement Company at 729 Walnut street, Philadelphia, has been awarded the contract for the erection of a building 40 feet square, two-stories high, on Pine street, Darby. It is expected that the building will be finished about the latter part of the present month, and is intended as a workshop for the construction of furnaces and the practical demonstration of the Benninghoff Heat Producing Process, which is the invention of Dr. G. E. Benninghoff.

Building Permits.

Du Ross & Welsh, No. 758 South Broad st., 2-story stone and dwelling, Sixteenth st., near Tasker, 16x50.

R. Smith, No. 1219 South Third st., 2-story back building, No. 1221 South Third st., 8x12.

M. McIlwain, No. 170 Mechanic st., 3-story house, Lane st., near Cresson, 16x21.

J. F. Reichardt, No. 135 James st., four 2-story houses, Sunnyside st., near Thirty-fifth, 16x32.

J. S. Cornell, 2104 North Twentieth st., alteration and addition to Masonic Home, No. 3335 North Broad st., 18x49.

J. J. Campbell, No. 2911 Howard st., four 2-story houses, Howard st., near Gwiney, 14x40. Also, 2-story store and dwelling and 2-story dwelling, Front st. and Indiana ave., 16x48 and 14x26.

J. Escandel, No. 428 McIlwain st., three 2-story back buildings, Square st., near Reed, 12x10.

G. W. Snyder, 2-story stable, Broad street and Lehigh ave., 66x28.

H. Hazlett, No. 1935 Columbia ave., new front, No. 1753 North Thirteenth street, 18x30.

T. A. Lynch, No. 1619 North Fifteenth st., 1-story back building. Also, alterations, No. 1508 Sansom st., 12 feet.

T. Matthews, 2334 Hancock st., 2-story back building, 2238 Front st., 16x26.

G. Jahn, 3118 Germantown ave , 2-story kitchen, 3200 Germantown ave., 20x26.

C. W. Rufe, 56 Bringhurst st., two 2-story houses, Jefferson st., near Mercer, 15x44.

G. F. Gibson, 2248 Master st., six 2-story houses, Marshall st., near Tioga, 14x36.

J. Galbraith, 2226 Amber st., 2-story storehouse, Palethorp, st., below Somerset, 35x36.

Haibach & Auchter, Twenty-sixth and Thompson, 4-story storage-house, Thirty-third st., above Master, 16x30.

J. Loughran, 2542 North Eighth st., eight 2-story houses, Hutchinson st., above Huntingdon, seven 14.6x42, one 12x36.

J. M. Buchanan & Bro., 1610 Vienna st., 2-story house, Howard st., above Cumberland, 16x40.

S. Kennedy, Sixth and Venango sts., four 2-story back buildings, Osprey st., above Spring Garden, 8x14.

C. R. Kohl & Bro., 45 West Johnson st., Germantown, 3-story house, Emlin st., near Carpenter, 25x75.

F. Taylor, Factory st., Frankford, 2-story stable, Oxford st., near Paul, 15x30.

J. McConaghy, 1710 Christian st., 2-story store Seventeenth and South sts., 16.10x70.

William Garvin, 5008 Adams st., 3-story house, Chelten ave. and Green st., 20x50.

G. Parr, 2448 Palethorp st., 3-story store, Cumberland and Hancock sts., 15x45.

Albert Rheimer, 3807 Germantown ave., 2-story house, Mervine and Somerset sts., 16x45.

William Devitt & Sons, 1125 Brown st., 3-story building, Locust, above Sixth street, 63x115.

A. Oberholtzer, 2547 North Seventh st., 2-story houses, Kensington ave. and Sixth st., 18x55.

John Bird, 1106 Hunter st., front and interior alteration, Market and Juniper streets.

William H. Abbott, 20 North Seventh st., five 3-story houses, Arch, above Twenty-first st., 10x56.

John Buchanan, 1618 Vienna st., 2-story house, Howard and Cumberland streets, 16x40.

G. Speck, 2044 Somerset st., 2-story back building, 263 W. Norris st , 11x18.

W. Hetzell, 45 Church st., Germantown, 2-story house with mansard roof, Main and Southampton sts., 35x30.

C. Martin, 2312 E. Cumberland, four 3-story houses and stable, Fifteenth and Fontain sts., 17.8x60.

C. C. Linahan, 3203 Ridge ave., two 2-story houses, Alleghany ave., below Thirty-fifth st., 13 and 10x73.

W. Tecklenburg, 1614 Cadwalader, two 2-story houses, Fifth st. near Ontario, 16x46.

A. H. Heist, Doylestown, 1-story warehouse, Sophia st. near Otter, 30x60.

W. A. Brown, 1700 Master st., eight 2-story houses, Twenty-first, near Reed, 16x42; also, three 2-story houses, Reed st. near Lambert st., 18 and 16x42.

T. Meehan, 1700 Master st., 2-story store and dwelling Twenty-first st. and Long lane, 26x42.

C. Bossert, 2114 Marshall st., 2-story house 2119 Sergeant st., 20x43.6.

C Spoerl, 3139 Frankford ave., six 2-story houses, Amber st. below Alleghany ave., 14x30.

T. W. Wright & Son, 7 Harvey st., Germantown, 2-story stable, 5054 Germantown ave , 27x54.

George Sheppard, 1604 Sansom st., bathroom extension, 3414 Powelton ave., 12x6; also, alterations, Seventeenth and Wharton streets.

Wm. Garoim, 5008 Adams st., eight two-story houses, 16x30, Bellfield and Penn streets.

Hugh Haylett, 1935 South College avenue, a one-story addition, 18x27, 1929 Columbia avenue.

J. W. Kuhn, 917 South Fourth street, a three-story house, 18x55, 633 Reed st.

Same party, a two-story stable, 30x60, Hayes above Sixth street.

A. A. Harmer, Sumac st., ten three-story houses, 18x60, Sumac above Wetherill st.

Use of the Public Highway.

According to a late decision of the New York Supreme Court (McCaffrey vs. Smith), neither the State Legislature nor a village can confer authority on a person to occupy part of the public street as a hack stand as against the adjacent lot owners. The court said: "The Legislature undoubtedly had the power to authorize the village authorities to pass ordinances and by-laws, which they might enforce, limiting and restricting the use which the public might make of the streets beyond their rights of travel—ordinances which could be enforced as against the adjoining owners themselves for the purpose of keeping the streets open to free and uninterrupted travel. But the Legislature had not the power, neither had the municipal authorities, as against the adjoining owner, to confer upon any person the right to make use of the highway for any other purpose than to pass and repass without the consent of the owner of the fee."

—The matter of building a gravity road in the Park is now in the hands of a sub-committee comprising E. C. Knight, Frederick G. Wolbert and E. H. Fitler.

—Articles of incorporation of the Philadelphia Time Electric Company, whose object is to supply standard time by electricity, have been filed in Camden. The capital is $250,000, and the incorporators are John and Ernest Hexamer and George M. Brill.

—Another rumor comes from Pittsburgh that the great Stude baker Wagon Manufacturers of South Bend, Ind., will shortly remove to Pittsburgh in order to enjoy the advantages of natural gas. The Disston's who proposed to move their steel work there, will go to Butler, thirty miles north, unless they can induce the B. & O. people to give them a switch.

JUDGMENTS.

PHILADELPHIA.

Entered October 29, 1886.

*Boyle Daniel, Kenney James—Allegheny Ave. B. and L. 2 S 86 141 2000
*Baldt John H—Ninth Nat. Bank 2 S 86 143 300
Dever Daniel—Penna. Bicycle Club (Indemnity Bond and Warrant) 2 S 86 152 4000
*Ehrhart Chas I—August Schreiber 2 S 86 166 520
Esler B Morgan—Wm H Hoskins 3 J 81 593 ..... S F
Garman Jackson—M Myers 4 S 81 136 ..... S F
Manayunk and Roxborough Inclined Rwy. Co.—A L Godshalk 3 J 85 818 ..... ver 186
Moyer Jacob W—Jas B Schultz 2 S 86 145 85
*Otty Thos H—A Thompson 2 S 86 149 200
Paul Parker P—Wm H Hoskins 2 S 81 53 ..... S F
Usilton C A—J E A Saffin 1 M 86 341 ..... ver 144
Van Deventer Augustus, Horne Chas E—Thos Finley 1 S 86 252 5322
*Williams Saml H Jr, Martin Henry F—J Heiss et al (Execution issued) 2 S 86 153 10,000

Entered October 30, 1886.

*Albright Henry—Saml K Reichner 2 S 86 253 150
Beltz F M—Jno M Sharp 2 S 86 253 .. 132
*Canby Wm J—P Williamson (Execution issued) 2 S 86 198 3000
*Canby Wm J—P Williamson (Execution issued) 2 S 86 199 ..... 2 4000
*Cosgrove Jno C—W W Audenreid Execution issued) 2 S 86 241 2625
*Corbett Bridget—A Hanline 2 S 86 275 150
Curley John P, Boucher Robt—W S Cunliffe D C S 72 2130 ..... S F
Casselberry Jacob R—A C Sinn et al 1 J 76 1391 ..... S F
Dickinson Alfred R—Chas S Hancock 3 M 76 728 ....
Emsley John—Saml Lee D C J 69 684 ..... S F
*Flynn John—W H Shallcross 2 S 86 301 46
Griffis Clarence H, White Ernest M —W C Cochran 2 J 86 781 ....
*Krein Theo—C L Bourguignon 2 S 86 203 250
*Kelley Andrew—Robt Ervin 2 S 88 303 556
Lieder A—B Kopf 4 S 86 355 ....
*McCarthy Chas—W L Wallace 2 S 86 317 150
McCalmont Rebecca B—Geo W Spiese 4 S 86 148 ....
McLaughlin Saml—A Fox 1 S 86 672 .....
McCullough P—P McDonough 2 S 86 224 55
Norris A Wilson (Garnishee)—Jos Beale 4 J 76 262 ....
Ridway J, Bunting Jas A and S C, Showell J B M—Thos McComeskey 4 D 83 307 ....
Robinson Frank A—J Michel 3 M 80 170 ..... S F
*Ramsay John A—W Gilmour 2 S 86 300 600
*Schneider John and Johanna—John Gries 2 S 86 273 314
*Schneider John and Johanna—John 2 S 86 274 110
Schlampf Wm and Louis—J Michel 1 M 80 560 ..... S F
*Shaughnessy Michl—Frank Mullin 2 S 86 328 100

Schuster F A—A F Brecht 4 S 86 70. 1308
Tomlin Wm L—John G Williams 4 J 75 1222 S F
*Worthington J Wm—M Abbott (Execution issued) 2 S 86 336 45

ENTERED November 1, 1886.

Anck Elizabeth—Julia A Yoss (Bond of Indemnity) 2 S 86 371 1000
Assay A Merritt—J M Errickson 3 S 84 666 ver 76
Baxter Jacob—Jos Grinder 4 D 84 62 ver 139
*Callahan Thos—Aurora Bldg. Asso. 2 S 86 370 600
*Calverley David, Crowther Jesse—Geo Kline 2 S 86 377 250
Ditman Jos G—Jacob Hunt 3 J 86 145 ver 300
*Dungan Anna M—John C Lucas 2 S 86 375 1360
*Fitzpatrick Ellen—Thos Marshall 2 S 86 378 500
Gatchell John—Sarah A Paul 3 J 86 972 77
Hacker J Barclay—Keystone Bank 4 D 84 110 ver 3501
Hitchcock Geo—E Fisher et al 2 S 86 362 54
*Jones Eliza—Geo M Cubler et al (Attachment Execution issued) 2 S 86 372 731
*Lukens Geo W—John Wanamaker 2 S 86 869 128
*Myers Chas F—J D Thornton 2 S 86 363 840
*McCullough John—B F Teller 2 S 86 374 275
*McCrudden Wm J—S Wolf & Sons (Execution issued) 2 S 86 368 1100
McElhatton Daniel—A M Buckes 4 S 86 467 227
*Oberholtzer John—David McKibbin 2 S 86 360 500
*Powers Wm H—City Trust Co 2 S 86 364 600
*Powers Matthias—City Trust Co 2 S 86 365 400
*Sheble Samuel—M E Brown 2 S 86 380 1900
Simon Fredk Sr—C W Young et al 2 1 S 86 376 Part
*Saybolt Margt and Chas H—John J Donnelly 2 S 86 361 125
*Wolf H G—Wm S Chapman 2 S 86 367 605
*Wylie Mary Ann, Wylie Wm dec, Boyle Elizth and Margt—John B Knowles 2 S 86 373 115
*Wehr Cath, Wehr Amandus dec—John A Weidenboerner 2 S 86 379 100

ENTERED November 2, 1886.

*Corson Jos W—A G McCoy 2 S 86 383 100
*Finch Chas L and Geo W—Landis & Erisman 2 S 86 386 600
*Hoppe Frank—Wm Sick 2 S 86 385 80
*Lukens Elizth—A M Zane (Indemnity Bond and Warrant) 2 S 86 389 18,000
Pugh Evan and Cath T. Scott Warwick and Annie P—F T Price 3 M 86 805 .....
*Reinfried Leo—Wm Mechelke 2 S 86 388 272
Stevenson Maxwell—Nat. Bank Republic D C J 72 1599 .....
*Small Thos C—Wm Sick 2 S 86 384. 31
Welsh John—F M Freedley 2 S 86 387 191

ENTERED November 3, 1886.

American Tel. and Telephone Co, Morton J F—City (Bond) 2 S 86 401 .....
Burns John—Chas T Quin 4 M 86 269 ver 1547
Chalfant E N and Benj W—G A Hollister et al 2 M 85 210 1157
*Francis H J—I C Wears 2 S 86 390 3150
*Felsberg Theo A—Jos D Thornton 2 S 86 391 200
*Greasly E Jr—Mrs M A Greasly (Execution issued) 2 S 86 408 851
Hathaway J H, Bourrillion J,—City (Bond) 2 S 86 395 .....
Hutt Wm H, Bothwell Alexr, Lynch Saml J—Grandom Institution 3 S 81 255 S F
*Lawson Annie M—A James Jr 2 S 86 405 30
Long Thos B—John C. Kellberg 2 S 86 394 15
*Mear Esther A, Alfred H. and Fredk J—Gillinder & Sons 2 S 86 397 3097
*Mear Esther A, Alfred H and Fredk J—M S Mear 2 S 86 398 2647
*Mear Esther A, Alfred H and Fredk J—Emily Mear 2 S 86 399 2647
*Mear Esther A, Alfred H and Fredk J—Esther A Mear 2 S 86 400 2647
*McFarland Robt—Elizth Grant 2 S 86 392 200
*Nester John J—D Taggart 2 S 86 403 1700
Shoener Chas F—Phila. & Reading Co. 3 S 81 600 S F
*Schlecht John H—Jacob Kraft 2 S 86 409 300
*Thomas or Tomas Mary C and Martha A—A James Jr 2 S 86 406 220
*Thomas or Tomas M A—Henry Gauler 2 S 86 407 200
Thurwanger Frank, George Wm, Moore John, Hastings James—City (Bond) 2 S 86 402 .....
*Wardell James—Chas Phillips 2 S 86 396 900

ENTERED November 4, 1886.

Anderson Audrew, Leewright John R—City (Bond) 2 S 86 422 .....
Achuff Wm H H, Murphy John C—City (Bond) 2 S 86 423 .....
*Brown Thos—Jos Patterson 2 S 86 412 .....
*Berton Geo W—John Loughran 2 S 86 418 175
*Beidler Saml W—Jas W Hostetler, admr (Execution issued) 2 S 86 430 184
*Beidler Saml W—Jas W Hostetler, admr 2 S 86 431 38
Burkhardt Christian—Germt. Ave. B. and L. (Treasurers Bond) 2 S 86 434 3000
Cozens Saml W—Elizth C Donahue 2 M 82 360 S F
Cozens Saml W—W H Steigerwalt 4 M 82 191 S F
Cozens Saml W—McGarry 4 M 82 192 S F
Cozens Saml W—Mary Rowland 4 M 82 193 S F
Cozens Saml W—D Macfarlan 4 M 82 194 S F
Cozens Saml W—H C Gibson 4 M 82 195 S F
Cozens Saml W—E J Crippen 4 M 82 190 S F
*Eggman G W—E W Keeler (Execution issued) 2 S 86 442 70
*Fallows Wm—John Loughran 2 S 86 416 350
*Flynn John—John W Stevens 2 S 86 435 254
Fox Patrick—G C Seidel 2 S 86 438 Eject
*Greasly Edmund Jr and E Jr—J R Bacon et al (Execution issued) 2 J 86 410 1788
*Henderson James H—Chas Reith (Attachment Execution issued) 2 S 86 437 184
Hong M C, Donnelly Thos—City (Bond) 2 S 86 424 .....
Lancaster Lewis M—A E Lancaster 3 S 84 119 ver 50
*McConnell Jno S Janes –Jno Loughran 2 S 86 417 700
McCaffrey James—Jacob M Crouthamal 2 S 86 436 60
Mullers Michael, Simpson Robt F & Rose A—A M B Megargee 1 M 76 854 S F
*Powers Chas—City Trust Co 2 S 86 415 500
*Richard Catharine—John Kenworthy 2 S 86 439 1050
Scott J Fredk—E B Warren 2 S 83 173 21,686
Seidel Lewis A—F A North & Co 3 S 84 109 .....
*Schlecht John H, Kraft John H—Jacob Kraft 2 S 86 409 300
*Strauch Geo—Arnholt & Schaefer (Execution issued) 2 S 86 411 217
*Sedding Matthew dec, Fort James—Jane V Blake (Bond and Warrant) 2 S 86 414 2400
Spackman Morris—Saml H Williams Jr 2 S 86 441 62
*Stevens Geo W & James, Sinkler Geo W & Clara E—L W. Stevens 2 S 86 421 225
The I P Morris Co, Morris John T—City (Bond) 2 S 86 425 .....
*Wolf H G—Maria Wolf (Execution issued) 2 S 86 413 355
*Whinna Robert—John Loughran 2 S 86 410 500
*Ward Ellis F—D R Patterson 2 S 86 440 3000
Wistar Bldg. Asso—O P McDonald 3 J 86 602 ver 451

Judgments Marked to Use.

John M Hughes—A C Craig & Co 4 J 84 1057 665
Marked to use of Jas Hyland.
John M Hughes—Lang Bernheimer & Co 4 D 85 395 and 396 245 and 479
Marked to use of Jas Hyland.
John M Hughes—A C Craig & Co 1 J 84 538 3467 953
Marked to use of Jas Hyland.
John M Hughes—A C Craig & Co 2 S 84 869 874
Marked to use of Jas Hyland.
Vanuxem Wharton & Co—H Bostwick 4 M 85 146 .....
Marked to use of Thos McFarland.
James Quigley—Jas Walls 3 D 85 829 .....
Marked to use of Fidelity Ins. & T. Co.
H Frohlich—Chas A Korn 2 S 85 15 316
Marked to use of Jas W McAllister, Pres.
H Frohlich—Armstrong, Cator & Co 2 S 85 16 101
Marked to use of Jas W McAllister, Pres.
Louis Fischer—Jno S. Baldt & Son 2 S 85 590 300
Marked to use of Ellwood Allen.
Geo Pfromm—Levi F Smith 4 S 84 343 558
Marked to use of Adam Pfromm.
W F Billington—Alfred H Williams 3 J 86 680 100
Marked to use of Albert James Jr.
David C. Johnson—R S Green 8 S 84 126 150
Marked to use of John Dunlap.
Geo Stockton—Benj F Ray 1 M 86 102 100
Marked to use of John F Richard.
J W Jones—Jos F Hitch 3 M 79 631 174
Marked to use of J Willis Martin.
Anna E Griffiths—H G Freeman Jr 3 J 84 246 159
Marked to use of Nicholas Sheppard.
James Nolan—Edw H Coates & Co 1 D 81 151 902
Marked to use of Sarah A Nolan.

Satisfied Judgments.

Robert Stroud—Isaac Kiker [ent Dec 20 84.....
Alexander B Johnson, Matthew Fleming—M S Wickersham [ent April 11 81.....
Alex B. Johnson, Matthew Fleming —D R Patterson [ent Apr 11 81.....
Thos Fullerton—Stanton B. and L. [ent June 23 86.....
J H Camp—C Wolf et al [ent June 26 86.....
Geo M Christman—J H Rohrbacker [ent June 22 86.....
Jos H Weston—Henry B Mahn [ent Sept 2 86.....
Chas Redmond—W H Jarden [ent Jany 15 86.....
Chas Redmond—R P White [ent May 12 86.....
Chas Redmond—F P Buckley [ent Apr 27 86.....
Ellen Bracken—John W Steward [ent May 21 86.....
Andrew Petry—Chas J Miller [ent May 26 86.....
James Scott—J Burdsall [ent Sept 23 82.....
Michael Stinebacher—Sophia T. Kelly [ent June 12 86.....
Chas Beitzer, Martin Luesher—L Rust [ent Aug. 23 86.....
Geo D Blomer—A Taylor [ent Dec 7 82.....
Wm Schoenleber—Spencer C Black [ent Oct 27 85.....
D K Burr Jr, Evan W Burr—H W Burr [ent July 6 82.....
D R Burr Jr, Evan W Burr—D Ullman [ent Sept 23 82.....
Andrew Bradley—Jas Doyle [ent Oct 20 84.....
D R Burr Jr, Evan W Burr—D R Burr [ent Aug 30 82.....
James Kenney—Annie Kenney [ent July 8 86.....
James Kenney—Anne Kenney [ent July 28 83.....
John C Downs—B R Peace [ent Nov 12 85.....
Maurice Corkery—Lippincott Son & Co [ent Oct 3 85.....
Francis R Mullin—A Blake [ent May 2 83.....
David Rorer—H M Bickley [ent July 16 83.....
John Twiggs—A Foulds [ent Aug 25 86.....
Amanda Carnell—B F Teller [ent July 13 86.....
Bertha Heitman—F A Poth [ent Oct 15 86.....
Fredk C Kibele, John L Good—Active B. and L. [ent Dec. 19 84.....
Wallace Douglass—E A Garrison [ent Aug 14 86.....
James Rainey — Sally McCaughey [ent Aug 11 86.....
Edgar P Jeffries—Chas F Myers [ent June 4 86.....
Frank Moore—Patk Fahy [ent Oct 9 86.....
Jonathan Knight Jr—G R Overend [ent Oct 16 86.....
Herman Heidrick—M E Weyand [ent Apr 30 86.....
Chas Thompson—John Thompson [ent Sept 12 84.....
Thos, John and Jas Marshall—Wm Fitton [ent July 14 84.....
Thos, John and Jas Marshall—Decatur B. and L. [ent July 24, 83.....
L H Eckard — Josephine Geiger (Bond) [ent Sept 16 85.....
Theo A Atkins—J T Sandman [ent July 8 86.....
Louis Schreiner—Thos H Adams [ent Apr 26 86.....
Jas R Moyer—Thomas H Adams [ent Aug 28 85.....
Bernard Larkins—J W Christman [ent Oct 13 83.....
John Holton, Chas Christ—A James Jr [ent May 19 86.....
Jos Thurman Sr — Wm Thurman [ent Feb 12 86.....
John Martin dec—Alexr McKenna [ent May 8 86.....
John Duffy—John McFarland [ent May 14 84.....
A C Cattell—E J Crippen [ent Oct 13 84.....

1000	Same—Same N s Cumberland, Nos. 1505 and 1507.....
170	Same—Michael Gormley claimant, 4 bdgs S W cor Cumberland st and Park ave.....
100	Same—Same, S E cor Cumberland st and Park ave.....
200	Same—same, 4 bldgs E s Park ave, 65 ft, 81 ft, 97 ft, 115 ft. S of Cumberland street.....
575	Same—Same, 5 bldgs S s Cumberland st, 84 ft, 101 ft, 118 ft, 135 ft, 152 ft E of Park ave.....
106	Same—Same, 2 bldgs W s Park ave, 69 ft, 85 ft. 101 ft S of Cumberland st.....
4254	Wm Baxter owner and cont—Harbert, Russell & Co claimants, S E cor Gray's Ferry Rd. and Thirty-second st.....
592	Thos W Mellor owner, George Harrison cont—Elias Cox Claimants, S E s Penn st, 206 ft. S W of Chew st.....
500	Frank Fink owner, H H Boyle cont —J Rex Allen claimant, W s Hurst st. 78 ft S of Lombard st.....
3400	Stephen Barrett owner, Jas J Sweeney cont—Hugh J Shannon claimant, N s Gerrit st 129 ft W of 18th street.....
2700	
1000	
75	
340	
200	
4000	
200	
600	
300	
400	
550	
300	
225	
243	
101	
500	
1000	
500	
2000	
2200	
66	
100	

100	
.....	
100	
2000	
3771	ver
600	
291	ver

Mechanics' Liens.

Mary Devine owner, Jonas C Pennypacker cont James Corr claimant N W cor York and Fifth street.....
Theo K Batt owner and cont—E S Bortel & Co. claimants, S s. Berks st, 18 ft W of Franklin street.....
Joseph Stuckey owner and cont—Wober & Bro claimants, N W cor Second and Susquehanna ave.....
Same—Same N s Cumberland, Nos. 1505 and 1507.....
Same—Michael Gormley claimant, 4 bdgs S W cor Cumberland st and Park ave.....
Same—Same, S E cor Cumberland st and Park ave.....
Same—same, 4 bldgs E s Park ave, 65 ft, 81 ft, 97 ft, 115 ft. S of Cumberland street.....
Same—Same, 5 bldgs S s Cumberland st, 84 ft, 101 ft, 118 ft, 135 ft, 152 ft E of Park ave.....
Same—Same, 2 bldgs W s Park ave, 69 ft, 85 ft. 101 ft S of Cumberland st.....
Wm Baxter owner and cont—Harbert, Russell & Co claimants, S E cor Gray's Ferry Rd. and Thirty-second st .....
Thos W Mellor owner, George Harrison cont—Elias Cox Claimants, S E s Penn st, 206 ft. S W of Chew st.....
Frank Fink owner, H H Boyle cont —J Rex Allen claimant, W s Hurst st. 78 ft S of Lombard st.....
Stephen Barrett owner, Jas J Sweeney cont—Hugh J Shannon claimant, N s Gerrit st 129 ft W of 18th street.....

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National ank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, November 1, 1886.

Alder st., 1215, Jno. E. Roberts to Edwin S. Armstrong, Oct. 29, 1886, 17 ft. by 32 ft.; *Mtge.*, $1000..... $650
Aspen st., 3835, Jas. Rightly to Frank H. Niskey, Oct. 27, 1886, 15 ft. by 80 ft.; *g. r.*, $108..... 1,000
Berks st., N. s., 71 ft. E. Twenty-fourth, Jno. C. Hahn to Clara Jordan, Oct. 27, 1886, 16 ft. 6 in. by 66 ft. 6 in..... 3,900
Cedar st., E. s., 14 ft. N. Dickinson, Benjamin Crabtree to Mary Murphy, Oct. 13, 1886, 14 ft. by 60 ft.; *g. r.*, $96..... 1,100
Chester ave., S. s., E. from Forty-second, Henry C. Altemus to Edward H. Cloud, Oct. 23, 1886, 10 lots..... 10,000
Clearfield st., N. E. s., 30 ft. S. E. Livingston, Samuel Fisher Hazlehurst to George Schauermann, Oct. 18, 1886, 14 ft. by 60 ft..... 1,750
Columbia ave., 158, Hermann Diewelt to Solomon Roof, Oct. 25, 1886, 20 ft. by 90 ft. 8½ in..... 3,300
Craven st., 131, Randall H. Johnson et al. to Anna S. Coates, Oct. 25, 1886, 15 ft. 4 in. by 91 ft..... 500
Eighth st., 1802 N., Joseph F. Goodbread to Mary E. Passmore, Oct. 27, 1886, 16 ft. by 100 ft..... 6,000
Ash st., S. W. s., 140 ft. N. W. Thompson, Andreas Helpert to Edward Slyhoff, Nov. 1, 1886, 40 ft. by 100 ft..... 500
Diamond st., 313, Charles Christ to Mary Himmelwright, Oct. 29, 1886, 15 ft. 6 in. by 60 ft..... 5,000
Erwig ave., N. W. s., 200 ft. N. E. Eighty-sixth, Elmwood Mutual Loan and Insurance Company to Frances G. Whelan, June 23, 1886, 100 ft. by 100 ft..... nom.
Fifty s.., 2835 N., George Kessler to Charles Desbach, Oct. 22, 1886, 16 ft 2 in. by 58 ft..... 2,750
Forty-sixth st, 29 s., D. S. Lindsay to Sarah Ann Hoffner, Oct. 18, 1886, 16 ft. by 50 ft..... 2,500
Fox st., N. E. s., 104 ft. N. W. Sepviva, John C. Brous to Edw. E. Killey Oct. 28, 1886, 14 ft. by 51 ft. 7½ in.; also N.W. s., 28 ft. N. E. Sergeant, 14 ft. by 56 ft..... 1,050
Franklin st., 2625, Jacob Rightley to Karl Nuenemann, Oct. 12, 1886, 13 ft. 10 in. by 68 ft. 6 in..... 2,500
Franklin st., 2635, Courtland Rhodes to Paul P. Banholzer, Oct. 1, 1886, 14 ft. 2 in. by 66 ft. 6 in.; *g. r.*, $90.. 1,100
Girard ave., S. s., 178 ft. 6¾ in. E. Fortieth, Margaret Bonner et al., executors, to Pennsylvania Bicycle Club, Oct. 22, 1886, 40 ft. by 205 ft..... 4,000
Girard ave., 1231, Geo. Dorlan to Albert H. Rerer et al., Nov. 1, 1886, 18 ft. by 69 ft..... 5,000
Haverford ave., N. s., W. of Sixty-second, Jos. M. Stoddard to Walter B. Pearson, Oct. 1, 1886, 2 lots; *Mtge.*, $2600..... 3,500
Indiana st, S. s., 57 ft. E. Anderson, Clara B. Rowe to Sarah Vogdes, Oct. 22, 1886, 14 ft. by 55 ft..... 800
Juniper st., E. s., 146 ft 6 in. N. Race, Patrick Collins to David R. Posey, Oct. 23, 1886, 17 ft. 3 in. by 56 ft..... 2,800

McKean st., S. s.,102 ft. W. Eleventh, George J. McFarland to Charles H. Paine et al., July 30, 1885, 16 ft. by 66 ft. 9 in. 950
Marshall st., 820, Samuel H. Weller to Edwin S. Armstrong, Oct. 28, 1886, 18 ft. 6 in. by 74 ft. 9½ in. 4,000
Marvine st., 1327, John Edward Phillips to Joshua Griffiths, Oct. 29, 1886, 15 ft. by 60 ft.; *Mtge.*, $1600. 50
Master st., S. s., 82 ft. W. Twenty-fifth, Philip E. Coleman to Alfred Kingston, Oct. 18, 1886, 19 ft. by 63 ft. 4,800
Oakford st., S. s., 262 ft. W. Twenty-second, Robert Paul to William J. McKee, Sept. 14, 1886, 15 ft. by 63 ft.; *g. r.*, $48. 950
Oakford st., N. s., 226 ft. W. Twenty-second, Hy. R. Coulomb to Campbell Tinney, Oct. 21, 1886, 15 ft. by 61 ft; *g. r.*, $48. 900
Ontario st., S. s., 72 ft. 10 in. N. Twentieth, Chas. D. Middleton to Mary E. Van Artsdalen, Oct. 26, 1886, 25 ft. by 250 ft. 1,875
Ontario st., S. s., 47 ft. 10 in. W. Twentieth, Chas. D. Middleton to Ellwood Ramsey, Oct. 26, 1886, 25 ft. by 250 ft. 1,875
Powelton ave., N. s., 75 ft. E. Thirty-seventh, Sarah A. Thomas to Emily A. Hughes, April, 14, 1883, irreg. shape. 600
Powelton ave., 4049, William Oscar Robb to Lizzie S. Pettit, Oct. 29, 1886, 17 ft. 10 in. by 88 ft. 4¼ in. 6,250
Reed st., 1310, Joseph W. Drexel to Robert Curry, Oct. 1, 1886, 15 ft. by 66 ft. 2,800
Germantown ave., 4440, John Kerrigan to John Maguire, Oct. 12, 1886, 20 ft. by 95 ft. 4,000
Silver st., S. s., 85 ft. 1¼ in. E. Germantown ave., Thomas Batley to Ann Maria Haigh, Oct. 20, 1886, 14 ft. 9 in. by 78 ft. 8⅝ in. 3,000
Sixth st., E. s., 90 ft. S. Spruce, J. C. Haines to Florian Moss, Oct. 20, 1886, 10 ft. by 44 ft.; *g. r.*, $10. 1,050
Sixth st., E. s, 191 ft. 21 in. S. Dickinson, George A. Wagner to Matilda McCoy, Oct. 28, 1886, 16 ft. by 68 ft.; *g. r.*, $51. 1,750
Somerset st., S. E. cor. Twelfth, John J. Woods to Charles J. Fisher, Oct. 16, 1886, 16 ft. by 75 ft.; *g. r.*, $125. 2,050
Somerset st., N. E. s., 51 ft. N. W. Belgrade, Joshua P. Eyre to Wm. Gould, Oct. 25, 1886, irreg. shape; *g. r.*, $198. 200
Tacony st., S. E. s., 110 ft. S. W. Tucker, John Thompson to Ambrose B. Taylor, Oct. 20, 1886, 30 ft. by 200 ft. 800
Tulip st., N. W. s., 375 ft. N. E. Tyson, Susan Ulmer to Albert Butterworth, Oct. 21, 1886, 12 ft. 6 in. by 180 ft. 225
Tulip st., N. W. s., 387 ft. 6 in. N. E. Tyson, Susan Ulmer to David S. Kuen, Oct. 21, 1886, 37 ft. 6 in. by 80 ft. 675
Twelfth st., W. s., 48 ft. South Tasker, Robert Boyd to John F. Roney, Oct. 19, 1886, 16 ft. by 57 ft. 6 in.; *g. r.*, $80, $1000 *Mtge*. 105
Twentieth st., W. s., 144 ft. N. Tasker, William Marshall to Mary T. Gensheimer, Oct. 19, 1886, 16 ft. by 66 ft.; *g. r.*, $42, *Mtge.*, $1000. 700
Twenty-first st., 2001, Samuel B. Vrooman to Levi R. King, Oct. 20, 1886, 16 ft. by 80 ft. 4,500
Thirty-first st., W. s., 16 ft. N. Reed, Danl. M. Graham to Jos. H. Burghart, Oct. 25, 1886, 32 ft. by 62 ft. 800
Thirty-first st., N. W. cor. Reed, Geo. Russell et al. to Jos. Burghart, Oct. 25, 1886, 16 ft. by 62 ft. 450
Wakefield st., N. E. s., 76 ft. 1 in N. W. Wisteria ave., Boaz Philllips to Mary E. Harrison, Nov. 1, 1886, 25 ft. by 100 ft. 1,700
Wayne ave., N. E. s., 82 ft. N. W. Harvey, Enoch Taylor to Susan S. Townsend, Oct. 22, 1886, irreg. shape. 16,000

TUESDAY, November 2, 1886.

Amber, N. W. cor., Ella Rosa Karg to Julius Kuehler, Oct. 25, 1886, 17 ft. 5 in. by 68 ft. $5,550
Broad st., W. s 74, S. Park and John M. Sharp to Franklin M. Beltz, Oct. 30, 1886, 18 ft. by 110 ft. 9,000
Cumberland, 16 E. Palethorpe, Rachel Comfort to Alex. Mortz, Oct. 28, 1886, 16 ft. by 55 ft. 1,000
N. W. from Centre and N. E. Clay, Twenty-first Ward, Thomas Y. Hutton to William G. Herrman, Oct. 16, 1886. 200
Chadwick st., W. s., 2143 S. Morris, John Friel to Edward M. Grann, Oct. 25, 1886, 14 ft. by 53 ft. 1,000
Columbia ave., N. E. cor. Wellington, Wm. Diehl to Catharine I. McAfee, Oct. 26, 1886, 16 ft. 11 in. by 97 ft. 7,500
Carpenter st., N. s., 38 ft. E. Ninth Sarah McCullough to Donato Zoce, Oct. 20, 1886, 46 ft. by 90 ft. 11,000
Cuba st., E. S., 95 ft. N. Moore, Louisa Sweetman to John A. Grim, Oct. 20, 1886, 15 ft by 41 ft. 1,000
Camac st., 1809, Jacob Buely to Charles W. Simmons, Oct. 18, 1886, 16 ft. 2 in. by 75 ft. 3,400
Dauphin st., S. W. s., 62 ft. ¾ in. N. W. Belgrade, Solomon Behal to Rhoda O'Donnell, Oct. 27, 1886, irreg. shape. 2,800
Dorrance st., W. s., 1316, Catharine Zann to R. Stanley Green, Oct. 29, 1886, 16 ft. by 40 ft. 1,600
Dickinson st., N. s., 75 ft. E. Eighth, John McCarron to Mary J. Kerr, Oct. 25, 1886, 12 ft. by 42 ft. 1,600
Eleventh, S. E. cor. Carlton, J. Leaming Forepaugh to Mary J. Miller, Sept. 18, 1886, 20 ft. by 87 ft. 7¾ in. 1,000
Front st., E. s., 120 ft. N. Allegheny ave., Kline and Wells to Calverly Crouther, Oct. 29, 1886, irreg. 1,500
Front st., N. W. cor. Allegheny ave., & 200 N. Allegheny ave., Kline & Wells to Isaac Elwell, Oct. 29, 1886, 318 ft. by 90 ft. 1,500
Franklin, 2118, Sam'l P. Courtney to John Wagner, Oct. 27, 1886, 14 ft. 2 in. by 70 ft. 2,250
Fairview ave., N. W. s., 516 ft S. W. Thirty-fifth, James Mason to Henry Ruhland, Oct. 29, 1886, irreg 1,300
Also 500 ft. S. W. Thirty-fifth, 16 ft. by 100 ft. 2,600
Fifth st., S. W. cor. Buttonwood, Robert W. Fitzell to Charles Beck, Oct. 29, 1886, 21 ft 10 in. by 100 ft. 2,900
Knox st., N. E. s., 225 ft. ½in. N. W. Chelton ave., John Kerrigan to Sarah Bacher, Oct., 28, 1886, 18 ft. 5¼ in. by 120 ft. 2,800
Lombard st., N. s., 73 ft. 6⅜ in. E. Tenth, Monroe W. Tingley to Susan E. Foster, irreg. 2,800
Mechin ave., S. E. s., 100 ft. S. W. Baynton, John Rule to John Scattergood, Oct. 28, 1886, 84 ft. by 75 ft. 6½ in. 7,500
Mulberry st., N. W. s., 314 ft. N. E. Harrison, Joseph C. Shoch to Charles E. Henry, Nov. 1, 1886, 20 ft. by 104 ft 3¾ in. 200
Mulberry st., N. W. s., 254 ft. N. E. Harrison, Joseph C. Shoch to Hester N. Corson, Nov. 1, 1886, 30 ft. by 104 ft. 3¾ in. 300
Mulberry st., N. W. s., 284 ft. N. E. Harrison, Joseph C. Shoch to Jos. W. Corson, 30 ft. by 104 ft. 3¾ in. 300
Mountain st., 1426, S. s., 128 ft. 6 in. W. Twentieth, William Forbes to Gottlob Z. Pfander, Oct. 29, 1886, 28 ft. by 45 ft. 1,400
Mountain st., S. s., 156 ft. W. Twentieth, William Forbes to Jacob Z. Ellwanger, Oct. 29, 1886, 14 ft. by 45 ft. 700
Nicholas st., S. s., 310 ft. 7½ in. W. Twentieth, Owen Cassidy to Wm. Sadler, Oct. 30, 1886, 14 ft. by 55 ft. 800
Orange st., E. s., 121 ft. 3½ in. E. Hanover, William Brown to Louis Schmitt, Oct. 29, 1886, 19 ft. 8 in by 141 ft. 1,200
Otsego st., E. s., 111 ft. 6 in. N. Prime, Charles C. Eareckson to William D. Stovell, Oct. 29, 1886, 61 ft. 6 in. by 146 ft. 4 in. 15,000
Peach st., N. W. s., and S. W. Meadow, George P. Schmidt, to Elizabeth F. Spence, Aug. 12, 1886, 60 ft. 6½ in. by 103 ft. 5⅛ in. 200
Marks st., E. s., 244 ft. 4 in. S. Walnut, Frank M. Crawford to Edw'd P. Borden, Oct. 26, 1886, 17 ft. 7½ in. by 118 ft. 3,000
Somerset st., S. E. cor. Orkney, John J. Torpey to Joel Brook, Oct. 30, 1886, 15 ft. 3 in. by 57 ft. 7¼ in. 1,000
Spencer, S. E. s., 73 S. W. Dobson, John Dobson to John Neely, Oct. 16, 1886, 20 ft. by 828⅝ in. 250
Sharswood, N. s., 308 E. Twentieth, Pittman Bright to David Weaver, Oct. 30, 1886, 14 ft. by 54 ft. 750
St John, W. s., 328 and 310 N. George Gabriel Hirsh to Emma K. Rohrbacher, Oct. 29, 1886, 36 ft. by 165 ft. 8,600
Thirty-second, W. s., 51 ft. 4½ in. S. Race George E. Clymer to T. Ellwood Potts, April 21, 1886; irreg. 200
T. Ellwood Potts to E. Hall Toy, Oct. 30, 1886. 1,000
Tiernan st., W. s., 258 ft. 6 in. N. Dickinson, Wm. R. Matchett to Frances Clinton, 15 ft. by 74 ft. 2,450
Thompson st., N. W., 127 ft., 6 in. S. W. Palmer, Sarah J. Bassett to Annie E. Slocum, Oct. 29, 1886, 18 ft. by 100 ft. 2,500
Twentieth st., E. s., 15 S Fontain, Wm. R. Matchett to Mary S. French, Oct. 30, 1886, 15 ft. by 68 ft. 7⅝ in. 2,000
Wallace st., S. s., 72 W. Nineteenth, Elizabeth Townsend to Michael. Power, Oct. 29, 1886, 18 ft. by 100 ft. 8½ in. 8,000
Walter st., S. s., 235 ft. W. Twenty-ninth, Widener & Elkins to Samuel McCoach, Oct. 29, 1886, 44 ft. by 53 ft. 1,200
Woodland ave., N. W. s., 239 ft. N. E. Sixty-eight, Agnes J. Pennington to Catharine J. Osterheldt, Oct. 29, 1886, 724-10 ft. by 222 ft. 6 in; also S. E. Greenway ave. and S. W. s. Sixty-eighth, 29 ft. by 101 3-10 ft. 4,000
Thirteenth st., E. s., 216 ft. S. Diamond, William H. Coleman to Adelaine V. Douglas, Oct. 30, 1886, 16 ft. 8 in. by 90 ft. 1,800
Eighth st., 2541 Sallie A. Hollingsworth to Mary E. Hollingsworth, Nov. 1, 1886; irreg. shape. nom.
Ann, W. s., 30 ft. S. Spring, John T. Fox to Robert Gilmer, Oct. 19, 1886, 14 ft. by 50 ft.; also S.s. Spring, 50 ft. W. of Ann, 14 ft. by 48 ft. 8 in.; also, S. s. Spring, 64 ft. W. of Ann, 14 ft by 48 ft. 8 in.; also S. S., Spring, 78 ft. W. of Ann, 14 ft. by 58 ft. 8 in. 2,500
Shelbourne, W. cor. of Levick, the

Cheltenham Land Association to Adolph Petzold, Oct. 6, 1886, 47 ft. by 137 ft. 6 in 207
Seventeenth, W. s., 67 ft. S. Dickinson, Adam Dock to George H. McLaughlin, Oct. 30, 1886, 17 ft. by 66 ft 1,880
Fairmount Ave., S. E. cor. Sixteenth st., John S. Paul to George Sommer, Oct. 30, 1886, 17 ft. 6¾ in. by 93 ft. 9⅝ in........ 5,000

WEDNESDAY, November 3, 1886.

Carpenter st., S. s., 94 ft. E. 20th, Cathne, Dougherty et al. to Eliza Jane Park, Oct. 26, 1886, 16 ft. by— $1,500
Davis st., 105, Stanley Taylor to Mary Lees; Oct. 30, 1886, 14 ft. by 66 ft. 11⅝ in........ 1,375
Dauphin st., 2846 E., Jno. Beermaas to Mich'l Block; Oct. 30, 1886, 14 by 76 ft. 4 in........ 2,400
Dorrance st., W. s., 113 ft. 4⅞ in. S. Ellsworth, Jno. White to Archibald McIver, Oct. 26, 1886, irreg. shape........ 1,100
Eleventh st., 1900 N., Jas. R. F. Bell to Sarah A. Fussell, Nov. 1, 1886, 11 ft 11 in. by 95 ft........ 6,000
Harrison st., S. W. s., 81 feet by 4½ ft. S. E. Cherry, Chas. R. Griffin to Jas. McLea, Oct. 29, 1886, 20 ft. by 109 ft........ 600
Kram's ave., N. W. s., 332 ft. by 9⅝ ft. S. W. Ridge ave., Joseph Becht et al., exrs., to Egitius Schlotterer, Nov. 1, 1886, 25 ft. by 80 ft........ 1,597
Latona st., N. s., W. 22d, 11 lots, Charles C. Farnum to Joseph de F. Junkin, Oct. 1, 1886........ 5,233
Lehigh ave., 1928 E., Theop. W. Smaltz to Sarah Ann Kuebles, Oct. 20, 1886, 14 ft by 100 ft. 5¾ in........ 2,800
Lehigh ave., 809, Samuel Horner, Jr. to Charles D. Kauffman, Nov. 1, 1886, 16 ft. 4¾ in. by 73 ft. 3⅝ in........ 4,500
Marlborough st., 1416, Samuel Hopkinson to Rachel Fox, Nov. 2, 1886, 12 ft. 6 in. by 14 ft. 10 in........ 350
Pearl st., S. s., 245 ft. E. Broad, The Jas. D. Howley L. & B. Ass'n to Dennis P. Flaherty, Oct. 26, 1886, 15 by 50 ft........ 1,134
Paul st., N. W. s., Hy B. Quicksall to Jos C Knox, Oct. 15, 1886, irreg. shape........ 1,550
Sumac st., S. E. s., 200 ft. N. E. Wetherell, C. R. Sinister to John P. Holt, Oct. 29, 1886, 40 ft. by 140 ft........ 700
Tasker st., S. s., 126.94 ft. W. 20th, S. G. Rosengarten to John Brennan, Nov. 2, 1886, each 16 ft. by 68 ft., 3 lots........ nom.
Wakeling st., 162 ft. N. W. Willow, Chris. E. Riley to Lillie Robinson, Oct. 28, 1886, irreg. shape........ 250

THURSDAY, November 4, 1886.

Alder st., E. s., 16 ft. S. Montgomery, Eliza Jane Robinson et al. to Amanda Grove, Oct. 26, 1886, six lots, each 12 ft. by 46 ft., and subject to *g. r.* $42; W. s. Tenth, 277 ft. 6 in. S. Columbia ave., two lots, each 17 ft. 9 in. by 70 ft. and subject to *g. r.* $105 each........ $200
Alder st., E. s., 28 ft. S. Montgomery, Amanda Grove to Clara Robinson, Oct. 28, 1886, 60 ft. by 46 ft........ 100
Baker st., 719, Francis Gallagher to Vingenzo di Giacomo, Oct. 18, 1886, 16 ft. 4 in. by 83 ft. 8 in........ 825
Broad st., E. s., 220 ft. N. Montgomery, M. Cary Lea to Josiah K. Bougher, Oct. 21, 1886, 20 ft. by 150 ft........ 5,250
Carpenter st., S. E. s., 290 ft. 8 in. S. W. Green, John Welsh et al., ex'rs, to Ellen W. Stokes, Oct. 18, 1886, 100 ft. by 124 ft. 2 in.; also four other lots in Twenty-second Ward........ 9,150
Danaker's av., N. s., 101 ft. E. Third, one-third interest of Wm. F. Gorton to Mary C. Gorton et al., Oct. 11, 1886, 95 ft. by 20 ft.; *Mtge.* $4,000........ 300
Front street, W. s, 477 ft. S. Master, Amanda Grove to Jas. Robinson, Oct. 28, 1886, 20 ft. by 120 ft.; *Mtge.* $2,000........ 100
Filbert st., 2125, Martha Hamilton et al. to Wm. Hasell Wilson, Oct. 28, 1886, 15 ft. by 37 ft. 8 in........ 2,500
Fifth st., 2560 N., James M. Lutz to John McLaughlin, Nov. 1, 1886, 16 ft. by 81 ft........ 8,000
Fifteenth and Fontain sts., S. W. cor., Eliz'th Schaffer to Chas. Martin, Oct. 30, 1886, irreg. shape........ 9,000
Forty-second st., 821 and 823 N., Wm. D. Kelley to Frank Steeble, Nov. 1, 1886, irreg. shape........ 5,600
Forty-fifth st., E. s., 53 ft. N. Brown, John C. Longstreth to Provident Life and Trust Company, guardian, Oct. 28, 1886, 16 ft. by 76 ft........ nom.
Franklin st., S. W. of Green, John Lowber Welsh et al., ex'rs, to Anna M. Smith, Oct. 15, 1886, and five other lots, Twenty-second Ward........ 30,250
Germantown avenue, S. W. s., N. of York, George Hawkes, trustee, to Louisa Tuerner et al., Oct. 22, 1886, 18 ft. 6 in. and 66 ft. by 83 ft.; *Mtge.* $1,000........ 1,600
Germantown ave., S. E. s., 255 ft. N. E. Lehigh avenue, Thos. Battey to Louis Freinfeld, Oct. 27, 1886, 15 ft. by 71 ft........ 2,700
Germantown ave., W. s., 244 ft. 3¾ in. N. Butler, David Murtha to Edwd. B. Peale et al., Oct. 27, 1886, irreg. shape........ 200
Germantown avenue, S. W. s., above Butler, L. B. Walker to Edwd. B. Peale et al., Aug. 14, 1886, irreg........ 4,285
Camac st., 1436, Anna K. Collins to John J. Miller, Oct. 12, 1886, 15 ft. by 46 ft.; *Mtge.* $1,000........ 1,450
Gratz street, 1913, J. Louis Kates to Richard C. Betts, Oct. 30, 1886, 16 ft. 6 in. by 80 ft.; *Mtge.* $2,000........ 2,300
Green st., S. s., 122, Abraham Duryea et al. to Mary McLaughlin, Oct. 16, 1886, 33 ft. by 81 ft.; *g. r.* 36 dwts. of pure gold in bullion........ 3,466
Green st., S. cor. Carpenter, John L. Welsh et al. to Herbert Welsh, Oct. 15, 1886, and two others on Green st., Twenty-second Ward........ 28,250
Howard st., 1523, Peter Dewees to Thomas M Montgomery, Nov. 3, 1886, 18 ft. by 115 ft........ 6,000
Hutchinson st., W. s., 54 ft. 6⅜ in. W. Tyson, John Loughran to Jane Bayne, Nov. 1, 1886, irreg. shape........ 3,200
Janney st., S. E. s., 123 ft. 6⅞ in. N. E. Ann, Samuel Conn et ux. to Andrew Conn, Jr., et. al., July 8, 1886, 54 ft. by 110 ft........ nom.
Jennett ave., N. W. s., 40 ft. N. E. Freeland, Benjamin Kenworthy to Maria T. Haddy, Oct. 26, 1886, 40 ft. by 140 ft........ 650
Jennett ave., N. W. s., 80 ft. N. E. Freeland, Benjamin Kenworthy et al. to Clayton G. Rice, Oct. 26, 1886, 40 ft. by 140 ft........ 650
Dauphin st., 904, etc., William McKinney to William C. Randall, Nov. 1, 1886, 6 lots........ 6,900
Kay st., N. W. cor. Carlisle, John M. Sharp to Charles Zugbaum, Oct. 23, 1886, 14 ft. by 46 ft. 6 in........ 2,200
Kensington ave., 2444, Hy. Guthhapfel to Hy. G. Brenninger, Oct. 19, 1886, 14 ft. by 73 and 79 ft........ 4,500
Kensington ave., N. W. s., 122 ft. 9¾ in. S. W. Boudinot, David McKibbon to John Oberholzer, Oct. 29, 1886, irreg. shape........ 2,700
Lawrence st., S. E. cor. Clearfield, Gottlob W. Rothfuss to Daniel M. Collaner, Oct. 25, 1886, 66 ft. by 92 ft. 6 in.; *g. r.*, $60........ 1,200
Locust st., S. s., 100 ft. W. Fortieth, Ambrose Holcombe to John F. Donavan, Oct. 28, 1886, 25 ft. by 175 ft........ 7,400
Moore st, W. s., 99 ft. 10 in. W. Sixth, Henry C. Butcher to Thos. Gruman, Oct. 21, 1886, 2 lots, irreg. shape........ 6,000
Ninth st., E. s., 96 ft. S. Locust, Wm. Lambrecht to Mary Jane Kerr, Nov. 13, 1886, 19 ft. by 104 ft.; *Mtge.*, $3000........ 3,250
Norris st., N. s., 48 ft. E. Twentieth, W. R. Machett to Albert B. Bishop, Oct. 30, 1886, 15 ft. by 69 ft.; *Mtge.*, $2500........ 1,500
Ontario st., S. W. s., between Janney and Weikel, Wm. J. Kelly to Christian Ellwanger et al., Nov. 3, 1886, 100 ft. by 170 ft........ 4,000
Ontario st., 1431, Chas. A. Woenway to Emmalinda Cornell, Oct. 27, 1886, 16 ft. by 69 ft........ 3,000
Park ave., E. s., 130 ft. S. Berks, Jno. M. Sharp to Lucinda Bickel, Nov. 1, 1886, 17 ft. 6 in. by 100 ft........ 7,500
Preston st., W. s., 85 ft. 4 in. S. Parrish, E. A. Femour et al. to Wm. A. Chamberlain, Oct. 30, 1886, 17 ft. by 87 ft........ 4,500
Reed st., N. s., 47 ft. W. Seventh, Andrew McGough to Patrick Friel, Oct. 21, 1886, irreg. shape; *g. r.*, $90........ 1,350
Reese st., E. s., 284 ft. N. Cambria, V. Franz to Frederick Jung, Nov. 1, 1886, 14 ft. by 67 ft........ 1,100
Reese st., 2929, V. Franz to Charles H. Dittman, Oct. 19, 1886, 14 ft. by 67 ft........ 2,050
Ridge ave., N. E. s., 769 ft. N. W. Crease's Lane, William H. Lewis to Harry W. Landes et al., Oct. 26, 1886, irreg. shape........ 2,200
Ringgold st., 1904, H. R. Shoch to John A. Laber, Nov. 1, 1886, 14 ft. by 50 ft.; *Mtge.*, $1000........ 1,000
Sixth st., W. s., 102 ft. 3⅛ in. S. Norris, T. W. Smaltz to Isaac Levy, Oct. 20, 1886, 16 ft. 9¼ in. by 100 ft.; *Mtge*, $3500........ 3,500
Sixteenth st., 1740 N., Hannah Hunsicker to Gideon Richman, Oct. 23, 1886, 17 ft. by 99 ft........ 7,600
Sixteenth st., W. s., 181 ft. 10 in. S. Butler, E. B. Peale, et al. to David Murtha, Oct. 27, 1886, irreg. shape. 200
Springer st., S. E. s., 202 ft. 6¾ in. E. Nash, Joseph F. Ensle to Joseph C. Archer, Nov. 2, 1886, 25 ft. by 52 ft. 1⅜ in........ 1,150
Tenth st., W. s., 277 ft. 6 in. S. Columbia, Amanda Grove to Eliza Jane Robinson, Oct. 28, 1886, 35 ft. 6 in. by 70 ft........ 100
Twentieth st., E. s., 148 ft. S. Park Ave., William R. Matchett to Bradbury Beddell, Oct. 30, 1886, 16 ft by 70 ft.; *Mtge.* $2700........ 1,800
Twentieth st., 2019 N. William R. Matchett to Thomas Burnside, Oct. 30, 1886, 15 ft. by 68 ft. 7⅝ in; *Mtge.* $2,000........ 2,000
Twenty-second st., S. W. cor. Federal, H. R. Coulomb to William Ferguson, Oct. 30 1886, 17 ft. 1⅛ in. by 64 ft.; *g. r.* $72........ 2,450
Thirty-second st., E. s., 65 ft. 8 in. S. Spring Garden, Albert W. Grimley to William E. Flemings, Oct. 14. 1886, 16 ft. 4 in. by 92 ft. 6 in........ 7,000
Thirty-seventh st., E. s, 123 ft. S. Locust, Henry T. Supplee to Mahlon W. Race, Oct. 22, 1886, 15 ft. by 92 ft., *Mtge.* $1600........ 700

Vanhorn st., N. W. cor. Sophia, John A. Barnhardt, adm'r, to Philip J. Linn, Oct. 27, 1886, 30 ft. by 80 ft.; *Mtge.* $400........ 2,600
Vine st., 1028, Emerson Conrad to James W. Holden, Oct. 29, 1886, 14 ft. by 65 ft............................ 3,000
Walnut st., 4208, Henry C. Gibson to Emma D. Burton, Nov. 1, 1886, 24 ft. by 120 ft. 9½ in..................... 13,500
Walter st., W. s., 305 ft. N. Twenty-ninth, P. A. B. Widener et al. to Charles G. Veil, Oct. 29, 1886, 28 ft. by 50 ft....................................... 4,800
Walter st., N, s., 179 ft. W. Twenty-ninth, P. A. B. Widener et al. to Jacob Moss, Oct. 29, 1886, 14 ft. by 50 ft............ 2,400
Walter st., N. s., 95 ft. W. Twenty-ninth, P. A. B. Widener et al. to John Joseph Alter, Oct. 29, 1886, 28 ft. by 50 ft................................ 4,800
Walter st., 2928, P. A. B. Widener et al. to Franz A. J. Schulz, Oct. 18, 1886..................... 2,200
Wharton st., S. s, 206 ft. W. Sixth, Alfred Taylor to Frank H. Teal, Oct. 15, 1886, 16 ft. by 71 ft......... 3,500
Wissahickon ave., S. W. s., 182 ft. 2¾ in N. W. Nice, John L Welsh et al., ex'rs, to Samuel Welsh, Jr., Oct. 15, 1886, 44 acres, 4 perches... 33,000
Wissahickon ave., S. s., 148 ft. N. Nineteenth, George Hilton et ux. to Margaret Simon, Nov. 1, 1886, 16 ft. by 85 ft. 2 in...................... 200

FRIDAY November 5, 1886.

Adams st., N. s., 88 ft. E. Coral, Christian Dickel to Wm. Weirauch, Nov. 1, 1886, 14 ft. by 65 ft............ $1,850
Ann st., N. E. s., and N. W. s. Weikel, Wm. M. Buckman to Eckardt Geiss, Nov. 2, 1886, 14 ft. 11¼ in. by 45 ft.. 950
Argyle st., N. W. s., 264 ft. 2 in. N. E. Levick, The Cheltenham M. L. Ass'n to Hannah Wallace, Oct. 20, 1886, 52 ft. 10 in. by 107 ft............. 197
Beach st., E. s., 180 ft. S. Laurel, Gabriel Hirsh to Edw. Kennedy, Nov. 1, 1886, 20 ft. by 200 ft........... 6,000
Boudinot st., W. s., N. of Somerset, 7 lots, Thos. McDermott to Wm. F. Boyd, Oct. 19, 1886........................ 9,800
Brown st., N. s., 80 ft. 4 in. W. Thirty-ninth, Jos. D. Thornton to Theo A. Felsberg, Oct. 28, 1886, 16 ft. by 100 ft.; *Mtge.*, $2500............... 1,300
Buist ave., S. E. s., 25 ft. S. W. Sixty-second, George Laycock, Oct. 14, 1886, 25 ft. by 128 ft........... 1,100
C st., 7 lots, E. s., N. Somerset, Thos. McDermott to Thos. McGrory, Jr., Oct. 19, 1886................................ 9,800
Cambria st., S. W. s., 60 ft. N. W. Amber, Chas. Kern to Jas. C. Moore, Oct. 30, 1886; irreg. shape. Also, N. E. s. William, 115 ft. 6 in. N. W. Amber, 164 ft. 6 in. by 71 ft. 18,000
Cambridge st., N. s., 121 ft. 6 in. and 135 ft. 6 in. W. Twenty-seventh, John F. Donovan to Chas. H. Eimerman, Oct. 26, 1886, 28 ft. by 41 ft. 8⅝ in.; *Mtge.*, $1400........... ... 2,200
Cantrell st., N. s., 54 ft. W. Seventh, Hugh McNeile to Peter Schneider, Nov. 1. 1886, 14 ft. by 49 ft. 9 in.; *g. r.*, $45.................................... 800
Carlisle st., W. s., 84 ft. N. York, Jos. B. Evans to Jos. N. Pattison, Oct. 26, 1886, 56 ft. by 65 ft.................. 2,800
Centre st., S. E. s., N. E. Hamilton, Samuel Dronsfield to Charles W. Buckley, Oct. 19, 1886, 16 ft. by 150 ft.. 2,000
Christian st., 1542, Charles A. Duhring to Cecelia Doris, Nov. 2, 1886, 18 ft. by 78 ft.......................... 5,600
Clinton st., E. s., 300 ft. N. Baker, Joseph Bliss to Thomas Coleman, Nov. 3, 1886, 20 ft. by 100 ft........... 1,800
Cumberland st., N. E. s., 85 ft. N.W. Mill. Michael Collopy to Margaret M. Collopy, Nov. 3, 1886, 35 ft. by 60 ft.. nom.
Dauphin st., 904, 906, William C. Randall to Wm. McKinney, Oct. 16, 1886, 32 ft. by 61 ft.; also, S. s, Dauphin, 95 ft. 6 in. W. Ninth, 63 ft. 6 in. by 61 ft............................ 20,300
Delhi st., W. s., 198 ft. S. Cumberland, Jacob Kein to Catharine Conlen, Oct. 23, 1886, 14 ft. by 44 ft...... 1,500
Dorrance st., W. s., 29 ft. 10⅛ ft. and 43 ft. 9¼ in. S. Ellsworth, John White to Martha Goff, Oct. 28, 1886, subj. to two *ground rents of* $39 each....................................... 2,500
Eighth st., 2622, Amos D. Kennedy to Anna B. Leonhardt, Oct. 30, 1886, 15 ft. by 59 ft. 1⅛ in............. 3,100
Eighth st., 623 s., S. C. Hunter to Union Trust Co., ex'rs, &c., Nov. 4, 1886; also, 625, 627 S. Eighth, 1148 and 1150 S. Eleventh, 2026 Marvine, 816 Moore and 1541 Vine............... nom.
Eleventh st., 40 N., Robt. R. Bringhurst to Gabriel Hirst, Oct. 30, 1886, 19 ft. by 127 ft.; *Mtge.*, $8000... 8,500
Eleventh st., S. W. cor. Mount Vernon, John Harrison to Gustav Youngblood, Nov. 5, 1886, 19 ft. by 60 ft.; *Mtge.*, $3000.......................... 4,500
Francis st., S. E. s., 250 ft. 6⅝ in. S. W. Brown, A. Adolph to Maria Campbell, Oct. 16, 1886; irreg. shape...... 3,800
Frankford rd., 1314, Franz Aman to Chas. Okronglowicz, Nov. 1886, 17 ft by 100 ft................. 2,020
Frankford rd., N. W. s., 279 ft. S. W. Decatur, S. W. Fuller to Anna E. Bates, Nov. 1, 1886, 21 ft. by 175 ft. 2,500
Franklin st., E. s., 230 ft. 8 in. N. Huntingdon, Courtland Rhodes to John Gaffney, Oct. 30, 1886, 14 ft. 2 2 in. by 66 ft. 6 in.; *g. r.*, $90......... 1,600
Franklin st., S. W. cor. Norris, Robt H. Good to Anthony M. Zane, April 6, 1886; irreg. shape.............. nom.
Franklin st., W. s. Franklin, Esther Garrigus et al to Hannah Uffenheimer, Oct. 26, 1886, irreg. shape... 6,000
Front st., 409 and 417 N., F. Buck McDowell to Florence C. McDowell et al June 26, 1886; also S. s. Filbert, 180 ft. E. 38th, 20 ft. by 80 ft .. .. nom.
Fifth st., 2837 N., Geo. Kessler to John G. Schlecht, Oct. 22, 1886, 16 ft. by 58 ft.................................... 2,750
Fifth st., E. s., 294 ft. 3 in. N. Westmoreland, Edmund Wright et al., ex'rs, to Wm. Tecklenburg, Nov. 3, 1886, 88 ft. 9 in. by 100 ft.; *g. r.*, $266.25........... .... nom.
Fifteenth st., W. s., 141 ft. 8 in. N. Lowe, Jane Redmond to John E. Holdsworth, Nov. 1, 1886, 14 ft. 2 in. by 96 ft................................... 1,800
Fitzwater st., S. E. cor. Fallon, Geo. F. Curwen to Jos. Malatesta, Oct. 27, 1886; irreg.; *Mtg.* $16,500........... 10,000
Forty-fifth st., S. W. cor. Springfield ave., Jno. W. Wilson et al, to J. Lewis Clew, Oct. 25, 1886, 208 ft. by 130 ft...................... 3,000
Green st., S. s., 43 ft. W. 18th, Saml. S. Campbell to Isabel M. Stone, Nov. 3, 1886, 36 ft. by 121 ft. 5 in.... 16,500
Haverford st., S. E. cor. 58th, St. Agatha's B. and L. Assn. to Rosanna Gallagher, Oct. 16, 1886; irreg. shape... 3,000
Hazzard st., 1841, Fras. Kleine to Levi Curtis, Oct. 29, 1886, 14 ft. by 68 ft.; *g. r.*, $46.50............................. 1,025
Howard st., 2349, Jos. Savidge, Master, to Louisa Berkheiser, Oct. 20, 1886, 15 ft. by 56 ft. 6 in.................. 2,050
J st., N. W. s., 309 ft. S. W. Levick, Cheltenham Mutual L. Ass'n to David Clark, Oct. 6, 1986, 44 ft. 0⅜ in. by 140¼ ft................. 131
June st., E. s., 151 ft. 7¾ in. S. Westminster ave., 24th Ward, M. Hawley McLanahan to Wm. J. Powers, Oct. 30, 1886, 14 ft. by 38 ft. 6 in..... 1,000
Kay st., S. W. cor. Carlisle, John M. Sharp to Alice G. Rea, Oct. 29, 1886, 14 ft. by 45 ft......................... 2,200
Keystone st., N. W. s., 229 ft. 10⅞ in. S. W. Tyson, Mary H. Schall to Mary Disston, Nov. 1, 1886, 25 ft. by 150 ft.................................... 5,500
Lawndale ave., S. E. s., :70 ft. N. E. Levick, Cheltenham Mutual Land Ass'n to Edward Albright, Oct. 20, 1886, 54 ft. by 125 ft. 3⅝ in...... 130
Lehigh ave., N. E. cor. Orkney, Patrick O'Neill to Mary F. Parsons, Oct. 14, 1886, 43 ft. 9 in. by 100 ft... nom.
Locust st., S. s., 100 ft. and 112 ft. 6 in., W. 40th, John F. Donavan to Jas. Rush Ritter, Nov. 1, 1886, 25 ft. by 75 ft.; *Mtges.*, $4.500. Also, N. s. Irving, 100 ft. W. 40th, 25 ft. 100 ft., *Mtge.*, $4,200........................ 800
Madison st., N. E. s., 20 ft. S. E. Aramingo, Mary Costigan to Maria Costigan, Nov. 2, 1886, 20 ft. by 35 ft 1,000
Mantua ave., Howard Walken to Georgina H. Miner, Oct. 26, 1886, irreg. shape................................ 12,000
Marshall st., 638, Matilda S. Sander to Lydia Crissey, Oct. 27, 1886, 16 ft. by 80 ft. ½ in........................ 3,800
Mechlin st., S. E. s., 184 ft. S. W. Baynton lane, J. Howard Keely to Geo. Scratchard, Oct. 28, 1886, 16 ft. by 75 ft. 6 ft. ½ in........................ 1,250
Mount Vernon st., 1922, Jas. F. Stone to Sam'l W. Reeves, Nov. 3, 1886, 19 ft. 9 in. by 91 ft. 5 in.; *mtges.*, $3,500.. 3,500
Norris st, N. s., 32 ft., E. Ritter, Jos Harvey to Jacob Schelple, Oct. 25, 1886, irreg.................................. 1,550
Norris st., 1931, Wm. R. Matchett to Fre'd Lau et ux., Nov. 2, 1886, 16 ft. 65 ft.; *mtges.*, $2,600................. 1,400
Ontario st., N. s, 262 ft. 9½ in. E. 10th, Wm. S. Allen to Alwin Hammer, Oct. 28, 1886, irreg. shape...... 1,500
Oxford st., 2055, John F. Forepaugh to Mary Jane Miller, June 16, 1886, 16 ft. 6 in, by 65 ft., *mort.*, $2,500.. 2,500
Oxford st., mid Elmwood, Edw. K. Tryon to Manor R. E. and T. Co.; Oct. 30, 1886, 260 ft. by 320, 1.48 acre.. 14,800
Parker av, N. W. s. Anna R. Fales et al. to Peter P. Liebert et al.; Nov. 1, 1886, 1 acre 80 perches...... 2,000
Pine st., W. s., 150 ft. W. 17th, Louis Sartori to Geo. H. Stephenson, Oct. 20, 1886, 48 ft. by 100 ft.; *mtge.*, $10,000.. 6,600
Reed st., N. s., 134 ft. 6 in. E. 7th, Robt. Nebinger et al. to Joseph B. Detwiler, Nov. 1, 1886, irreg. shape 6,000
Reese st., W. s., 34 ft. N. Somerset, Wm. Armstrong to Peter McMullen, Oct., 23, 1886, 17 ft. by 69, *Mtge* $1,200........ 900
Richmond st., N. W. s.; 8⅝ ft. S. W. Ash, Samuel Hall to Butchers' Ice and Coal Co., limited, Oct. 29, 1886, irreg. shape.......................... 875
Also, one fr. Robt. Vaughn et al. same date, for lot N. W. s., Richmond, 87 ft. 8⅝ in., S. W. Ash, irreg shape....................................... 1,225
Ridge ave., N. E. s., 104 ft. S. E. Montgomery, H. R. Shoch to John Roper, Oct., 1886, irreg. shape...... 2,666
Ridge ave., N. E. s, 124 ft, S. E. Montgomery—H. R. Shoch to Joseph McMurry, Oct. 23, 1886, irreg.

shape.. 2,666
Ridge ave., N. E. s., 84 ft. S E. Montgomery—H. R. Shoch to Thomas D. Caswell, Oct. 23, 1886, irreg. shape.. 2,566
Ringgold st., E. s., 100 ft. N. Berks, H. R. Shoch to Cathne Geier, Nov. 1. 1885, 28 ft. by 50 ft. W. s Ringgold 86 ft. N. Berks, 42 ft. by 50 ft. *mtges*, $3,000.. 7,000
Salmon st., 2515 John Levans to Catharine Donigan, Oct. 29, 1886, 17 ft. by 75 ft.. 2,000
Second st. pike, N. W. s., 108 ft. 8 in. N. E. Levick, Cheltenham Mutual Land Association to Walter Howarth, Oct. 6. 1886, 54. ft. by 4 in. by 114 ft.. 188
Seventh st., 2509 N, Ida S. Hagenbuch to Elizabeth H. Crenshaw, Nov. 4, 1886, 14 ft. by 97, *mtge.*, $1,440, *mtge.*, $720.. 62
Sixty-third-and-a-half st, W. s., 225 ft. N. Callowhill, George W. Wright to Richard Lahart et ux, Oct. 29, 1886, 25 ft. by 100 ft.. 1,000
Spruce st., 3802, Henry C. Titus to Annie S. B. Aiken, Oct. 1886 irreg. shape.. 4,500
Stillman st., W. s., 125 ft. N. Columbia ave., Jos. D. Thornton to Levinia Vose, Oct, 26, 1886, 14 ft. by 44 ft. *g. r.*, $58 800
Susquehanna ave., N. W. cor. Orkney, Minnie Kreutz et al. to Anna Kreutz, Nov. 4, 1889, 18 ft. by 52 ft. Also 4 others on Susquehanna ave., and Lawrence st.. nom.
Thirteenth st., 315 N., John D. Carlisle to Anna M. E. Lechler, Oct. 5, 1886, 14 ft. by 60 ft.. 2,900
Tulip st., W. s., 56 ft., S. Huntingdon, Benj. Crabtree to Thos. A. Gallagher, Oct. 3, 1886, 14 ft. by 54, ft. *g. r.*, $48.. 600
Tulip st., N. W. s., 15 ft. 1 in. N. E. Tucker, Francis McManus to Felix McConville, Oct. 15, 1886, 15 ft. by 61 ft. 6 in.. 1,600
Twelfth st., 407 S., Howard Cole to Stephen Girard Savings, Loan and Bldg. Asso'n, Nov. 1, 1886, 19 ft. 3 in. by 63 ft.. 4,500
Walter st., N. s., 333 ft. W. Twenty-ninth, Peter A. B. Widener et al. to Theod. Zwissler, Oct. 29, 1886, 14 ft. by 50 ft.. 2,400
Warnock st., 2540, John J. Woods to Matilda Morales, Nov. 4, 1886, 14 ft. by 48 ft.. 1,375
Wilder st., 2059, Wm. Forbes to Thos. Baldwin, Oct. 16, 1886, 14 ft. by 48 ft.; *g. r.*; $39.. 800
Winchester ave., S. W. s., 97 ft. 4 in. S. E. Jefferson, Saml. C. Breitenbach to Isaac Jones, Sept. 23, 1886, 14 ft. by 69 ft.. 2,136

SATURDAY, November 6, 1886.

Albert st., N. E. s., 229 ft. N. W. Emerald, P. F. Beresford to Mary Mulholland, Oct. 12, 1886, 14 ft. by 66 ft.. $1,425
Broad st., Chas. C. Moore to Louisa C. Simpson, Oct. 16, 1886, 18 ft. by 150 ft.; *Mtge.*, $7,000.. 12,000
Chester ave., S. E. s., 125 ft. N. E. Forty-eight, Chas. H. Fahnestock to Andrew S. Tomkinson, Oct. 30, 1886, 40 ft. by 140 ft.. 7,000
Church st., N. E. s., and N. W. s. Garden, Sarah J. Stead to Joseph Williman, Oct. 29, 1886, 63 ft. 8 in. by 97 ft.. 1,100
City ave., E. s, 450 ft. W. Belmont ave., George B. Roberts to Chas. A. Service, Oct. 27, 1886, 40.00 sq. ft.. 11,500
Clearfield st., S. E. cor. Twenty-ninth, R. A. Parrish to Chas. K. Smith, Nov. 1, 1886, 130 ft. by 150 ft.. 4,000
Dorrance st., W. s., 81 ft. S. Wharton, Karl Wm. Oscar Krause to Thos. Leonard, Nov. 3, 1886, 16 ft. by 40 ft.. 1,500
Edgemont st., N. W. s., 158 ft. 6 in. N. E. Wellington, Jehu Alfree to Sarah Ann Anderson, Oct. 28, 1886, 15 ft. by 60 ft.. 1,350
Fairhill st., E. s., 255 ft. N. Somerset, George W. McNelly to John H. McNelly, Nov. 1, 1886, 34 ft. by 70 ft.. 1,000
Fairmount ave., S. s., 41 ft. W. Nineteenth, Wm D. Bennage to Christian B. Wright, Nov. 1, 1886, 20 ft. by 59 ft.. 7,500
Fairmount ave., S. s., 21 ft. W. Nineteenth, Wm. D. Bennage to Ella Blounts, Nov. 1, 1886, 20 ft. by 61 ft.. 7,500
Fifteenth st., E. s., 150 ft. S. York, Geo. A. Schaffer to Geo. H. Owens, Oct. 22, 1886, 17 ft. by 88 ft. 11 in.. 600
Forty-ninth st., S. E. cor. Springfield ave., Thos. Robb to Sarah E. Conover, Oct. 29, 1886, 33 ft. by 110 ft.. 6,500
Forty-ninth st., S. W. s., and N. W. s. Paschall ave., Henry T. Suplee to Mary Emma Friday, Nov. 3, 1886, 21 ft. 3 in. by 88 ft.. 3,200
Frankford road, S. E. s., 54 ft. S. W. Alleghany, H. G. Clay to Wm. H. Batty, Oct. 22, 1886, 26 ft. by 100 ft. *g. r.*, $78.. 300
Front st., E. s., 19 ft. 6 in. S. Spruce, Hugh Fitzpatrick to Dan'l J. Whealton et al.; Nov. 1, 1886, 20 ft. 10 in. by 40 ft.. 8,000
Germantown ave., E. s., 176 ft. 2⅛ in. S. Berks, Emanuel Nunes to Patrick J. Brankin, Oct. 26, 1886, irreg. shape.. 4,000
Girard ave., S. s., 198 ft. 8 in. W. Seventeenth, Andrew S. Tomkinson to Pemberton B. West, Nov. 3, 1886, 19 ft. by 105 ft.; *Mtge.*, $3,200.. 3,800
Haverford st., N. s., 180 ft. 8 in. W. Thirty-second, Howard Watkin, Nov. 4, 1866, 16 ft. 4 in. by 90 ft.. 5,600
Hutchinson st.. 2535, Jno. Loughran to Louisa Wolf, Nov. 2, 1886, 13 ft. by 52 ft.. 1,800
Lehigh ave., S. W. s., 114 ft. S. E. Jasper, T. W. Smaltz to Hy. J. Hudson, Oct. 25, 1886, 14 ft. by 93 ft.. 2,800
McKean st., N. s., 80 ft. W. Ninth, Thos. W. Gardiner et al. to Ann Eliza Fitsmire, Oct. 14, 1886; irreg. shape.. 1,750
McKean st.. N. s., 112 ft. W. Ninth, Thomas W. Gardiner et al. to Josephine F. Kelly, Oct. 14, 1886, 16 ft. by 60 ft.. 1,750
McKean st., N. s., 128 ft. W. Ninth, Thos. W. Gardiner to Catharine Smith, Oct. 14, 1886, 16 ft. by 60 ft.. 1,750
Montgomery st., N. s., 89 ft. E. 18th, Charles M. Baker, Nov. 2, 1886, 17 ft. 9 in. by 88 ft.. 8,000
Ninth st., 1114 S., James A. Briggs to James Bradshaw to Mary Jane Briggs, Oct. 27, 1886, 16 ft. by 70 ft. *g. r.*, $76.50; *Mtge.*, $600.. nom
Ninth st., E. s., 232 ft. 7⅜ in. N. Berks, Wm. G. Serrell to Matthew E. Flanagan et ux., Oct. 26, 1886, 12 ft. 4 in. by 51 ft. 4⅛ in.; *g. r.*, $84.. 1,400
North st, 1914, Chas. K. Merklee to Charles H. Merklee, Nov. 4. 1886, 16 ft. by 60 ft.; *Mtge.*, $1,566.67.. 1,433
Passyunk rd., W. s., 27 ft. S. W. Ellsworth, Zara North to James J. Tracy, Oct. 25, 1886, 50 ft. by 130 ft. 6,100
Potts st., 1209 and 1213, Alex. Glenny et al. to Holstein DeHaven, Nov. 3, 1886; irreg. shape.. 3,000
Foulkrod st., S. W. s.. 18 ft. N. W. Mulberry, Corry T. Fowler to John Donnelly, Oct. 30, 1886, 32 ft. 8¾ in. by 100 ft.. 575
Harrison st., S. W. s., 22 ft. S. E. Cherry, Jas. McLea to Harry B. Solly, Nov. 1, 1886; irreg. shape.. 3,150
Linden st, N. E. s., and N. W. s. Tackawanna, Fox Chase B. Assn. No. 2 to Mary Louisa Peacock, Aug. 31, 1886, 12 ft. 2 in. by 47 ft.. 450
Orchard street, S. E. s., 247 ft. N. E. Church, Ephraim Leake, ex'r, to Linda L. McCloud, Oct. 30, 1886, irreg. shape.. 2,500
Orchard st., S. E. s., 161 ft. 8⅜ in. N. E. Church, Estate Jno. D. Harper, dec'd, to Linda L. McCloud, Oct. 29, 1886, irreg. shape.. 600
Ridge ave., S. E. cor. Twenty-ninth, Wm. Walter to Samuel C. Blair, Oct. 29. 1886, irreg. shape.. 2,000
Sixth st., W. s., 38 ft. N. Huntingdon, Wm. E. Montague to Chas. C. Moore, Oct. 1, 1886, irreg. shape.. 12,000
Sixth st., 1323 S., Geo. Lodge to Herman E Krause. Oct. 21, 1886, 16 ft. 6 in. by 62 ft. 6 in.. 5,000
Spencer st., S. E. s., 93 ft. S. W. Dobson, John Dobson to Jas. Morgan, October 16, 1886, 20 ft. by 82 ft. 8⅝ in.. 250
Thirteenth street, 4836 N., John M. Sharp to Eliza H. Paxson, Oct. 29, 1886, 17 ft. 6 in. by 85 ft.. 2,500
Thompson st., S. E. s., 126 ft. S. W. Tioga, Sarah Brown, ex'r, to Wm. Silcox, Nov 4, 1886, 18 ft. by 95 ft. 9½ in.. 200
Trent pl., 5, L. W. Stevens et al. to Geo. W. Stevens et al., Nov. 4, 1886, 15 ft. 1⅝ in. by 15 ft. 9 in.. 225
Tulip st., W. cor. Townsend, Mary Portman to Frank Schaefer, Nov. 1, 1886, 14 ft. by 50.. 2,075
Valeria st., S. s., 106 ft. 10 in. E. 17th, Henry A. Webb, et. al. to John P. Berkholz et ux., Nov. 3, 1886, 15 ft. 54.. 950
Wakefield st., S. W. s., and N. W. s. Ashmead, Provident L. & T. Co. to George John Miller, Nov. 3, 1886, irreg. shape.. 101,733
Kensington av. S. E. s., 473 ft. 1 in. S. W. Somerset, Est. Mark Devine, to John Leute, Sr., Nov. 1, 1886, 18 ft. by 183. Also, S. E. s., Kensington ave., 539 ft. 1¾ ft. S. W. Somerset, irreg. shape.. 5,083
Kensington ave., S. E. s., 582 ft. 4 in. S. W. Somerset, Mary K. Devine to Jos. Leute, Sr., Nov. 1, 1886, 79 ft. 8⅝ in. by 180 4¼ in.. 6,639
Walter st., S. s., 109 ft. E. 30th, P. A. B. Widener et al. to Robert B. Dietz, Oct. 27, 1886, 14 ft. by 53 ft. 2,225
Winter st., S. s.. 33 ft. 3 in. E. 21st, Jno. M. Geibel to John Andrews, Oct 30, 1886, 153 ft. by 60.. 2,300
Woodlands ave., N. W. s., Wm. Osterheldt to Agnes J. Pennington et al, Oct. 29, 2886, irreg. shape, *Mtge.*, $4,000.. 7,000
Wood st., 1030, Geo. W. Krosin to Margt. Eckel, Nov. 6, 1886, 15 ft. 11¾ in. by 34 ft, *g. r.* 90.. 1,500
Wharton st., N. W. 19th, Wm. Claffey to August Luebert, Nov. 3, 1886, 20 ft. by 41 ft. 2 in.. 2,700

—The prosperous industrial condition throughout the States is attracting a good many immigrants. During the past nine months $200,000 persons emigrated from the British ports to the United States. This is almost a too rapid increase in population, but so far there is no apparent surplus of labor, and no apparent decline in the rate of wages.

Councils' Doings.

The Councils Finance Committee has favorably reported upon the bill to lease the gas works to the Dolan syndicate. The daily papers have commented upon this contemplated movement with more or less indifference. The matter is a very important one for reasons heretofore given. The strongest point in this proposed lease is, that the citizens will probably have better and cheaper gas, and that the gas works will, or at least it is supposed that it will, cease to be such an important factor in municipal politics; the weak point in the lease is, that the syndicate will make a great deal more money out of the least, than the investment or the responsibility justifies. Of course the stipulations by which the city can excreise a certain degree of control are favorable to the city. This control is shown in the following amendment submitted by Mr. Thomas M. Thomson.

"The lessees or their assigns shall have the right at any time during the said term, when the increased sales of gas or the cheapening of the cost of its manufacture shall be sufficient to justify them in reducing the price of gas to private consumers, to make a reduction thereof to such price per thousand cubic feet as Councils may agree to by ordinance, but no such reduction in price shall operate to reduce the rent payable to the city below the sum of $1,000,000 as aforesaid. All gas supplied as aforesaid shall be made from bituminous coal, and the lessees or their assigns shall not manufacture or supply water gas or gas made by any other process except by consent of Councils. The lessees or their assigns shall, at all times during said term, furnish to private consumers gas of not less than eighteen candle power at a price never to exceed $1.50 per thousand cubic feet."

The matter now goes before Councils. Mr. Clays amendment herewith apended contains the gist of the matter.

"The lessees or their assigns shall pay to the city during each and every year of the said term as rental one-half the net profits realized from said works during each year; and until the said rental from said share of the profits shall yield to the city a net rental of $1,000,000 per annum, the lessees or their assigns shall pay a fixed rental of $1,000,000 in each and every year (even if the half of said profits shall not be equal to said sum), and shall make no charge to the city for lighting, extinguishing and maintaining 14,268 street lamps, each of five feet burner capacity, or for gas consumed in any of the school houses, armories, police stations, fire stations or other public buildings lighted by the city, to the extent of the amount now consumed therein: but for such street lamps hereafter erected in excess of the number aforesaid, shall be entitled to charge the city the sum of ten dollars per annum for each lamp of five-feet burner capacity toward the expense of maintaining the same, and for all gas used in public buildings in excess of the amount now used therein, at the rate of sixty-five cents per thousand cubic feet. Said rental shall be paid to the City Treasurer in equal quarterly payments of $250,000, each in advance, in each and every year during said term, and whenever the rental due the city for any year arising from one-half of the net profits of said works, as aforesaid, shall exceed the said fixed rental paid during said year as aforesaid, said excess shall be paid to the City Treasurer within thirty days after the end of said year."

The Finance Committee provided for the erection of a fire escape for the school house on Fairmount avenue, above Twelfth street, at a cost of $1150,00; also for a fire escape from the school house on Pine and Queen streets, at a cost of $3,159.00. The sum of $38,400 was appropriated for a school house on Eleventh street, between Moore and McClellan streets, and $26,987 for a school house on Sansom street, between Thirty-fifth and Thirty-sixth streets. The committee recommends that the Fourth Street National Bank be made a depository of city money.

The Councils committee approved an ordinance authorizing the Western Union Telegraph Committee to lay wires on certain streets, also an ordinance allowing the Philadelphia Time Telegraph Company to lay wires under the intersection of certain streets to furnish customers with correct time. The Board of Highway Supervisors, is considering a request of Bailey, Banks & Biddle to place a pneumatic tube eight inches in diameter under ground. It will be fifty feet long under Sansom street. The request of the American Telegraph Company to lay their wires under ground was granted. The Pennsylvania Railroad Company was granted permission to place two eight inch iron pipes on Jones street from Sixteenth to Eighteenth streets.

Select Council held its regular meeting on Thursday of last week.

Petitions and communications were presented as follows, and appropriately referred: By Mr. Monroe, for water pipe on Eleventh street, from Thurlow to Catharine: by Mr. Green, to authorize the use of House of Correction labor in grading and macadamizing certain streets in the Twenty-third Ward; by Mr. Murray, for water pipe on Westmoreland street, between Twentieth and Twenty-first, and Sedgely, between Sixteenth and Seventeenth and to grade Eighteenth street, from Ontario street to Tioga; for electric lights on Diamond street, from Broad street to Fairmount Park, and at Somerset street, the Pennsylvania Railroad crossing, and Allegheny avenue, on Broad street; by Mr. Gates, for electric lights in Germantown; by Mr. Stuart, for a fire engine at Thirtieth street and Gray's Ferry road; by Mr. Thornton, for an inercase of the salaries of water purveyors and for a sectional sewer on Ellsworth street; by Mr. Ryan, for a sewer on Arch street, between Fifth and Sixth streets.

The Committee on Water recommended the placing of water in the armory of Battery H, and the laying of water pipe on Fairmount avenue, from Orion to Thirty-fifth street, and on Carpenter street, from Twenty-third to Gray's Ferry road.

Ordinances were laid over to be printed making transfers in the appropriation to the Board of Education for $13,887 for a school house at Coulter and Morris streets, for five thousand dollars for property on Grayson street adjoining the Stevens school house, $15,939 to be expended on improvements on the school house at Twenty-sixth and Thompson streets, and $1,725 00 for furnishing the J. L. Claghorn school house.

Mr. Moffett presented an ordinance for an electric light in the Seventeenth Ward, Mr. Freeman for one in the Fifteenth, and Mr. Horn for gas and gasoline lamps in the Twenty-fifth Ward.

Mr. Jones, for water pipe, gas and gasoline lamps and the revision of streets in the Twenty-first Ward.

Mr. Graham, to permit the Cosmopolitan Underground Telegraph and Telephone Company to lay conduits and wires under certain streets.

The Committee on City property and prisons was directed to consider the questions of removing the municipal hospital to some other place.

The galleries were crowded in expectation of hearing a discussion of the elevated railroad bill. The vote to adopt the minority reported by Mr. Green in favor of the construction of the proposed road was seven to twenty-three, and the committee on the question was discharged by a vote of twenty-four to five.

The Common Council Ordinance releasing the Schuylkill River East Side Railroad Company from the obligation to widen Pennsylvania avenue, between Twenty-fifth street and Fairmount avenue, was concurred in.

Select Council ordinance to permit the Lehigh Avenue Railway Company to construct a railway and to build depots, &c., on Lehigh avenue, between Second street and the eastern end of Fairmount Park, was laid over to have an amendment, offered by Mr. Green, providing for five-cent fares, inserted in the ordinance.

Select Council ordinance to authorize the Bell Telephone Company to lay and maintain underground conduits, cables, wires, manholes, and to erect distributing poles, was laid over and made the special order for the next meeting, to permit the consideration of amendments offered by Mr. Etting.

Common Council ordinances to authorize the construction of sewers on Budd, Chestnut, Dugan, Filbert, Fifth, Ogden, Pink, Sixteenth, French, Third, Thirteenth, Thirty-fourth, Thirty-sixth, Tenth, South, Sixth, Broad, Filbert, Twenty-sixth, Front, Berks, Cambridge, Wister and Centre streets, and on Walnut lane were concurred in.

Common Council resolution to permit Henry A. Duhring to do certain paving was concurred in.

Select Council ordinances to lay water pipe on Broad, Chew, Musgrove, Douglass, Hancock, Reese, Jefferson, Thompson, Twenty-ninth, Berks, Twenty-seventh, Huntingdon and Fifteenth, East Leverington, Belfield and Somerset avenues, and to relay Wayne avenue, were passed finally.

Common Council ordinances to authorize the construction of sewers on Seventh, Sydenham, Eighteenth, Sixteenth, Fifteenth, Somerset, Twenty-second, Cambridge, Seybert and Fifth streets, and Passyunk and Ridge avenues, were concurred in.

Resolution of Fire Commissioners to locate truck G on Kelt street, below Market, and for the completion of the fire station on Eighth street, below Girard avenue, was adopted.

At the Common Council meeting the requisition of Samuel C. Perkins, President of the Public Buildings Commission for one million to $1,226, 637.26 was referred to the Finance Committee. The following bills were introduced:

By Mr. Heins, for an electric light on the east side of Broad street, above Columbia avenue.

By Wm. M. Smith, to open Walnut street, from Thirty-second street to the Schuylkill river.

By Mr. Hicks, for water-pipe in Warren street, from Fifty-second street to Landsdowne avenue; to open and grade Sixty-second-and-a-half street, from Vine to Hamilton, Westminster avenue, from Sixty-second-and-a-half to Sixty-third and Race, from Sixty-third to Sixty-fourth street.

By Mr. Claghorn, to locate a gasoline lamp at the southern end of the alley running south from Race street, west of Twenty-first street.

By Mr. Grace, to grade Orkney street, north of Cambria.

By W. A Miller, to locate a fire station at the southeast corner of Moyamensing avenue and Greenwich street.

By Mr. Weidner, for electric lights on Susquehanna avenue, between Germantown avenue and Front street, and to permit Joseph Rieger to lay a two-inch iron pipe across and under Cadawalder street, to convey beer from the brewery on the east side to Nos. 1710-12 on the west side.

By M. Meehan, to grade Handsberry street, from Morris to Laurens; to open Pulaski avenue, from Rittenhouse to Harvey; to grade Chew from Mt. Pleasant avenue to Mt. Airy avenue; to grade Laurens, from

Queen to Hansberry, and to open Cedar lane, from Haines to High.

By Mr. Anderson, to pave, lay water pipe and construct a sewer in Thirty-second street, from Gray's Ferry road to Reed.

By Mr. Holeman, for water pipe in Russell street, from Kensington avenue to Jasper; to open Thompson, from Kirkbride to Bridge; to grade Buckius, from Richmond to Thompson; to grade Thompson, from Buckius to Ash.

By Mr. Hall, for water pipe in Conestoga street, from Master to Thompson.

By Mr. Claridge, to strike from the city plan Moyer street, from Palmer to East Montgomery avenue.

By Mr. Iseminger, to locate electric lights on Passyunk avenue, one at Seventh, and the other at Eighth street.

Petitions were received for the grading of Forty-third steeet, from Kingsessing avenue to Woodland avenue, and of Forty-fourth street, from Baltimore avenue to Kingsessing avenue; for the macadamizing of Ridge avenue, from Roxborough avenue to Shur's lane, and for the extension of Mill Creek sewer five hundred feet eastward from Woodland avenue.

The following Common Council bills were passed finally:

To open Thirty-third street, from Wallace to Fairmount avenue.

To pave Bringhurst street, from Wakefield to Mercer, and Cresson street, from Penn to Cedar.

To pave Salmon street, from Ash to Buckius.

To open Mt. Vernon street, from Thirty-second to Thirty-third.

To construct sewers in Tenth, South, Sixth, Broad, Filbert,, Twenty-sixth, Front, Berks, Cambridge, Wiota and Centre streets, Walnut lane, Seventh, Sydenham, Eighteenth, Sixteenth, Fifteenth, Somerset, Twenty-second, Cambridge, Seybert, and Fifth streets and Passyunk avenue.

To place upon the city plan Cottman and Bleigh streets, from Oxford to Edmund; Oxford, Spring, Wissinoming, Middleton, James, Edon, Keystone, Tulip and Edmund streets, from Cottman to Bleigh (all in the Twenty-third ward), and Orkney street, from Ontario to Westmoreland, in the Twenty-fifth ward.

To permit R. W. Gibson to erect a hay warehouse at Thirty-second and Market streets, completely covered with corrugated iron.

To permit John Dunlap & Sons to erect a frame shed on Eleventh street, above Cambria.

The engineers entrusted with the investigation as to the best future water supply of Philadelphia have been heard. No more important question has engaged the attention of our city authorities for years.

The Councils' Water Committee listened last week to the report of Mr. Rudolph Hering, who has had the investigation in hand. It has extended over a period of three years, and has engaged the services of upward of 100 persons, at a cost of $80,000. Investigations have covered an area of 150 miles of Philadelphia.

The most significant statement in the report is that, sooner or later, the city of Philadelphia will be obliged to obtain its water supply from the Blue Mountains, and that in addition to the projected aqueduct below referred to, another aqueduct will be necessary to reach those mountains by way of the Delaware or Lehigh river. The requirements aimed at are 200,000 gallons per day. At Point Pleasant, which is 217 feet above tide water, the minimum flow of the river is assumed at 1,500,000 gallons a day. The pumping mains would be 30 inches in diameter, and the distance to the aqueduct 600 feet. The engineer computes, after deducting lossage, that 117,463,000 gallons can be raised into the aqueduct every 24 hours, in a low stage of water.

The available capacity of the Delaware river is put at 120,000,000 gallons per day. The engineer says the most economical scheme is to bring the water from Point Pleasant, because the river has a more rapid descent near this place, which materially reduces the height of pumping as compared with points lower down the river.

Purely gravity supplies of water can be obtained, but not in sufficient supplies.

"The cost of the aqueduct, pumping plant and capitalized cost of pumping amounts to $19,622,543, if 210,000,000 gallons of water daily are pumped by steam, and to $15,475,262 if only 120,000,000 gallons are pumped by water and the remainder by steam."

In reference to the Blue Mountain scheme the engineer says:

"The cost of procuring a supply from the Perkiomen Creek is $13,674,493, and from the Tohickon and Neshaminy Creeks together, $13,849,662.

"Finally, a combined gravity and pumping scheme is possible by procuring water from the Tohickon Creek and from the Delaware river at Point Pleasant. The former can furnish on the average between 90,000,000 and 100,000,000 gallons per day by gravity; in minimum years only 80,000,000 gallons can be depended upon.

"The Delaware river, as we have seen, can furnish 120,000,000 gallons by water power. Both the Tohickon and Delaware waters have been found not only to be of good quality, but much better than the waters of the Neshaminy, and particularly of the Lower Perkiomen Creek.

"The cost of the scheme is $12,695,941 if the water-power is utilized, and $17,717,025 if steam-power is used."

The South Mountain Water Company will now be heard. The company offers to the city of Philadelphia, in consideration of a lease for the term of fifty years of the entire plant of the water works at the city, the following: That $5,000,000 be expended in completing the reservoirs of the city, laying new mains and replacing old pipes; $3,000,000 to be paid as a sort of bonus; the company agrees to construct the system within two and one-half years from the execution of the lease—a new conduit from Point Pleasant to the city, with a capacity of 200,000,000 gallons of water per day. The company proposes to retain $2,000,000, and to pay the city annually a sum equal to one-half of the excess of the gross receipts of that company over and above $2,000,000. The company guarantees an ample supply of pure water without adding to the tax rate, and without increasing the present water rent paid by the city.

It is estimated that Philadelphia will have a population of 2,000,000 in 1920, and 4,000,000 1960. In 1910 Philadelphia will need 100 gallons per head per day.

The city will need an average supply in 1920 of 220,000,000 gallons. In such an important matter as the future water supply of Philadelphia it is necessary to take a long look in the distance. It is poor economy to measure our expenses by the requirements of the next few years.

The question has been postponed for another meeting, and the South Mountain Water Company, it is understood, make a vigorous presentation of its case.

"The cost of this scheme, which is now relatively greater than that of others, would then probably be less. The Point Pleasant aqueduct could later also be carried to the mountains whenever the quality of the water, owing to the pollution from the Lehigh river, becomes objectionable and its extension would then most economically be to the Delaware Water Gap.

"It is better to build two separate aqueducts in this way than only one with double the capacity, because in the latter case the risk from accident becomes greater. New York, Boston, Washington and Paris have each two; London has even more.

"When the above-mentioned aqueducts are built the city of Philadelphia will be supplied with the best water obtainable in Eastern Pennsylvania."

The important questions before the city of Philadelphia call for the exercise of more than ordinary ability. Party politics have nothing to do with them. The real question now before us is the future industrial and commercial prosperity of this city. Times bring their men, exigencies develop ability. At present there seems to be no broad-minded man with sufficient comprehension to properly battle with the great issues and interests now before us, among the great enterprises.

—The Secretary of the Treasury on October 29, issued the 144th call for $10,000,000 of the 3 per cents of 1882, interest to cease December 1, 1886. Following is a description of the bonds embraced in the call, the numbers being original and inclusive in each case: $50, No. 49; $100, No. 610 to 640; $500, No. 267 to 285; $1000, No. 2176 to 2434; $10,000, No. 6326 to 7308.

—The Anderson Pressed Brick Company of Chicago, have contracted to furnish 400,000 of their special Brown Opsidian Pressed Brick for the new office building of the Central Safety Deposit Company of that City. The shade of brick manufactured by this company is now being extensively employed and the bricks are said to be an elegant material for exterior surfaces.

—The aqueduct board of Newark, N. J., has recieved three propositions for a water supply. (1) From D. H, Tichenor, reprecenting a syndicate; the proposition was to furnish 15,000,000 gallons daily from artesian wells at Belleville to be connected with the city's pumps; estimated cost, $150,000. (2) From the Great National Water Purifying Co. to supply 15,000,000 gallons per day, with six patent filters; the company is composed of Charles P. Worthington, Theo. F. Miller and W. M. Deutsch: estimated cost, $180,000. (3) From Robert Crane, of Philadelphia; the water would be elevated and made to pass through a patent filter; estimated cost, $10,000.

GUARANTEE
Trust & Safe Deposit Co.
CAPITAL, - - $1,000,000.
316, 318 and 320 Chestnut Street,
Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.
Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.
Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.
THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

FURNITURE

MANUFACTURERS.

BUY OF THE MAKERS,

If You want to Save Money.

WEBER & WEINMAN, Retail Store, 927 Market Street.

1783. Established 1783. 1886.

McALLISTER'S

Headquarters for

SPECTACLES AND EYE GLASSES

To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.

Carefully fitted by skilled assistants.

Drawing Instruments, Thermometers, &c.

Send for Catalogue.

W. M. McALLISTER,

No. 720 Chestnut Street, Philadelphia.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	*$400,000.00*
Reserve for Reinsurance and all other claims,	*1,070,610.92*
Surplus over all Liabilities,	*447,821.13*
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432.05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

A SPECIAL OFFER

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

GOLD AND SILVER BOUGHT.

Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.

J. L. CLARK,

823 Filbert St., Philadelphia, Pa.

THE BEST IN THE WORLD

FOR THE PRICE.

The West End Shirt

$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.

Sent by mail on Receipt of price with 12 cents each for postage.

Made only by

F. H. PEIRCE & CO.,

1416 Chestnut Street.

First Use--Then Beauty.

Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. We repeat, we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2.50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often, in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.

If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.

Under the management of W. W. APSLEY.

No. 23 NORTH EIGHTH STREET

PHILADELPHIA.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King & Co.

910 & 912 CHESTNUT STREET,

PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,

JOHN NESBITT,
Yonkers, N. Y.

OUR

PIANOS AND ORGANS

Represent the

Best Makers in the World.

M. DE LONG & CO

1117 Chestnut Street.

"CAMARET"

GUARANTEED ROOFING PLATES.

A maker's brand, controlled by us to the extent that we represent the manufacturers in the United States. We are thus enabled to keep up the standard quality of this brand, the makers being under contract with us to do so.

We guarantee the material of the "CAMARET" to be the best Martin-Siemens Steel (exactly the same material as the "Gilbertson's Old Method,") while many of the cheaper plates offered in competition with the "CAMARET" are made of Bessemer Steel, which can be bought at a less price, hence is of inferior quality.

For the information of the trade we repeat the Guarantees which have made our "CAMARET" Brand so famous throughout the country.

The following is our specific guarantee of all the plates purchased from us under the brand "CAMARET."

1. That the coating, though not quite so heavy as on the "Gilbertson's Old Method," is of the same quality, is evenly distributed and heavy, perfectly coating and protecting the iron.
2. That they will stand any strain encountered in working a Roofing Plate.
3. That each sheet is cut perfectly square, has an even surface and is free from ragged or beaded edges.
4. That each box contains 112 sheets of uniform gauge, and that each sheet is stamped with brand and gauge.
5. That every box of "CAMARET" is securely bound with IRON STRAPS.

There is no other Roofing Plate that we know of to which the above Guarantees can be applied.

We take the entire product of the Mill in this Brand of Roofing Plate; and the *Works are under contract with us* to keep up the Quality of Goods as Guaranteed by us, and agree not to furnish the "CAMARET" Roofing Plate to anyone else, either under *this Brand or a Private Brand.*

PHILADELPHIA, NEW YORK, CHICAGO. **MERCHANT & CO.**

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 percent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

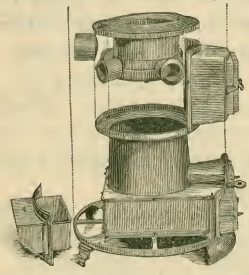
BULLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL, STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES: —123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER, 1423 Chestnut St.

ESTABLISHED 1854.

—OUR—

READY-MADE CLOTHING

COMBINES

Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.

Our Custom Department is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.

We will purchase a good city property in exchange for clothing.

D. Klein & Bro.,

918 MARKET ST., PHILA.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 45. PHILADELPHIA, MONDAY, NOVEMBER 15, 1886. PRICE 15 CENTS

News Items.

—Henry Lewis left an estate of about $200,000.

—The New York aqueduct board has asked for $7,000,000 for the ensuing year.

—The Commonwealth Title Insurance and Trust Company have already issued over one Hundred Title Insurance Policies.

—The will of Robert W. Shalcross, of Frankford, admitted to probate on Thursday, disposes of an estate valued at nearly $100,000.

—Mr. E. D. Marchant has obtained verdict against the Pennsylvania Railroad Company for the depreciation of his property on Filbert Street, above Seventeenth, for $4,960.

—The Appellate Court of Illinois has decided that it is not necessary for a street railroad company to obtain the consent of abutting property-owners in order to lay tracks through the streets.

—Charters were granted to the Cedar Building and Loan Association, of Philadelphia, capital, $100,000, and to the Walnut Lane Land Association, of Philadelphia, capital, $100,000; also to the Pennsylvania Chemical Light and Power Company, of Chester, Pa., capital, $50,000.

—Our reporter called on Mr. Wanamaker in reference to the alleged purchase of the Taylor Hotel, at Freehold, New Jersey, which was burned down. The statement was, that Mr. Wanamaker had purchased the property to build a hotel and store. Mr. Wanamaker states there is no foundation for the rumor.

—As an evidence of rapid growth of the Department of Architecture in the Cornell University, the present year's attendauce is of interest. The total number of new students admitted this fall is thirty-three, of whom twenty are freshmen; remaining thirteen being special students. The present freshman's class is the largest that has ever entered the department, and the total number of students therein at present is sixty-five.

—The New England people are a little better posted in insurance matters than we. Mr Clifford Thomson of the Boston Board of Underwriters advocates a rigid system of inspection as the best method for preventing fires. He puts the direct loss in the country by fire at $100,000,000 annually, while the whole waste is summed up at three times that large amount. There is a constant increase in the number of fires—14,114 in 1885 as against 9,301 in 1876—being somewhat in excess of the ratio of increase in property valuation for the same period. The most important statement made by Mr. Thomson is that "from 80 to 90 per cent of all the fires that occur arise from preventable causes, that is to say, would not have occured had reasonable precaution been taken." The "physical" causes are numerous; but they consist chiefly in defective flues, badly constructed furnaces, the accumulation of waste material, the careless tossing about of matches and cigar stumps, together with the dangers arising from steam boilers, illuminating gas, oil and explosives of various kinds. The "moral" hazards are found in the readiness to fully insure and the temptation to incendiarism. It is said that from 33 to 50 per cent, of all fires are of incendiary origin, and that ninety-nine cases in a hundred incendiary fires are due to overinsurance. The whole argument may be summed up thus: If boards of underwriters would make it their business to see that policy holders use proper precautions against fire and would cease the bad practice of overinsurance the losses from fire would be reduced to the minimum.

A Good Retort.—A plumber was sent for to the house of a wealthy stockbroker to execute some repairs. He was taken by the butler into the dining room, and was beginning his work, when the lady of the house entered. "John," said she, with a suspicious glance toward the plumber, "remove the silver from the side-board and lock it up at once." But the man of lead was in nowise disconcerted. "Tom," said he to his apprentice, who accompanied him "take my watch and my chain, and these coppers, home to my wife at once. There seems to be dishonest people about this house."—*The American Builder.*

—Among the recent inventions patented is a building block, intended for interior partitions, wall lining, etc., and is composed of ground cinders and ashes, dry slacked lime, boiled glue, beach sand, plaster of Paris and Portland cement, and blended promiscuously in a compound by the aid of water, which is afterwards placed under heavy pressure, and is intended to make water-tight and fire proof partitions. The patentee has certainly employed some very reliable and staple materials in his composition, but the old adage that "too many cooks will spoil the broth," may find just application here, since the adhesive qualities of the several materials vary materially in their nature and time of permanent hardening.

—In Vienna there were recently exhibited gas and water service pipes made of paper. The same kind of pipes will do for many factory purposes, and for laying electrical wires, etc., we should suppose it to be specially useful. The pipes, according to the *Paper World*, are made as follows: Strips of paper are taken, the width of which corresponds with the length of one pipe section. The paper is drawn through melted asphalt and wound upon a mandrel which terminates the inner diameter of the pipe. When the pipe thus made has cooled, it is pulled off the mandrel and the inside is covered with a kind of enamel, whose nature is kept secret by the makers. The outside is painted with asphalt varnish and dusted over with sand. It is stated that such a pipe will resist some 2,000 pounds internal pressure, though the thickness of the stuff is only about half an inch.

—In the construction of fire proof buildings, says the *Firemen's Standard*, the greatest difficulty has always been to find a cheap but incombustible material for floors, iron and stone being necessarily very expensive. It has been recently suggested that this trouble would be overcome by introducing a layer of ashes two or three inches deep in each partition separating the stories. The ashes should be sifted and packed solidly between the wooden floors. These latter, so far as the planks are concerned, may be destroyed, but fire cannot be communicated from one story to another. The earthy mineral particles remaining after the combustion of wood form the best fire-proof of all substances, and, should the burning story be flooded with water, not one drop could pass through the layer of ashes to damage goods in the lower stories. Five to eight dollars per square of ten feet would cover the expense of rendering floors fire-proof in this manner.

—John R. Hinchman who has been traveling through Germany comes home with some modified ideas as to the superiority of our dwellings. He writes as follows: "Let us compare, briefly, the dwellings of our middle class houses with those of the same class in the larger cities of Germany. Everyone knows what the ordinary twenty-foot three-story house is here, with its high stoop, brick or veneered brown stone front, uninviting basement dining room with kitchen back, narrow hall and parlors in first story, with a repetition of the some hall and stairway in the second and third stories, and too often, with defective plumbing and poisonous coal gas. The work required to keep such houses in order, not to mention the disadvantages of poor light and ventilation in the halls, is almost double that required by the German dwellings; there the houses are built free on all sides, are usually four stories in height, accommodating one family on each floor. The staircase is broad, has windows at each landing, every apartment has its individual entrance and bell. The buildings are ordinarily about square, the main rooms grouped about a central hall, the kitchen and servant's bedroom being separated by an entry. All rooms are well lighted, have perfect ventilation, and, being on one floor, half the labor of housekeeping is avoided. I think it scarcely requires argument that such flats in New York, with the addition of the best modern plumbing and steam-heating, which have not yet been introduced into the houses in Germany, would find ready occupants as fast as they could be erected."

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. Du BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA,
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila.

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS..... $2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
☞ RENTS, SALES, MORTGAGES, ETC,

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO 45. PHILADELPHIA, MONDAY, NOVEMBER 15, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

(REAL ESTATE PUB. CO.)

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, NOV. 15, 1886.

THE Philadelphia brick yards have finally closed down, or nearly so, and the 3,000 workmen will have time to rest. During the winter they will perfect their organization as they have contemplated, and will no doubt dispose of the question of wages before the opening of the Spring season.

THE frequent recurrence of fires in textile mills ought to call the attention of textile manufacturers to the importance of more efficient and sufficient protection. The New England manufacturers have reduced the question of fires and fire insurances down to fine points. We refer to the matter elsewhere in a well-considered article.

THE Citizens' Municipal Association have not succeeded in leading Commissioner McDonald to believe that Contractor Hong's work is properly done. Controller Dechert has been asked to withhold his signature from any warrant. The Commissioner must certainly have some good reasons for his ignoring of the requests of this Association. The differences in dispute could be readily settled. The Citizens' Association is composed of material which will not permit its admonitions to be lightly brushed aside.

THE committee of Municipal government has completed its very important preliminary work intended to carry into effect the Bullitt Bill. This committee, so far as the public has been permitted to follow its recommendations has done its work sincerely and creditably. The great test will be when the new officers take their places. The people will have patience with them and will not be quick to find fault with any slight jarring that may arise in the efforts to put this vast piece of municipal machinery into harmonious working order.

WE have referred previously to the great depot of the Baltimore and Ohio Railroad, Chestnut street bridge. The building will be completed in twelve months, and will cost $100,000. It will have a frontage on Chestnut street of 173 feet, and extend back 110 feet to Sansom street. The train shed will be 300 feet long and 120 feet wide. The main portion of the building will rise 67 feet above the level of the bridge and 94 feet above Twenty-fourth street. The Company will, according to its policy, insure this property itself. The contract for the building will be let in a short time.

THE newspapers are full of rumors of great railway construction enterprises. We are to have, it seems, a new railroad from the Atlantic coast somewhere, to Pittsburg, where connections will be made with the South and West. Then again we are to have a 450 mile net-work of tracks in the Northwest. In the next breath we are told that the Pennsylvania Company has purchased, or has about secured control of, the Chicago Northwestern road, which is a vast railway corporation, controlling over 6,000 miles of road between Chicago and Omaha. This new road is in the heat of the race for the Pacific coast which several Chicago roads are seeking for. In fact, if rumors and predictions have any value, we are to have a genuine railroad building boom next year.

SOME weeks ago the REAL ESTATE RECORD called attention to the fact that the tenants occupying the stores on the Girard estate between Hood, Bonbright & Co's building and Twelfth St. had been notified to vacate. Although the Trust endeavors to keep its business closely to itself it is certain that a large business structure will be erected on that site. There is a demand for houses of large dimensions and the projected construction of this building, on the heels of the completion of the first one, indicates that the Girard Trust recognizes the current demands of Philadelphia for finer stores. Compared to the existing stores, the new store will have a floor space four times as great. This practically makes a reduction in rent. There are blocks of houses on Market street between the two rivers, which ought to be torn out and structures creditable to the city and its pretensions erected.

FORTY-THREE years ago the present safety match was in general use in Norway, Denmark and Sweden. In those countries laws even now exist against the use or introduction of all sulphurous or explosive non-safety matches. These laws were enacted in order that fires arising from the use of dangerous matches might be prevented altogether. All attempts to bring them into general use in this country have failed heretofore, owing to the opposition of the match monopolists. At present a safety match is manufactured by a firm in Erie, Pa.; they are held in high esteem by a few large manufacturing concerns that allow only these upon their premises.

If leases and fire insurance policies were so drawn as to stipulate that all non-safety matches were to be entirely excluded from the premises leased or insured, millions of dollars of valuable property might be saved yearly.

THE people of New York have had their attention called to the unjust tax assessment in their city. The same matter is deserving of a little attention in our own. The personal property of the Vanderbilts is set at only $8,000,000, and of Jay Gould at $100,000, his son at $25,000 and the great Taylor estate at only $3,000,000. These three estates are generally accounted to be worth at least $175,000,000, yet they pay taxes on less than $11,200,000. The pinching point to New Yorkers comes in right here, for if all this personal property were taxed the rest could be reduced from $2.39 to $1.59 per $1000. These are very pertinent questions to New Yorkers. The tax-ridden people of that city will not tamely pay out 70 cents on every $100 worth of property they own in order that the few millionaires much better able to pay than they are, be allowed to go scot free of that much. Some of the New York people are ringing the changes on this injustice. The Vanderbilt Trustees pay taxes on $8,000,000 worth of personal property, which is at least worth $20,000,000, thereby paying only $180,000, where they ought to pay $500,000 at least. Of course the arguments made are that if we taxed personal property in this way that bonds and stocks will be removed from that city to some more friendly or more negligent municipality. The argument is a weak one This question may some day become an interesting one to Philadelphians.

IF a canvass were to be made it would show beyond a doubt that at least seventy-five per cent. of the citizens of this city are in favor of an elevated railroad. It is worse than folly to try to overcome this sentiment, for it is an outgrowth of actual necessity. Our citizens have been hampered in their building enterprises through the want of adequate travelling facilities, and those

who have preferred the advantages of suburban residences, even in the face of the present limited accommodations, are growing irritable over the unjustifiable action of Councils in defeating the last bill, which was so patched by amendment, that it became practically the production of the very board that killed it.

There has never been a time in the history of our city that suburban property was in such demand as at present. No city in this world presents so many inviting spots for suburban homes, and if our travelling facilities were what they should be, thousands of respectable mechanics who are now compelled to live in courts and side streets would seek surburban homes in order that their children might be brought up among better surroundings and under better influences. The advantages offered by the numerous land associations have enabled poor men to secure building sites which, with an elevated road, would be even nearer to their work than the courts and alleys in which they now live, and these men are patiently waiting and saving in order that they may be ready to build when the road does come.

ALEXANDER R. COLESBERRY AND SAMUEL B. HUEY will be appointed to fill the vacancies from the Seventh and Twenty-seventh Sections in the Board of Education.

STATE LAWS AGAINST RAILROAD DISCRIMINATION UNCONSTITUTIONAL. — The State of Illinois brought suit against the Wabash, St. Louis & Pacific Railroad Company to enforce its laws against discrimination, the company carried the case to the United States Supreme Court, which has decided that only Congress can legislate in regard to inter-state commerce. Consequently all State legislation upon the subject of railroad discrimination is unconstitutional. There is not a law of general application upon the subject among the national statutes. This invalidates all State laws upon the subject, no matter how beneficial, and leaves the railroad companies the right to do about us as they please until Congress passes a general law.

Our Underground Road.

No more important project was ever submitted to the Councils and people of Philadelphia than the project relating to the construction of an underground railroad. A fair presentation of what the company having this project in charge proposed to do and how they proposed to do it was made to the sub-committee of Councils on Tuesday of last week. A future meeting will be held very soon at which the city solicitor, the chief engineer and surveyor, and other city officials, will be present to represent the city's interest in the inquiries that it is proposed to make. It is useless to say this is a project which meets with the hearty approval of the people and the newspaper press. The objections which can be urged against the elevated railway system cannot be urged against the underground system. It is casting no reflection upon the former system to say that the latter possesses advantages which the former does not. Between the two the public would naturally prefer the latter. The system in brief as elaborated by J. T. Deery, the engineer of the company, involves the construction of twenty-six miles of railroad under the city, but about one half of that will be placed in contract at the outset. The road will run from the county line at its intersection with Market street, under Market to Merrick, thence to Filbert, to Broad, and thence northward to the City Line road. Branch lines were projected as follows: From Market, under Merrick, to South Penn Square, to Broad, and under the latter to Government Line road, at League Island: from Broad, under Filbert, to Juniper, to Market and to Delaware avenue; from Broad, under Ridge avenue, to Diamond, and thence to Thirty-third; from Market, under Lancaster avenue, to Fifty-second, and thence to Elm avenue; from Market, under Third, to Diamond, and thence to Ridge avenue; from Market under Third, to Moyamensing avenue, thence to Fourth and thence to Pollock.

At the last meeting the advantages and the difficulties were clearly set forth. High engineering authorities stated that the engineering difficulties, such as they were, could be readily over come. The grades will be moderate and no damage will be done to the sewerage system of the city. The principal difficulty is stated to be the tunneling of the Schuylkill river, and the construction of the tunnel under the Thirty-second street railroad. Mr. McArthur, the architect of the new City Hall, has given this project his careful consideration and approves it and states that no damage would be done to the City Hall. The engineers' plans for the building of the tunnel are complete, and will stand the most careful engineering scrutiny. Maps and plans were shown to the sub-committee setting forth in detail all of the operations to be gone through with in construction. Mr. Haupt of the University of Pennsylvania gives it as his opinion that there are no serious engineering difficulties to be overcome. He enumerated some of the advantages to be derived from the construction of the underground railroad. He argued that the city's revenues which are obtained mainly from real estate could be vastly increased by the increase in the valuation of property which would naturally result from the extension of this system.

While on this matter, we may as well refer to some matters of detail showing the advantages, immediate and remote, which are to be derived from such a system of travel. The increase in population in Philadelphia between 1870 and 1880 was twenty-five per cent.; in Camden one hundred and eighty per cent.; In New York City the percentage of yearly increase in population fell off between 1860 and 1880 from five per cent. to one and one-third per cent. This was due to the deficient travelling facilities. The people of New York traveled 116 times per year in 1870 and in 1878 the travel increased to 200 times per year. The argument is used that an increase in facilities increases travel This is a self-evident fact. The rate of speed on elevated railroads is ten to twelve miles an hour, on horse-cars or cable lines the speed is five to six miles. Surface roads are liable to numerous delaying causes, to wind-storms, rains, snows, fogs and frosts. Cable railroads we find by experience involve numerous and vexing delays. The surface roads oppose the construction of an underground system through fear of a reduction of their revenues. This is contradicted by the experience of New York surface roads. In 1878 when the L road began operations the surface lines were carrying 161,000,000 passengers. Five years later the same lines carried 176,500,000 passengers. It is fair to say that the same result would be realized in this city. From the annual, reports of the tax commissioner of New York the net increase in valuation of real estate for four years prior to the opening of the elevated railroad was $21,000,000, while for the four subsequent years it was $134,000,000. The increase since then is still greater. This is a formidable fact and one which real estate interests as well as the public generally should take notice of. The increase in the value of real estate by the construction of an underground system cannot be measured or even guessed at.

The experience of other cities, both on this continent and abroad, in the matter of transit, throws light upon the question. The London underground system, of twenty-two miles in length, is in every respect a complete success. Berlin has a brick viaduct, containing four tracks, passing through the centre of the city. Paris has given permission to a company to construct and operate thirty miles of covered way and tunnel railway. In New York a company will shortly build and operate a four-track sub-railroad, covering a distance of thirty miles inside of the city limits.

With reference to the details it may be said that there will be no fault found with them. The covering over the projected road will consist of heavy wrought iron beams, supporting arches covered with asphalt, over which will be a bed of earth, and above this asphalt, Belgian block or other good pavement. Cars will be run in trains, and each car will accommodate thirty-eight people. There will be two hundred and ten openings for ventilation in each mile. The motive power will be electricity. The system of sewerage will be reconstructed, and no alteration or improvement of existing sewerage will be made until after the new system is first completed. Steam pipes, pneumatic tubes, and wires for all purposes will be provided for. The work will be executed without interruption to travel of any kind. Protection against injury or damage to buildings will be guaranteed. Passengers can travel to any part of the city for one fare, which will be five cents between certain hours, and ten cents in the other hours.

The city has already reached a point where such a system is absolutely necessary. Population will of necessity increase very slowly. Without such a system people will be driven into surrounding towns and villages, as they are now. The steam roads are entirely inefficient. The proposed increased facilities for rapid travel will multiply traffic, will increase the value of real estate, will induce the thousands who in a short time will be obliged to move beyond the city limits, to remain nearer to the city; in short, will confer advantages in numberless ways, which will go to make Philadelphia the greatest city on the continent.

The company would like to cross the Schuylkill river on a bridge. There seem, to be no good reasons for opposing this. It will reduce the cost considerably without interfering with the convenience of the public. Mr. Ingham, the President of the company, stated that the cost would not be less than $5,000,000, and might reach $10,000,000. The cost of an elevated road he stated was about $400,000 per mile, and that the cost for the underground road would be double that. The company has been chartered, with a capital of $2,250,000, of which about $90,000 is subscribed at this time. The London underground system pays 14½ per cent. on a valuation of $2,500,000 per mile. The people of Philadelphia were disappointed at the defeat of the elevated project, and they will now watch with deep concern the fate of the underground project.

At no time in the history of Philadelphia have there been as many important questions presented to its law makers. Among these questions are that of rapid transportation, of cheaper and better gas, of more extended water facilities, and of better streets and railways. A master mind is needed to lead our municipal bodies out of the ruts in which they have been running for years. The opportunity is now presented of making Philadelphia the grandest city on the continent, and a narrow and short-sighted policy will

throw it back ten years. A vigorous and comprehensive policy will open up great opportunities. Which course will be pursued? The elevated railroad scheme has been defeated. The underground railroad is now before us. Will this also be defeated? Will the interests of the surface line companies prevail? Are the people strong enough to secure a recognition of their rights and interests? Are we to have an abundant water supply? Is the management of our gas works to be placed upon a sound and permanent business footing? Are public improvements to proceed, or are they to be pushed on in an inefficient, dilatory manner, without regard to the urgent demands of the hour? In short, is the city of Philadelphia to be governed by comprehensive management, or is it to remain a vast collection of villages, while cities to the east and west of us are forging ahead? Common Councils can answer these questions.

We have elsewhere referred to the underground railroad. There is no objections made to the ability of the company having this project in hand to carry it out. No public expression of opinion has been made with reference to it. It is to be supposed that the surface roads are quietly opposing it under the apprehension that their revenues will be affected injuriously by its construction. We have given some facts and figures to show that this is a groundless fear; even were it otherwise, the opposition to the underground system on this score would be a selfish and narrow one, and one which the citizens of Philadelphia could not recognize or tolerate. The real estate interests which the REAL ESTATE RECORD represents, call for the earliest possible construction of this underground system. Its advantages are apparent. There are millions of dollars worth of real estate to be benefited by it. The population of this city can be made to increase at double its present ratio. The value of vacant lots in many sections of this city would increase and become desirable for building or manufacturing purposes in the event of the construction of such a road. Rapid transit is absolutely necessary. One speaker before the Councils stated the truth very sparingly when he stated that he spent ten per cent. of his business hours in street cars. The working population of the city are obliged to spend from one to two hours in riding to their homes after a hard day's work. The vast areas from five to ten miles from the business centres of the city would begin to appreciate in value upon the mere determination of the City Councils to authorize the construction of this road. New York is beyond us in many respects. Manufacturing towns are springing up all around us within an area of one hundred miles. Philadelphia possesses some advantages which they do not, but it lacks in the one essential requirement of rapid transit.

It is advisable that the wages question in the building trades should be settled during the coming winter. The building trades of Philadelphia are very compactly organized under trade unions and the Knights of Labor. Wages are about from twenty to thirty per cent. less here than in New York City. Working men are calling attention to this fact and agitating the question in their various unions as to how this inequality may be remedied. They have decided to do so, and by way of preparation are now engaged in a quiet canvass among non-members in order to increase membership. Wages in Philadelphia are lower than in some other cities, because many remain outside of organizations. The activity of the past summer in building operations has served to increase the membership considerably among carpenters, stone masons, plasterers, bricklayers and painters. Even common labor is pretty well organized and the brick makers contemplate the establishment of a national district assembly. If the workmen will make no move until the contractors have made their arrangements for their coming year it will place both them and their employers at a serious disadvantage. Employers do not feel like starting up an agitation of this kind, but it is advisable that the rate of wages should be fixed long before the opening of the spring building activity.

Public attention has been called to the problem of a future water supply through the report of Engineer Herring and some others who have spoken recently as experts upon this question. Councils have proceeded very carefully and perhaps too slowly for the public interests in arriving at conclusions. The most expensive and longest line will be best and cheapest in the long run. The several projects proposed have points of advantage. It is not to be expected that the various engineers shall all agree upon the wisest line of action to pursue. The South Mountain Company possesses advantages which others do not. The question is not, or at least ought not to be, between a few million dollars and a few more. Philadelphia should now provide water facilities that will last fifty years at least. In fact, with but little additional expenditure facilities could be supplied which will last a century. A hundred years is a long time to look ahead, but in these times when civil engineering is developed to its high perfection we can as easily look forward one hundred years as we could a fewyears ago look forward ten or twenty.

There are already indications of financial uncertainties. A vast amount of money is invested by foreigners in America. The possibility has been pointed out that foreign complications might make it to the interests of these foreign investors in American securities and properties to withdraw their investments. This is a false alarm. If we have no financial perturbations until foreigners withdraw their investments here we can rely upon undisturbed finances for many years to come. In fact a foreign war would increase investments on this side. Serious problems are threatening the business of Europe. European and British investors have been much pleased with their investments during the past few years, and they are now engaged through their agencies here in making examinations as to the most desirable avenues of investment in order that when things go wrong on the other side they will be able to profit by the large margins which accrue from investments on this side. At the same time we are not absolutely safe from financial depressions. Our national banking system makes monetary depressions difficult. The demand of the public debt however, threatens to weaken the, foundation of that system. Financiers have been endeavoring to devise some substitute. No sufficient one has been suggested. Every one recognizes the necessity of avoiding the wild-cat system of banking which was another name for the old state banking system. The advocates of money who rest upon gold and silver are renewing their agitations. The advocates of paper money also see or think they see opportunities for the promulgation of their ideas once more arising. The public mind has been largely educated in the past ten years in the functions and uses of money and it can be safely said that with this public sentiment no unjust or insufficient system will be established. One thing the public recognizes more clearly than they did in former agitations of this sort is that an abundant supply of money is necessary. The advocates of the gold standard have been obliged to vacate some of the positions they have heretofore occupied. Silver is the money of the people and must remain so A larger supply of paper money will become necessary on some sort of basis, but no unstaple basis, will be tolerated.

The increase of manufacturing activity throughout the United States during the past few months has been a matter of surprise to manufacturers, capitalists, railroad managers and to the entire business public. The productive capacity of the country has increased at an enormous rate. Producers in every avenue have been surprised. Not more than a year ago well-informed journals reminded the manufacturing interests of the possibilities of over-production. It is not so long since manufacturers were regretting the previous extension of their facilities because of the improbability of their full employment. Prices had been gradually declining for years, and prospects a year or two ago for an early revival of manufacturing was far less encouraging than now. Within the past twelve months an expansion has been developed. Railroad building schemes began to multiply. While last year's railway construction reached only to 3,000 miles of main track, a multitude of schemes were projected, calling for the construction of ten or twelve thousand miles. The first genuine assurances of the improvement was manifested at the rail-mills. Contracts have already been placed this year for the construction of 15,000 miles of road, that is to say enough rails will be turned out this year to construct that amount of mileage. The rail-makers inform us that by the first of December they will have at least five thousand miles of rail sold for next year's delivery. This indicates some very gratifying things. Next year will outdo all former years in railroad building activity. The building statistics of all the larger cities show clearly that more building has been done by far this year than last and the best building authorities both East and West assure us that the indications for the coming year point to a greater activity than this. The rolling mills throughout the country are crowded with orders. The wrought-iron pipe mills have not been as busy in their history. The blast furnace capacity which produces 120,000 tons per week is oversold for from two to three months. Prices are firm and in some directions advancing. A vast amount of bridge building is projected. Our domestic supplies are insufficient and large orders have been placed in foreign markets for crude and finished material to be delivered during the winter and spring.

It is not only in the iron trade that we find this encouraging indication The textile industries are prospering. The railway people are extending their shop capacity, and the machinery builders all through the New England and Middle States have more business in hand than they will be able to execute between this time and the end of the year. The car shops throughout the country are without a single exception sold up, and many of them away into the winter. The complaint among railway managers is as well as among shops that cars are scarce. Even the locomotive builders are meeting with a good many inquiries for locomotive capacity.

How long will these extensive demands continue? Are we doomed to another depression? We think otherwise. The country has learned valuable lessons in the past. As long as the sixty million people in this country cannot afford three square meals a day, so long as pinching economy must be observed by the vast body of wealth producers, so long as they must live without house surroundings and furnishments, so long will it be folly to talk of over-produc-

tion. The great difficulty of the hour is under consumption. Consumptive capacity must increase. Our machinery is made to work and not to stand idle. The expansion of our manufacturing capacity must continue. We have no use for panics or depressions.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ATTESTATION.

An attested instrument must be proved by the attesting witness, unless he be deceased, out of the jurisdiction, insane, interested, or become infamous, or refuse to testify, or did not see the writing executed.

Proof of attestation is also proof of sealing and delivery.

DEED.

In Pennsylvania, when a decedent's estate is sold by order of the Orphan's Court, all judgments and mortgages no longer continue a lien on the real estate; but such lien, in lieu of being continued on the real estate, is transferred to the proceeds of sale, which must be applied to the extinguishment of any such lien.

A DEED MAY BE AVOIDED,

By alterations made in it after its execution, by the disagreement of those parties whose concurrence is necessary, or by the judgment of a competent tribunal.

GROUND RENT.

No ground rent deed made since April 22d, 1850, which contains a reservation that said ground rent is to become perpetual upon the failure of the purchaser to comply with the conditions therein contained, shall be construed so as to make the said ground rent a perpetual encumbrance upon the said real estate; but it is lawful for the purchaser at any time after the said ground rent shall have fallen due to pay the full amount of the same, and such payment shall be a complete discharge of such real estate from said encumbrance.

LANDLORD AND TENANT.

The obligations of the landlord are to perform all the express covenants into which he has entered in making the lease, and to secure to the tenant the quiet enjoyment of the premises.

The obligations of the tenant are to perform the covenants contained in his lease, to defend the title of his landlord, and to redeliver possession of the premises at the termination of his tenancy.

WILLS.

No will in writing concerning any real estate shall be repealed, nor shall any devise or direction therein be altered otherwise than by some other will or codicil in writing, declaring the same executed and proved in the same manner as provided by Act of Assembly, or by burning, cancelling or obliterating or destroying the same, by the testator himself or by some one in his presence, and by his express direction.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

—The Westinghouse Air-Brake Company has increased its capital from $600,000 to $3,000,000. This Company has a world-wide reputation for its brakes and is loaded up with orders for months to come, many of which are from foreign countries.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE Carlisle Car Shops are to be enlarged.

THERE are fourteen dwellings in course of erection in North Wales.

REMINGTON & Co., will erect a brass foundry in Wilmington.

A LARGE property near 9th and Dauphin sts., 95x61, sold for $20,300.

THE dwelling S. E. cor. of Fitzwater and Fallon sts., sold for $16,500.

A NEW St. John's Industrial School is to be built at Eddington, Pa.

DELANCEY ST. properties rule high; No. 2010, 37x100, sold for $22,500.

THE modern three-story brick residence 1530 Vine st., sold for $5,600.

THERE is a decided building boom going on at Clifton, Delaware county.

THE fine dwelling s. s. of Green, west of 18th st., 36x121½, sold for $16,500.

THE English Lutherans of Scranton will erect a handsome church edifice.

AT public sale, a country place of 3½ acres, Lancaster turnpike, sold for $20,000.

AN overall and shirt factory is to be built at Spring City by James Rogers & Co.

EXTENSIVE improvements are to be made to the Gulf Church at Conshohocken.

BY auction, the four-story brick store and dwelling 224 S. 11th st., sold for $9,400.

SAMUEL R. DAVIS is erecting a number of houses on Fayette street, Conshohocken.

A PUBLIC hall and fire engine house will be erected by the citizens of Jenkintown.

EXTENSIVE improvements are to be made to the Academy of Music at Williamsport.

THOMAS STURGES, of West Conshohocken intends erecting a number of new buildings.

A NEW Unitarian church is to be built on Benson st., above Fourth st., Camden, N. J.

O. J. HESSION is erecting a large warehouse at Front and Monroe streets, Wilmington, Del.

EXTENSIVE building operations in Reading it is thought, will tighten the money market there.

THE two dwellings South side of Fairmount ave., west of 19th st., 20x61, sold each for $7,500.

THE three-story brick store and dwelling, N. W. cor. 16th and Spring Garden sts., sold for $4,600.

PHILADELPHIA Trust Companies gladly take up all first mortgages brought to them by builders.

A NEW hose house is to be erected by the Gloucester City Council, Gloucester county, New Jersey.

MESSRS. COMLEY & JARDNER will build 12 three-story brick dwellings 18th and Westmoreland sts.

A FARM of 98 13-100 acres, Red Lion and Academy roads, 23d Ward, with buildings, sold for $13,846.

THE Camden, N. J., Board of Education will erect a new school house at Seventh st., and Ferry ave.

THE corner-stone for a new Presbyterian church has been laid at Janvier, Gloucester county, New Jersey.

JACOB WAGNER of York has purchased considerable real estate in that place upon which he will build.

PRESIDENT SHEPLY has purchased a lot at Marion, Pa., on which he intends building a fine dwelling for his niece.

THE Carlisle Manufacturing Company has just received orders enough for cars to keep the works employed all winter.

THE lot and old building formerly occupied by Sam'l Bispham & Sons, wholesale grocers, 629 Market street sold for $55,000.

IMPROVEMENTS are in progress on the farms of Alan Wood, near Conshohocken, which will consume 500,000 feet of lumber.

THERE were never as many buildings going up in Easton and Allentown as now. There are as many more in contemplation.

THE Pottstown Iron Company is erecting a building at the steel works, 80 by 48 feet, for the manufacture and burning of basic brick.

SILVERBROOK is the name of a new mining town near Mohany City, in Schuylkill county, where a large amount of building is to be done.

THE following are a few of the citizens of Scranton who contemplate building at an early day: Thomas Watts, D. W. Connelly, and Collen Howell.

THE Philadelphia Trust, Safe Deposit and Insurance Company is interested in a number of properties in Easton, upon which fine residences will be built.

CHARLES O. BAIRD, of Darby, will make extensive improvements to his handsome property at Darby. He will expend $40,000 in these improvements.

THE great activity in business circles during the past sixty days has stimulated manufacturing and building enterprise in nearly every State in the Union.

JOSEPH STOECKLE will erect a handsome new building in place of the old three-story ice and store house at Fifth and Adams streets, Wilmington, Del.

THE old Inquirer building, 301 Chestnut, is to undergo extensive alterations to make it suitable for the Philadelphia Petroleum and Stock Exchange which has leased it.

THE disposition to ornamentation in building is more noticeable now than ever before. This gives builders and architects an excellent opportunity to show their taste.

PHILADELPHIA parties are negotiating with James Rhodes of Wilmington for the Franklin Mills property in that city, with a view to converting it into a silk mill.

THE Union Switch & Signal Co. of Pittsburgh, has purchased 12 acres of ground at Edgewood, near the first named place, upon which 100 houses are to be built for workingmen.

THE property at Second and Cooper streets, Camden, N. J., is to be purchased by the Trustees of the Homœopathic Hospital; price $20,000. Extensive alterations are to be made.

THE cheapening of the rate for money will greatly assist the building "boom" which is now upon this city. Cheap money and easy accommodation will encourage many to improve idle properties.

MANY attempts have been made to estimate the amount of money that has been expended in this city in building operations in the past year, but this is impossible. Many have put it between $6,000,000 and $10,000,000.

PITTSBURG will offer many opportunities for builders and architects. There are no

less than one hundred factories, mills, machine shops, etc., to be erected there in 1887. Many of them are going there from other places to get the benefit of the economy to be derived from using natural gas.

THE firm of Erben, Search & Co., one of the most successful and wealthy in our midst, is preparing to erect three warehouses and factories in Tacony for the manufacture of worsted and woolen goods. The plot of ground selected is just south of Disston's mill. Two of the proposed buildings will be each 175 by 75 feet and the third will be 150 by 50 feet. The plant will cost $150,000, and the mills will give employment to 1,500 hands.

GEO. W. HANCOCK, Walnut Street Real Estate Broker, has just completed the sales of properties 4743 Lancaster ave., for $2,000; 4722 Girard ave., for $1250, subject to $750; 4724 Girard ave., for $1250, subject to $750; also lot 4900 Monroe ave., for $400; also six acres, 65th and Lancaster ave., for $1200 per acre; also dwelling house, 3601 Baring st., for $16,000, and 3603 Spring Garden st, for $8000. He reports inquiries for properties and good mortgages scarce.

Architect's Notes.

THE Dispensary Building of the Hahneman College is to cost $38,000.

THE Real Estate Trust Co.'s building at 1340 Chestnut st., is to cost $40.000.

A DWELLING is being erected in Villa Nova for W. H. Maule at a cost of $16,000.

C. HILL is putting up 14 stone dwellings in Germantown at a cost of $5500 each to $14,000 each.

THE cost of the Fourth Street National Bank is to be $425,000. It will be eight stories high.

T. R. WILLIAMSON, architect. will build a fine dwelling at Marion, Pa. R. G. Gibbon is the contractor.

BROWN BROS., Bankers, will erect a handsome bank on the Southeast corner of 4th and Chestnut. Theophilus P. Chandler Jr., is the architect.

MR. ARTHUR TRUSCOTT, architect, 226 Walnut street, is making extensive alterations to the Baptist Church at 9th and Linden streets, Camden, N. J. He also has on hand at 3:d and Market, Camden, N. J., a fine brownstone building to cost about $30,000.

THE Western association of Architects will hold their next annual convention in Chicago on Nov. 17, 18 and 19. Eastern architects have been invited. The turnout is expected to be very large, and important matters will come up for discussion.

MR. SMITH, of the firm of Wilson, Bro. & Co., civil engineers and architects, has been appointed Chief of the Bureau of Instauration of the American London Exhibition to be held next year. Mr. Smith in this particular department is thoroughly practical, having been connected with the Paris and many other exhibitions.

P. A. WELSH, architect, 429 Walnut st., will erect two dwellings at Ridley Park. Each first story brick, and second story redwood shingles, with porch and side porches and furnished with all modern improvements, for Mr. Samuel McIlvain. Also two houses at North Chester, Pa., for Mr. Wm. Flaville, first story will be of brick, the second shingles, and attic furnished with modern improvements; also building a fine stable for A. J. Croll, 855 North Broad street, Philadelphia. It will be brick in red mortar with stone trimmings.

COLLINS & AUTENRIETH, 410 Walnut st., architects, have on hand a very handsome factory for H. D. Jusk at 32d and Spring Garden; it is four stories, with a frontage on 32d street of 110 feet and 40 feet on Spring Garden. This is for the manufacturing of dental work. They are also erecting a very fine house for Messrs. Chas. and Arthur Lea, at Chestnut Hill; it will be frame and shingles, tile roof and terra-cotta ornamentation; it has a frontage of 62 feet by 42, with a 10-feet porch round the three sides, with Porte Cochere at main entrance.

WILSON BROS. & CO., architects, Chestnut st., are erecting for J. W. Hopkins, at Tamaquea, Pa., a handsome dwelling. Also a fine cottage residence for E. B. Leisenring, at Upper Lehigh; also making plans for alterations to the Mint; also preparing plans for the erection of a cottage for E. W. Perry, at Island Heights, N. J., and are at present building a prison wall for the new Philadelphia County Prison, at Holmesburg Junction, the main form of which is 907 feet long; the masonry below surface will be 8 feet wide, rising from the surface with a thickness 7 feet finishing with a thickness of 3½ feet top. The wall will be 35 feet high and will be roofed with timber and covered with tin.

The Real Estate Exchange.

The following notice having been issued to the Stockholders of the Real Estate Exchange, a number of gentlemen in accordance with the resolution have withdrawn their subscriptions:

"At an adjourned meeting of the stockholders of above Company, held Oct. 27th, 1886, the following By-Law was adopted:

"That the Board of Directors shall make all rules and regulations necessary for the management of the business of the Corporation, and for the proper government of the Exchange.

"PROVIDED: That the Board shall make no rules inconsistent with the following resolution, to wit:

"*Resolved:*—That The Real Estate Exchange shall have only for its object, the meeting together daily, in a suitable building, to be bought or rented, of Real Estate Brokers and others interested in Real Estate, for the purposes of buying and selling, through each other, Real Estate and Real Estate Securities, and shall not be authorized to act as Agents, Attorneys, Brokers, or Dealers in Real Estate, in the city of Philadelphia.

"After which the following Resolution was adopted:

"*Resolved*, That all the stockholders, shall have the privilege of withdrawing their subscriptions if application be made to the officers of the meeting, on or before the 15th of November next. And the said officers are authorized to pay each of such applicants the amount of Fifty dollars paid by him, less pro rata of expenses incurred to date.

"Subscribers desiring to avail themselves of the privilege will please notify the Secretary,

JAMES L. STEVENSON,
Fifth and Library Streets."

On Thursday the 11th inst., the Board of Directors met for the purpose of filling vacancies occasioned by the withdrawal of Messrs. Harry K. Fox, John J. Ridgway, D. J. Myers and W. F. Deakyne, and the following gentlemen were elected: Louis H. Redner, Samuel T. Fox, W. Frederick Snyder, D. L. Dallam. On Friday last the Board of Directors met and elected Mr. George W. Hancock President of the Exchange. The Charter has been received from Harrisburg and at an early day the rest of the officers will be elected.

The Board is now composed of the following gentlemen: G. W. Hancock, Frederick Sylvester, James H. Stevenson, J. H. Chubb, Ellwood Becker, Joseph G. Francis, D. S. Lindsay, John M. Erickson, Lewis H. Redner, Samuel T. Fox, W. Frederick Snyder and D. E. Dallam.

Building Fermits.

William H. Pollock, 1929 Poplar st., a 2 story back building, 11x11 2024 Cambridge st.

A. Neiman, 301 Coulter St., a 2-story building, 17x40, Morris, above Hanberry St.

Frederick May, 82 Wister St., a 2-story stable, 11x20 Garfield and Main st.

James McConnell, 2206 Fitzwater st., one 3-story house, 16x45, Bainbridge, above Seventeenth st.

George A. Barber, Adams and Harvey sts., one 2-story house, 16x32 Meehan ave., and Musgrove st.

Henry G. Schultz, 2638 Germantown ave., two 3-story houses, 16x17, 2400 North Ninth st.

M. McManus, 313 North Second st., a 4-story factory, 35x49, Buttonwood, above Thirteenth st.

Michael Moger, 1516 North Eight st., Eleven 2-story houses, 13x25, Stillbourne st., and Columbia ave.

Robert Scott, 803 Norwood st., a 2-story house, 14x20, Virgine and Twenty-second sts.

W. G. Smith, 2536 Marshall st., a 1-story building, 14x13, 3852 Lark st.

W. R. Brown, 2145 Dickinson st., new front, 16x30, 2210 South st.

Andrew M. Conneen, 1302 North Tenth st., a 2-story building, 24x70, Germantown ave., and Grave's Lane.

Amos R. Crosta, Salmon st., a stable and shed, 18x38, Church, above Young st.

Two 2-story houses, 16x42, Salmon and Lefevre st., to same party.

A 2-story shop, 18x40, Richmond and Bockius st., to same party.

Charles E. Bartle, Thirty-third and Lehigh ave., two 3-story houses, 18x32, Cresson and Dawson sts.

John Brennan, 1903 Wharton st., three 2-story houses, 16x44, Tasker, above Twentieth st.

J. Sims Wilson, 1327 Buttonwood st., a 3-story house, 20x29, 1618 North st.

J. E. Mehrer, 644 Franklin st., a 3-story house, 16x15, 644 Franklin st.

William Garovin, 5008 Adams st., two 2-story houses, 15x30, 59 Bringhurst st.

J. W. Kuhn, 917 South Fourth st., one 2-story house, 15x28, 628 Hayes st.

James H. Young, 3940 Chestnut st. a 2-story house, 16x41, Chester ave., and Forty-sixth st.

William J. Shedrick, Thirty-forth and Fairmount ave., two 2-story houses, 14x28, Orion, above Wallace st.

Levi B. Stokes, 78 Herman st., 1-story back building, Chelten ave., opposite P. R. R. Depot.

George S. Patihet, Darby, frame dwelling, Sixty-eighth and Allman sts.

Joseph Lomase, 1122 Somerset st., six 2-story dwellings, Warnock between Somerset and Cambria sts.

Edward H. Flood, 2035 North Twenty-second st., two 3-story additions to back buildings, 2127 and 2129 Uber st.

Peter M. Spiese, 906 Sanheim st., frame dwelling.

Thomas A. Lynch, 1619 North Fifteenth st., stable on Carpenter st.. above Fourth.

C. Aucote, Township line, Twenty-first ward, one 2-story back building.

J. D. Allen, 431 Garden st., 1-story brick kitchen, 1939 North Twelfth st.

Timothy D. Murphy, 3134 Wharton st., five 2-story dwellings on Thirty-second st below Wharton.

An addition is to be made to the Masonic Home, at 3337 North Broad street.

JUDGMENTS.

PHILADELPHIA.

Entered November 5, 1886.

Bonnet Chas E, Cross Wm G, Sloan Harry M—Robt Arthur 4 S 81 165.. S F
*Bern D—John Tinkler (Execution issued) 2 S 86 453..... 10
*Burgard Jacob—Fannie Klinger 2 S 86 457 550
*Caldwell Wm A—Howard Watkin 2 S 86 458..... 400
*Eglington James Sr—L Krauskopf (Execution issued) 2 S 86 461 3,738
Fratz Wm V Lowry Edwd M—Olive Branch Lodge (Treasurer's Bond) 2 S 86 447..... 400
*Hogg Alex'r Huston Chas L—H Clausen & Son 2 S 86 449..... 700
*Murray Peter S.—Jno T Bateman 2 S 86 451..... 199
*Newell John, Denver Joseph—Jos Thompson et al (Execution issued) 2 S 86 450..... 643
Olding John R—Salmon B and L (Bond of Indemnity against liens) 2 S 86 455..... 600
O'Donnell or O'Connell Danl—Jos S Hagen 2 S 86 459..... 26
*Peel John H and Annie, Martin Saml W and Caroline, Park Hugh B and Matilda, Nagele Geo A, Emma and John L—Wm Dobson 2 S 86 443..... 1,300
*Penn Glass Co—W T Bradley (Attachment Execution issued) 2 S 86 444.. 588
*Penn Glass Co—Adam F Taylor (Attachment Execution issued) 2 S 86 445 2,233
*Penn Glass Co—M R Peterman (Attachment Execution issued (2 S 86 446..... 3,355
*Reeves Matilda—Thos Holt (Execution issued 2 S 86 454..... 53
Spencer Ezekiel—Geo C Bleight 2 S 86 452..... E Judgt
Wilson Lemuel H—W Horter & Co 4 M 86 592..... .....
*Walsh Thomas, McAndrew Margt —Alice Callahan 2 S 86 448..... 200

Entered November 6, 1886.

*Anderson Chas — Laura Holstein (Execution issued) 2 S 86 465..... 1,030
Bowers John L—Jos C Lukens 2 J 86 740..... .....
*Bagwill Isaiah E H—W R Murphy 2 J 86 478..... 200
*Boentgen Fredk—Michael Convary 2 S 86 466..... 207
*Boentgen Fredk - W F Rowan (Execution issued) 2 S 86 467..... 136
Benade Theo E—Merchants Nat. Bank 2 J 86 983..... 549
Buehler J K—Merchants Nat. Bank 3 J 86 985..... 202
Beatty Wm dec, Beatty Robt exer, Arrott Wm exer—P Barden 1 J 86 723..... .....
*Curry Michael—B F Teller 2 S 86 481 300
Dietrich F P—Merchants Nat. Bank 3 J 86 989..... 1,158
Esler Robt B—Edwd Voight 1 D 85 413..... .....
*Einstein Helene—Isaac Mauger 2 S 86 470..... 200
*Einstein R & H—Isaac B Mauger 2 S 86 471..... 200
*Fleming Geo—John D McGrath 2 S 86 479..... 93
Fried Frank P—C W Nicholas 1 S 86 100..... .....
*Gormley Thos—Jas Conway 2 S 86 8,000
Garner H B—Merchants Nat Bank 3 J 86 984..... 2,050
Hall Daniel A—L L Kenyon 3 J 85 554..... 1,273
*Koehler Julius—Chas Theis 2 S 86 477..... 432
*Lieder Alexr—Chas Wolters 2 S 86 483..... 1,000
*McCovey Thos J—C J Gallagher et (Bond and Warrant) 2 S 86 474..... 2,000
Meredith Morris—Wm M Meredith 4 86 835..... .....
Meredith Morris—Anna S Meredith 4 M 86 836..... .....
*Murphy Henry C—Henry Bright (Attachment Execution issued 2 S 86 462..... 20
*Murphy Henry C—Henry Bright 2 S 86 463..... 15
McKinney Robt — Cumberland B and L 4 S 86 34..... 1,135
Peyser H—Merchants Nat Bank 3 J 81 355..... S F
*Solly Harry B—Jas McLea 2 S 86 482..... 600
Walraven Geo S—C L Dubee et al 1 S 86 122..... .....

Entered November 8, 1886.

*Brooks Arthur G—Chas P Brooks trustee (Execution issued) 2 S 86 490..... 5,869
*Bradfield Thos—Sarah A Alburger 2 S 86 495..... 400
Barbour Wm T—Benj Brooke et al 2 M 85 617..... .....
*Carnell David R—H W Hall 2 S 86 497..... 250
Deehan James, Mayer Peter—City (Bond) 2 S 86 489..... .....
*Hutchinson Jos Jr and Kate—Chas Zahner 2 S 86 488. 250
*Heron Chas—B F Teller 2 S 86 496.. 1,000
Jacobs Isaac & Rebecca—P Collins & Son 2 S 86 487..... 73
Kraus Daniel—F A Poth (Bond of Indemnity) 5 S 86 491..... 6,000
Kirk Chas H—James Corr et all 1 J 84 710..... Costs
Lafferty Pennington and Cath—E J Magee 2 J 86 362..... 4,590
Ormrod Thos—Wm Cressman 4 S 86 589..... .....
*O'Brien Philip—B F Teller 2 S 86 560..... 500
Penna R R Co—E D Merchant 3 S 84 133..... 4,980
Page Harlan—G W Middleton 2 D 84 824..... 125
Rowley Salmon B, Leavett Wm A—J J Curran 4 D 85 931..... 261
Staub Jacob—D Geistlauer 2 S 86 485 23
Strawn H L—Saml D Jones 2 S 86 493..... 37
Selfridge J L and Emma—Kate Finn (Execution issued) 2 S 86 494..... 38
*Toner Barney Sr—Barney Toner Jr 2 S 86 493..... 260
*Waight James, Dunning Wm—Geo Kline 2 S 86 499..... 200
*Waldie Conrad D—Brown & Co 2 S 86 486..... 3,660

Entered November 9, 1886.

*Adolph Chas L—Mrs Chas Williver 2 S 86 517..... 205
*Batt Theo K—Radiant Star B. and L. (Bond and Warrant) 2 S 86 505.. 12,000
Beittenmiller Charles A—Jos Pearce & Co 1 D 83 544..... S F
Claus Fredk—J H Weeks 2 S 86 504..E Judgt
Doyle John M—Grattan B. and L. (Treasurers Bond) 2 S 86 518..... 4000
Daughaday J W—John L Thomas 2 M 85 273 ver..... 113
Eckert Chas F exer and Jacob—Est of H Muller 4 D 83 972..... 444
*Fay John and Michael—Oakdale B. and L 2 S 86 410 300
Gunnis Barritt & Co—Ezra Benedict 1 J 84 43..... 432
Hasenfus Christian—Alexr Christy et al 3 S 81 299..... S F
Holtz G N—Benj Ferrell 2 M 85 435 .....ver 18
Hillegas Horace R—Theresa Hillegas 1 M 84 564.....ver 1520
Jasner Fanny, McIntyre John P—M A Short 1 J 86 661..... .....
Nagel Leopold and Phillippina ex'ex —Otto Schaefer 2 M 83 584..... S F
*Pechin Geo J—Wm Kinsey et al 2 S 86 515..... 861
Pratt & Mackenzie—Phila. Naval Stores Co 1 J 80 113.....ver 1775
*Rasbold Chas—Social Mechanics B. and L. 2 S 86 501..... 500
*Scher Herman L—A James Jr 2 S 86 514..... 100
*Schaal Gottlieb—Passyunk Benef. Socy 2 S 86 506 1000
Scott Geo W—W Francis et al (Treasurers Bond) 2 S 86 508..... 500
*Shuster Margt—David Weatherly Jr 2 S 86 511..... 100
Schultz Frank T—Godfrey Dean 2 S 86 513.....E Judgt
*Them August Davidson W S—Anna Them (Execution issued) 2 S 86 516 3570
*Ternan Edwd F—J W Brown & Co (Execution issued) 2 S 86 507..... 397

Entered November 10, 1886.

Burk Wm M, McFetridge John R—Edwd P Noll 2 S 85 469.....ver 389
Barcroft Mary A—F S Beltz 4 J 78 22..... ver 1,462
Bush I A—Josiah Hearing 2 S 84 441 .....
*Brokensha Wm E—Augustus Lunney 2 S 86 523..... 55
*Ball Robt H—W S Radcliff 2 S 86 522..... 307
Cornell E Mitchell—Mary Donagan 4 D 82 421..... 4,020
Eastwick John, Curlett John C—H Lafferty 2 S 86 519..... 66
Flanigan Wm J—Henry Lutz 1 D 85 657.....ver 539
*Geiger Karoline—F A Poth 2 S 86 529..... 125
*Hillard John—John N Hernig 2 S 86 525..... 156
Hughes John M—Cath Muller et al 2 J 85 778..... 1,196
Henry Harry—M S Cromwell 2 S 86 587.....ver 8
*Hart Benj—Jos B Carr (Execution issued) 2 S 86 527 350
Kauffman Eugene L—H E Garsed & Co (Execution issued) 2 S 86 528 100
*Lackenmaier Caroline—F A Poth 2 S 86 530..... 200
Lyon Gustave—Moses H Lichten 3 D 84 449..... .....ver 1,661
*Lutckens E A—Louis Paris 2 S 86 521 50
LeMaistre John W—Wm Taylor 3 J 86 1099..... 2,000
*Mecky Chas—John N Hernig 2 S 86 524..... 300
McArthur John—Chas Dugdale 2 J 85 612.....ver 291
McClintock John and James, admr —C Conard 1 D 85 861.....ver 4,206
McCready Edmund and John—Martin Burke 3 S 84 321.....ver 210
McGrattan Edwd—Mary McIntyre 1 J 86 94..... .....
Norman Mut. Reserve Fund Asso—E M Miskey 4 S 86 591..... 5,051
Ottinger John—A A McDonald (Attachment Execution issued) 2 S 86 526..... 65
Penna. R. R. Co—J W Lippincott & Co 4 S 84 58.....ver 4,235
Phila. Traction Co—N H Wilcox 1 M 85 89.....ver 100
Renner Christian—Weisbrod & Hess 3 M 86 394.....ver 210
Universal Fire Ins. Co—Edwd Groat 4 M 85 352..... ver 959

ENTERED November 11, 1886.

Allen Thomas—J S Sterrett & Co 2 S 86 547 15
*Anderson Sarah Ann, Watmough John—Bridesburg Asso. 2 S 86 551.. 500
Brennan John — Commonwealth Trust Co (Bond of Indemnity) 2 S 86 543 1,009
Cochran John—Chris Gallagher 2 S 86 542 53
City of Phila—G E Jackson et al 2 M 85 323 ..... ver 1,500
Chaplain Mary L—J B Haskins 2 S 85 270 ....
Dunlap James, Logan Sarah A—Thos M Rettew 4 S 86 240 1,720
Deeney H dec. Kath exer—Jas J Morrison 2 S 86 552 95
Dunn Chas C Jr—Wm Milligan 2 S 86 540 68
Hong M C, Darragh Chas—City (Bond) 2 S 86 534 (3) ....
Kugler Chas—Geo Musse 3 S 84 743 ..... ver 17
*McKinney Geo W and R—Saml E McKinney (Execution issued) 2 S 86 533 1,300
*Mende Chas—Cath Muller 2 S 86 537 700
Myers Henry—H Kessler 1 J 86 626 . 69
Maresh A F—Francis Thron 2 S 86 545 ..... E Judgt
McCanney James—St Rose of Lima (Treasurers Bond) 2 S 86 546 300
*McCart Philip—Saml Bailie & Son 2 S 86 549 1,985
*McCaudless Thos G—Times B. and L. 2 S 86 553 5,000
*O'Rourke Michael—John Ruhl 2 S 86 538 415
*Oebbecke Anton—John Lepper 2 S 86 539 500
Paschall Justice—Elizth H Cox 2 M 85 524 ..... ver 57
*Rowand Letitia M—T A Maher (Execution issued) 2 S 86 544 157
Ridge Ave. Pass. Rwy. Co—L B Hick 2 M 85 509 ..... ver 500
Scheer Joseph—C Andres (revival) 3 J 81 355 ....
*Tasker Thos T and Sr—Union Trust Co 2 S 86 550 5,000
Trenchard E H—Jas E Dingee 2 S 86 532 67
Young Lewis T—Hamberg Fire Ins. Co 2 D 85 702 ....

Satisfied Judgments.

James Berry—B Venter [ent Mch 26 85 500
Jos Stopper—F A Fable [ent Dec 1 85 100
Wm Kutz, Philip Barth—Cecelia E Knight [ent Oct 28 85 2,500
Chas W Zipperlein—Wm Y Heberton [ent Oct 7 84 200
Jonathan and Mrs J Lome—R Barrett [ent Oct 29 84 500
Cornelius Kelly—Patk Rodgers [ent Feby 16 86 1,000
Paul T Hoeflich—Jas O'Donnell [ent Aug 24 86 537
E M Davis—Est of Wm M Taylor [ent Sep 7 86 19
W Ashcroft & Co—Louis Wineberg [ent Sep 18 86 100
Henry Pfaeffle—Geo J Miller [ent Sep 24 86 544
V Grotten thaler—E Thomas et al [ent Sep 7 86 221
Geo C Barber—Jos C Ferguson [ent July 3 86 ....
Geo C Messer [ent Jany 19 83 415
Matilda Rowe—B F Teller [ent Oct 24 85 500
Wm H Manship—T B Cope et al [ent Mch 24 84 600
Melville H Freas—John Goodfellow Sr [ent Oct 8 84 700
Bertha Heidman—F A Poth [ent July 16 85 235
Chas Redmond—Benj Kahn [ent July 24 86 1,098
Chas S C Symonds—E R Artman [ent Aug 4, 86 87
John Wunch—Harry Gill [ent May 4 86 130
A G Cooper—W Hartman [ent Sept 27 86 75
Jas Fitzpatrick—Thos Hockley [ent Oct 19 86 82
Moses Simon—M T Eltonhead [ent Oct 20 86 ....
Saml H Nonamaker—John W Everick [ent Sept 6 86 ..... Stricken off
Henry Grob—Ellen Page [ent Oct 23 85 275
John E Welsh, Wm J McManus—Arnholt & Schaeffer [ent July 22 86 100
John Dumler—Geo A Twibill [ent Oct 8 86 ....
M S Considine—Margt H Gross [ent Jan 17 85 700
Josephus Yeakel—Thos Kenworthy [ent Sept 15 85 500
Josephus Yeakel—P Kieffer [ent July 6 83 1500
Josephus Yeakel—H Shoosmith [ent May 9 83 2000
Sarah Roberts—Shackamaxon Bank [ent April 3 86 ....
Simon Hockheimer—J and P Baltz Co [ent Mch 19 84 487
John Airton—H Brocklehurst et al [ent May 6 86 350
S A Barnes—John Wanamaker [ent Oct 4 86 55
Horner A Miles—W H Peace et al [ent Sept 20 86 101
Josiah P Fernald—P Fitzpatrick [ent Oct 23 86 222
Wm J Hitzelberger—John A English [ent Apr 3 86 133
Jos Stuckey—Wm D Neilson [ent Oct 21 85 41,000
John B Citti—S E Bond [ent Feb 26 86 1,000
Benj Crabtree—E Remick [ent Jany 15 86 ..... ver 171
Benj Crabtree—E Remick [ent Sept 29 86 70
G Howell Arthur—H A Heisler et al Dec 15 84 300
Mary A Schlecht—Ann Shaw [ent Sept 17 86 400
Fredk Stinger—John Driesbach [ent Feb 2 85 150
John F Norton—W R Matchett [ent June 26 86 52
J Ridgway et al—Thos McComesky [ent Oct 30 86 ....
Conrad Schmid—John J Alter [ent Dec 7 83 200
Hugo Engel—I Gruel [ent Mch 29 82 400
Lewis Seebold—Philip Frank [ent Oct 18 86 3,240
Walter J Geisler—J C Urban [ent July 25 84 800

Judgments Marked to Use.

Wickersham & Bro—Chas Finney 3 S 75 819 201
Marked to use of John B Wickersham
Alexr J D Henszey—Am Life Ins Co 1 D 84 814 2500
Marked to use of Robert Adams, exer
Fredk Keebler—Henry Gauler 1 S 86 629 300
Marked to use of Thos H Adams
Nicholas S Brown—A James Jr 4 J 84 813 132
Marked to use of William Shumware
Chas J Fury—Mary A Fury 3 J 81 828 1000
Marked to use of John W Fury
Wm J Flanagin—Andrew Mayer 1 J 86 738 ....
Marked to use of H W Shortlidge 1013

Mechanics' Liens.

James Kerns owner and cont—John Develin claimant, 16 bldgs N s Wharton W of 32nd st and W s 32nd N of Wharton street 795
Mary Gaul owner, Sylvester Cridland cont—Kelly & Armstrong claimants, E s Corinthian ave, 21 ft N of Poplar st 69
Cornelius O Nathans owner, Thos E Dey cont—Royer Bros claimants, N E s Ridge ave, 225 ft N W of Master street 32
Sarah Haffelfinger owner, W J Flanagin cont—E J Mahood claimant, S W s Boyer st, 592 ft S E of Gowen ave 41
Henry C Thompson owner, James J Loughery cont—Hugh McNeile claimant, 4 bldgs W s 11th st S of Pierce st 659
Henry C Thompson owner, James J Loughery cont—Hugh McNeile claimant, 4 bldgs N s Moore st 66 ft to 114 ft W of 11th st 604
Edwin H Faulkner owner and cont Perry & Nock claimants, 10 bldgs N E s Neff st and N s Mercer st and N s Almond st ..... each 203
Edwd H Faulkner owner and cont—Perry & Nock claimants, 10 bldgs N E s Neff st N of Almond st..each 203

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

A BARREL of kerosene oil buried ten feet under ground will, it is said, contaminate every well within a quarter of a mile, and the oil will be apparent to the taste. The accumulation of privy vaults will extend their pernicious influence even a greater distance, although the water which it effects may not indicate to the taste the presence of any impurity. Whether privy vaults are open or plastered with cement they cannot keep the poisonous gases and substances from penetrating the surrounding soil.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, November 8, 1886.

Aspen st., N. S., 91 ft. E. Thirty-ninth, Jacob Rightley to Roswell E. Williams, Oct. 27, 1886, 15 ft by 80 ft.; *g. r.* $108 ..... $1,500

Broad st., W. s., 92 ft. N. Wharton Edward Wildman to Jura P. Stockham, Oct. 14, 1866, 18 ft. by 108 ft... 2,400

Callowhill st., 125, Simon S. Myers to John S. Hansell, Oct. 30, 1886, irreg. shape 8,000

Deal st., 1637, Horace Hacker to George W. Rookstool, Nov. 4, 1886, 18 ft. by 99 ft 3,550

Dorrance st., W. s., 29 ft. 10½ in. S. Ellsworth, Martha Goff to Eleanor McCauley, Nov. 3, 1886, 2 lots; each subject to *g. r.* $39 2,500

Dove st., N. s., 146 ft. 8 in. E. Fourth, Chas. O' Neill to Elizabeth Alcorn, Oct. 14, 1886, 14 ft. by 50 ft 2,300

Dove st., N. s., 132 ft. 8 in. E Fourth Chas. O'Neill, Jr., to Alexander McClintock, Oct. 14, 1886, 14 ft. by 49 ft 2,300

Eleventh st., N. W. cor. Susquehanna ave., Samuel H. Palmer to Daniel McDyre, Nov. 4, 1886, 16 ft. by 73 ft. 7,800

Fairhill st., 5429, Elizabeth L. Evans to Francis A. Snyder, Oct. 28, 1886, 14 ft. by 69 ft. 6 in ..... 2,55)

Fairmount ave., N. E. cor. Franklin, Eli W. Bailey, trustee, to Robert Tagg, Nov. 3, 1886, irreg. 42,500

Croskey st., 1830, Henry R. Shoch to Laura E. Williams, Nov. 8, 1886, 14 ft. 5 in. by 70 ft 3,000

Front st., E. s., 90 ft. N. Allegheny ave., George Kline et al. to James Waight et al., Oct. 29, 1886, irreg shape 1,125

Hermit st., N. W. s., 68 ft. 10 in. N. E. Cresson, George Day to James H. Boone, Oct. 30, 1886, 40 ft. by 80 ft; *Mtge.* $900... 1,100

Hope st., 2529, Tracy C. Schulte to Frederick William Schwortz, Nov. 1, 1886, 12 ft. 6 in. by 41 ft 1,000

Kingsessing ave., S. E. 3., 45 ft. S. W. Sixty-seventh, Catharine Cleary to Baltimore and Philadelphia Railroad Company, Nov. 3, 1886, 40 ft. by 32 ft 200

Lombard st., S. s., 54 ft. E. Tenth, Henry Brown to Elizabeth W. Evans, release, Jan. 9, 1874, 18 ft. by 78 ft 50

Market st., S. E. corner Aspen, D. M. Hess to Patrick Gallen, Nov. 5, 1886, 14 ft. by 44 ft. 4¼ in.; *Mtge.* $700 1,475

Marriot st., N. s., 159 ft. E. Eighth, John Cunningham to Henry C. Rohlfing, Nov. 5, 1886, 14 ft. by 52 ft. 2,000

Mill Road, N. W. s., 50 ft. 9 in. N. E. Meridian, Charles William Sowerby to Benjamin F. Dickinson, Oct. 30, 1886, 25 ft. 4⅜ in. by 203 ft 225

Mornen ave., N. W. s., 150 ft. S. W. Eighty-eighth, Elmwood M. L. and I. Co. to Frank R. Goldhahn, Oct. 20, 1886, 150 ft. by 100 ft ..... nom.

Mutter st., E. s., 292 ft. S. Dauphin, John Charles Newbrand to Louis Steinmetz, Jr., Nov. 5, 1886, 12 ft. 2 in. by 40 ft 1,300

Norris st., S. s., 28 ft. 8 in. E. Twenty-fourth, T. W. Smaltz to Abel Combs, Nov. 2, 1886, 14 ft. by 53 ft. 2,550

Philadelphia st., S. E. cor. Susquehanna ave., Elizabeth Schaffer to Joseph Shoemaker, Oct. 30, 1886, irreg. shape; also, W. s. Fifteenth, 55 ft. 2⅝ in. N. Susquehanna ave.,.. 10,000

Randolph st, 968, Robert T. Furey to Maggie Beitel, June 30, 1886, irreg. shape 3,400

Second st., 525 N., irreg. shape; *g. r.* $63 53 2,800

Stillman st., 1704, Joseph D. Thornton to Charles W. Helms, Nov. 2, 1886, 14 ft. by 44 ft.; *g. r.* $50 800

Swain st., N. s., 193 ft. 1¼ in. W. Twenty-fifth, John M. Sharp to Louisa Wittig, Oct. 27, 1886, 15 ft. by 100 ft 3,200

Tenth st., E. s., 44 ft. 10 in. N. Rodman, Mary H. Copes to Henry J. Weber, Nov. 5, 1887, 15 ft. 2 in. by 48 ft. 8 in.; *Mtge.* $2000 1,000

Twenty-first st., 1934 N. Pythian Real Estate Company to Matilda Stout, Oct. 29, 1886, 17 ft. by 100 ft. 5,500

Fifth st. 2823 N., George Kessler to George Haines, Nov. 8, 1886, 16 ft. 2 in. by 58 ft 2,700

Mole st., E. s., 115.03 ft. N. Tasker, John Friel et al. to Gottlob Klien, Oct. 30, 1886, 14 ft. by 47 ft 1,825

Pine st., 1634, William J. Irvin to Helen Newman, Nov. 1, 1886, 16 ft. by 100 ft.; *g. r.* $48 6,500

Thirtieth st., 71,917, 56 sq. ft., E. s. old Thirtieth st., 981 ft. S. Market, Henry L. Tyson to Redfield Proctor, June 23, 1886 37,500

Thirty-eighth st., E. s., 105 ft. S. Aspen, Wm. R. Nicholson et al. to Peter Petzelt, Nov. 5, 1886, 15 ft, by 88 ft 2,700

Tioga st., S. s., 127 ft. 3½ in. W. Eighteenth, Chas. E. Henry to Virgilia B. Brooke, June 30, 1886, 20 ft. 6½ in. by 129 ft.; *Mtge.* $4500 ....

Walter st., S. s., 137 ft. W. Twenty-ninth, Wm. L. Elkins et al. to Adolph Mayer, Oct, 20, 1886, 14 ft. by 53 ft 2,200

Ward st., 1544, Annie E. Kerbaugh to Max Graft, Nov. 6, 1886, 15 ft. by 47 ft. 6 in.; *g. r.* $54 375

Watkins st., N. s., 70 ft. E. Ninth, John Mattauer to Henry Speckman, Nov. 1, 1886, 16 ft. by 46 ft 1,050

Winton st., S. s., 190 ft. and 203 ft. W, Eighth, Hugh McNeil to Catharine Emma Frink, Oct. 28, 1886, each 13 ft. by 48 ft.; S. s. Winton, 268 ft. and 283 ft. W. Eighth, 14 ft. by 43 ft.; four *g. r.* $45 each 2,200

Winton st., S. s., 82 ft. and 95 ft. W. Eighth, Hugh McNeile to Rachel L. Craft, Oct. 28, 1886, each 14 ft. by 48 ft., and S. s. Winton, 216 ft. and 229 ft. W. Eighth, each 13 ft. by 48 ft 2,200

York st., N. s., 120 ft. E. Twenty-seventh, Janet S. McInnes et al executors, to Nicholas R. Schaffer, Nov. 4, 1886, 40 ft. by 225 ft 2,000

TUESDAY, November 9, 1886.

Aspen st., 3833, Jacob Rightley to Lovenia Thompson, Oct. 18, 1886, 15 ft. by 80 ft $2,800

Aspen st., N. s., 286 ft. E. Thirty-ninth, Jacob Rightley to William T. Lesher, Oct. 18, 1886, 15 ft. by 80 ft.; *g. r.* $108 1,000

Aspen st., S. s., 95 ft. E. Thirty-eighth, William R. Nicholson et al. to William Nelson, Nov. 3, 1886, 14 ft. by 71 ft 2,800

Broad st., 812 N., Richard Peterson to James C. Moore, Oct. 11, 1886, 20 ft. by 160 ft 450

Clearview, lot 2375, sec. 68, John H. Scott to Anna M. Kelley, Nov. 8 1886, Twenty-seventh Ward 100

Diamond st., N. s., 83 ft. W. Ninth, Frederick Bauer to Henry Meyer, Oct. 30, 1886, 17 ft. by 65 ft 1,500

Eleventh st., E. s., 74 ft. and 90 ft N. Poplar, Emma J. Penington to Thomas Bennett, Nov. 6, 1886, each 16 ft. by 73 ft. and subject to *g r.* $64 4,000

Fourth st., 426 S., Jos. M. Bennett to Thos. Bennett, Nov. 6, 1886, 18 ft. 6 in. by 45 ft.; *g. r.* $21 ..... nom.

Fifth st., 2839, Geo. Kessler to Fredericka Kornbau, Nov. 5, 1886, 16 ft 2 in. by 58 ft 2,750

Fifteenth st., W. s., 16 ft. S. Donneganna, John Crawford to Frank L. Hoffman, Nov. 5, 1886, 15 ft. 6 in. by 69 ft. 2 in.; *Mtge.* $2000 600

Jefferson st., 1207, Sarah E. Stine to Jas. W. Gannon Nov. 2, 1886, *g. r.* $50 1,900

Lawrence st, E. s., 66 ft. S. Clearfield, Thos. Muldrew to Frank M. Collamer, Nov. 8, 1886, 16 ft. by 92 ft. 6 in 500

Lawrence st., E. s. and S. s. Rawle, moiety of Peter A. Reese to Mary Ann Prizer, May 10, 1882, 19 ft. 7 in. by 89 ft. 8 in 1,200

Lehigh ave, N. W. cor. Reese, James Parsons et ux. to Frederick Woelfel et al., Nov. 3, 1886, 40 ft. by 100 ft.; *g. r.* $252 300

Liberty st., S. W. s, 120 ft. W. St. Vincent's ave., Frank Ramspacher to Claude Ramspacher Oct. 22, 1886, 40 ft. by 200 ft 2,200

Lisser ave., S. E. s., 50 ft. S. W. Eighty-seventh, Elmwood L. M. I. Co. to Jacob J. Beach, Oct 20, 1886, 50 ft. by 100 ft ..... nom.

Ludlow st., N. E. cor. Sixtieth, A. Graham Elliott to John R. Ellinger, Oct. 18, 1886, to Esther Thompson, Oct. 18, 1886, irreg. shape 1,500

McKean st., S. s., 118 ft. W. Eleventh George L. Karcher et al. to Hugh Stevenson, Oct. 30, 1886, 6 lots each, 16 ft. by 67 ft 2,400

Montgomery st., N. s., 124 ft 3 in. W. Seventeenth, Thomas Mecouch to Sarah E. Morton, Nov. 5, 1886, 17 ft. 8 in. by 90 ft 8,200

Mountain st., S. s., 100 ft. 6. in. W. Twentieth, William Forbes to Christopher Schaeffer et ux., Oct. 27, 1886, 14 ft. by 45 ft., *g. r.*, $39... .. 700

Mountain st.; W. s., 128 ft. E. twentieth, James Rainey to Martha Thomas, Oct. 30, 1886, 4 lots, each 14 ft. by 47 ft. subject to *g. r.*, $39,.. 3,800

Old Bridge road, Twenty-eighth ward, Henry Lutz to Caroline Martin, et al., Oct. 27, 1886, 3 lots... 4,300

Park ave., S. s., 128 ft. W. Twenty-ninth, John M. Sharp to Mary Ann and George L. Beck. Oct. 30, 1886, 32 ft. by 79 ft. 10½ in 1,500

Powelton ave., 3404, Geo. A. Fletcher to Isaac Solomon, Nov. 2, 1886, 26 ft. 6 in. by 112 ft 13,000

Palethrop st., 2120, 2124 and 2150, Frank E. Davis to Annie D. Arrison, Nov. 6, 1886, each 12 ft. by 44 ft 3,000

Ridge ave., N. W. cor. Mifflin st., John Binkin to James W. Bew, Oct. 30, 1886, irreg. shape 8,000

Savery st., 1424, Wm. Bumm to Charles S. Lee, Oct 28, 1886, 24 ft. by 73 and 83 ft 675

Day st., 1227, Joseph Zell et al. et ux. to Frank Meyers, Oct. 30, 1886, 13 ft. by 47 ft., *g. r.*, $48... 1,200

Howard st., 2315, Mary H. Wagner to Valentine Mathias, Oct. 22, 1886, 15 ft. by 56 ft. 6 in 1,800

Sober st., N. W. cor. Tasker, William Marshall to Patrick McCartney, Nov. 3, 1886, 14 ft. by 44 ft.; also N. E. cor. Lambert and Tasker, 14 ft. by 44 1,000

South st, 2210, Daniel Gormley to

Robert Holland, Oct. 30, 1886, 16 ft. by 75 ft..... 5,800

Spring Garden st., N. s., 178 ft. W. Thirteenth, Kate A. Gardiner to Mary E. Manuel, Nov. 4, 1886, 22 ft. by 100 ft., *mtge.* $9500..... 9,000

Tenth st., E. s. 100 ft. N. Master, George L. Crawford to George M. Dallas, Nov. 5, 1886, 16 ft by 74 ft., *g. r.*, $48..... nom.

Tenth st., 1922 N., Matilda Stout to Elbert Y. Williams, Nov. 1, 1886, 16 ft. by 54 ft..... 2,500

Twentieth st., W. s., and S. s. Godfrey ave., Miriam Snyder to Ann Clark, Oct. 8, 1886, 100 ft. ⅝ in. by 130 ft..... 2,000

Twenty-ninth st., N. E. cor. Jackson, John Simon to Frank G. Taite, Nov. 3, 1886, irreg. shape..... 2,250

Thirty-second st., W. s., 17 ft. S. Wallace, Howard Watkin to Elizabeth A. Baldwin, Nov. 6, 1886, 17 ft. by 100 ft..... 8,000

Walnut st., 1906, Letitia B. Disston to Rebecca Clyde, Nov. 6, 1886, irreg. shape..... 42,500

Warnock st., 2536, E. H. Crenshaw to John M. Hallam, Nov. 4, 1886, 14 ft. by 48 ft..... 1,350

Warnock st., E. s., and S. s. Somerset, George Snyder to Joseph Parker, Oct. 13, 1886, 56 ft. by 60 ft. 5½ in..... 3,000

Warnock st., E. s. 63 ft. N. Somerset, Chas. C. Mann to Jos. Lomax, March 2, 1886, 280 ft. by 64 ft. subject to 20 *ground rents* of $55 each... nom.

Wildey st. N. W. s., 14 ft. 2 in. S. W. Savery, Jos. B. Tees to John R. Evans, Nov. 4, 1886, 15 ft. 5 in. by 60 ft..... 1,100

Lawrence st., 2930, John H. Craven to Sarah Dietz, Oct. 13, 1886, 11 ft. 7⅝ in. by 43 ft. 6 in..... 1,600

Wilson st., W. s., 307 ft. 3 in. S. Haines, Margaret Mullen to Michael Kavanagh, et. ux., Oct. 25, 1886, irreg. shape..... 1,000

Centre st. S. E. s., 75 ft. S. W. Clay, Josephus Yeakel to Fred. A. Lovejoy, Nov. 3, 1886, 5 ft. by 80 ft..... 50

WEDNESDAY, November 10, 1886.

Chadwick st., E. s., 60 ft. S. Tasker, John McConaghy to Maggie Irwin, Oct. 1, 1886, 14 ft. by 50 ft..... $1,750

Clearview, lots 2372, 2373 and 2374, Section 63, John H. Scott to Wm. C. Robinson, Nov. 9, 1886..... 300

Delancey st., 2010, R. E. Griffith et al., exrs., to Elizabeth Boyce Judson, Nov. 3, 1886, 37 ft. by 100 ft..... 22,500

Daunton st., N. s., 307 ft. E. Germantown ave., William D. Daunton to Thomas Dearlove, May 4, 1886, 16 ft. by 54 ft. 4 9-16 in..... 162

Eadline st., 3921, Salina S. Haines et al. to Hanna F. White, Oct. 18, 1886, 15 ft. by 78 ft. 6 in.; *Mtge.* $2000..... 275

Eleventh st., 234 N., T. C. Damborg to Sarah A. Pearson, Nov. 5, 1886, 18 ft. by 96 ft.; *Mtge.* $4000..... 5,000

Fifteenth st., 1151 S., James W. Ward to Isaac McKee, Nov. 6, 1886, 17 ft. by 100 ft..... 3,600

Fortieth st., N. E. cor Sansom, C. M. Butler to Edw. S. Earley, Oct. 30, 1886, 30 ft. by 100 ft..... 10,000

Franklin st., 1409, Johann B. Mencke to Allen Shryock to Tillie Mencke, Oct. 30, 1886, 17 ft. by 75 ft..... 1,540

Germantown ave., N. cor. Gowen ave., F. B. Gowen, trustee, to Andrew J. Bracken, Nov. 1, 1886, irreg. shape..... 12,000

Hewson st., W. s., 109 ft. 8¾ in. N. Thompson, Hy. Lewellen et al. to Elizabeth McKinley to Harriet McKinley, Nov. 2, 1886, 18 ft. by 66 ft. 11 in.; *Mtge.* $400..... 200

Hutchinson st., E. s., 96 ft. S. Huntingdon, John Loughran to John McAnally, Nov. 5, 1886, 13 ft. by 53 ft. 6 in..... 1,800

Jefferson st., S. s., 64 ft. E. Bouvier, Frank B. Thompson to Irene C. Risley, Nov. 6; 1886, 16 ft. by 80 ft..

Jannett ave., N. W. s., 280 ft. N. E. Freeland ave., Benjamin Kenworthy et al. to Theodore B. Culver, Nov. 5, 1886, 60 ft. by 140 ft..... 7,600

Jannett ave., N. W. s. 440 ft. N. E. Freeland ave., Benjamin Kenworthy et al. to Kate W. Entwistle, Nov. 5, 1886, 40 ft. by 140 ft..... 975

McKean st., S. s., 66 ft. E. Ninth, Sallie J. Cox to William J. McDonnell, Nov. 5, 1886, 14 ft. by 64 ft.; *g. r.* $48..... 650

Melon st., N. s., 140 ft. W. Thirty-eighth, John Shedwick to John Russell, Nov. 8, 1886, 12 ft. 6 in. by 61 ft..... 1,200

Mercer st., N. E. s., 148 ft. 4 in. S. E. Ashmead, Reuben Evans to William Davenport, Nov. 4, 1886, 2 lots, irreg. shape..... 1,400

Merion st., S. W. s., 190.59 ft. N. W. Girard ave, John L. Galloway to John West, Oct. 29, 1886, 14 ft. by 51 ft. 6 in.; *g. r.* $66..... 2,800

Oxford st., N. W. s., 197 ft. 6½ in. N. E. Cottman, Tacony Land Company to John Grauch, Nov. 1, 1886, 40 ft. by 179 ft. 6½ in..... 390

Page st., 3125, Anna C. Hulbert to Sarah Vogdes, Nov. 6, 1886, 15 ft. by 65 ft..... 640

Queen st., N. W. s., 425 ft. S. W. Morris, McKee Hollingsworth to Albert B. Craig, Nov. 1, 1886, 25 ft. by 231 ft. 10 in..... 1,400

Reed st., N. s., 277 ft. E. Eighth, George W. Simons, ex'r, to George W. Walker, Nov. 8, 1886, 17 ft. by 57 ft.; *g. r.* $60..... *2,000

Say st., S. E. s., 69 ft. N. E. Forty-ninth, William S. P. Shields to Thomas M. Barnett, Oct. 28, 1886, irreg. shape; N. W. s. Paschall ave., 69 ft N. E. Forty-ninth, irreg. shape..... 1,700

Mt. Airy ave., W. cor. Anderson, Addie C. Thomas to Isabella K. Thomas, Nov. 9, 1886, irreg. shape.. 3,000

Sepviva st., S. E. s. and N. E. s. Wrekin, Thomas R. Thompson to Howard L. Corneal, Nov. 2, 1886, 15 ft. by 48 ft.; *g. r.* $57..... nom.

Sumac st., S. E. s., 760 ft. N. E. Freeland ave., Ben Kenworthy et al. to Joseph H. Kenworthy, Nov. 5, 1886, irreg. shape; also N. W. s. Jennette ave, 340 ft. N. E. Freeland ave., 100 ft. by 140 ft..... 550

Lackawanna st., S. E. s., 180 ft. S. W. Gillingham, Ellis S. Lewis to John H. Hopwood, Oct. 27, 1886, 20 ft. by 100 ft..... 3,625

Tioga st, N. E. s. 98 ft. S. E. Amber, Chas. G. Psotta to Wm. Hasson, Nov. 4, 1886, 14 ft. by 68 ft. 6 in..... 2,200

Twelfth st., 2033 N., R. S. T. Cissel et al. to Thos. Nesbitt, Jr., Oct. 28, 1886, 21 ft. by 100 ft..... 1,900

Cambria st., S. s., 87 ft. E. Boudinot, David McKibbin to Charles Ross, Oct. 30, 1886, 32 ft. by 100 ft..... 3,700

Wissinoming st., S. E. s., 60 ft. N. E. St. Vincent's ave., Theo. Schum to Michael Criqui, Nov. 6, 1886, 40 ft. by 200 ft..... 1,066

Woodstock st., 1733, Wm. N. Viguers to Elizabeth Thompson, Nov. 6, 1886, 14 ft. 4 in. by 59 ft. 7½ in..... 800

Somerset st., 629, 631, 633, 635, 639 and 647, Thos. S. Shoemaker to Wm. G. Schoell, Oct. 16, 1886, each 14 ft. by 72 ft.; subj. *g. r.* $81..... 2,300

Hutchinson st., 2539, John Loughran to Sophia Danhamer, Nov. 8, 1886, 13 ft. by 53 ft. 6 in..... 6,900

Hutchinson st., 2531, 2543, John Loughran to Robt. Danhamer, Nov. 8, 1886, 25 ft. 8 in. by 53 ft. 6 in..... 1,800

Hutchinson st., 2545, John Loughran to George M. Engel, Nov. 8, 1886, 12 ft. 11 in. by 53 ft. 6 in..... 3,600

THURSDAY, November 11, 1886.

Bayard st., N. s., 113 ft. E. Eighth, Jonas Bowman to Samuel W. McDowell, June 25, 1886, 14 ft. by 92 ft.; *g. r.* $32.50..... 1,800

Bodine st., W. s., 213 ft. N. Diamond, Jos. M. Bennet to Thomas Bennet in trust, Nov. 9, 1886, 26 ft. by 47 ft.; Heath st., S. s., 97 ft. E. Thirteenth, 34 ft. by 70 ft..... $908

Cathedral ave., 4948, 4954, 4958, 4960 and 4962, Charles Trinkle to Hattie F. Fernley, Oct. 29, 1886, *Mtges.*, $4600..... nom.

Earp st., N. W. cor. Long Lane, H. O. Webster to Herman Ulrich, Nov. 9, 1886, irreg..... 1,500

Eleventh st., 2018, Oren Packard to Theodore R. Graham, Nov. 9, 1886, 16 ft. 5 in. by 94 ft..... 4,200

Federal st., N. s., 100 ft. W. Nineteenth, John McConaghy to Charles Robson, Nov. 3, 1886, 15 ft. 6 in. by 67 ft.; *g. r.*, $85..... nom.

Fourth st., 144 S., Ann E. Atkinson to Insurance Company of the State of Pennsylvania, Nov. 6, 1886, irreg. shape..... 1,800

Fourth st., 146 S., Walter P. Fell et al. to Insurance Company of Pennsylvania, Nov. 9, 1886, 18 ft. by 80 ft..... 40,000

Fifteenth st., W. s., 100 ft. N. Tioga, Geo. W. B. Roberts to Edwin H. Esher, Jan. 29, 1886, 25 ft. by 100 ft..... 20,000

Fortieth st., W. s., and S. s Ogden, Haverford Loan and Building Association to Geo. W. Garret, Nov. 8, 1886, 30 ft. by 115 ft..... 325

Fortieth st., W. s., 15 ft. 8 in. S. Ogden, Geo. W. Garrett to Leopold H. Pieffer, Nov. 8, 1886, 14 ft. 4 in by 78 ft. 4 in.; S. E cor. Ogden and Wiota, 17 ft. by 30 ft..... 6,934

Girard ave., 145, Benj. H. Rush et al. to Ann McCaffrey, Nov. 2, 1886, 16 ft by 85 ft..... 3,500

Huntingdon st., S. s., 30 W. Ninth, Jno. Loughran to Geo. B. Troxell, Nov. 10, 1886, 15 ft. by 70 ft..... 6,000

Huntingdon st., S. s., 90 ft. W. Ninth, Jno. Loughran to Mary A. C. McQuade, Nov. 2, 1886, 15 ft. by 70 ft. 3,200

Hutchinson st., W. s., 223 ft. S. Huntingdon, Jno. Loughran to Geo. W. Laskey, Oct. 25, 1886, irreg. shape..... 3,200

Hutchinson st., E. s., 148 ft. S. Huntingdon, Jno. Loughran to Danl. B. Smoyer, Nov. 10, 1886, 39 ft. by 53 ft. 6 in..... 2,500

Jackson st., S. W. s., and S. E. s. Sewell, Edwin S. Radley to Henry Lepper, Nov. 2, 1886, 15 ft. by 44 ft.; *Mtge.*, $900..... 5,600

Kimball st., 1906, Charles Y. Hinkle to Hugh Anderson, Nov. 10, 1886, 15 ft. by 46 ft..... 400

Lawrence st., E. s., 162 ft. N. Indiana, Geo. Dennison to Noah Webb, Nov. 6, 1886, 32 ft. by 96 ft..... 350

Leithgow st., W. s., 283 ft 8 in. S. Cambria, Harry Brocklehurst to Annie R. Fox, Nov. 2, 1886, 27 ft. 1 in. by 39 ft. 10 in..... 100

Market st., 4206, 4208 and 4210, Mary A. Jones to Sam'l M. Martin, Nov.

3,000

2. 1886, 50 ft. by 114 ft. 6 in.; *g. r.* $120....... 3,800

Arch st., 412, Berthold J. Potsdamer to Dehna Israel, Oct 11, 1886, irreg. shape; *Mtge.* $17,600....... 100

Marshall st., 2417–2419, Daniel B. Wendle to David McKibbin, Nov. 10, 1886, 14 ft. 9 in. by 74 ft. 4½ in.; *Mtge.* $3,600....... 3,400

Master st., 1023, Almon P. Wint to Mary Adolph, Nov. 9, 1886, irreg. shape....... 4,000

Nassau st., S. E. cor. Twenty-fifth, S. E. Cheeseman to Jacob Jung et ux., Nov. 5, 1886, 17 ft. 1¾ in. by 40 ft....... 2,250

Pierce st., S. s., 354 ft. 4½ in. E. Moyamensing ave., Jos. Moore to John Hofbauer, Nov. 8, 1886, irreg. shape; *g. r.* $30....... 600

Rosehill street, E. s., 122 ft. 3¼ in. S. Cambria, Patrick John Ryan to Jas. F. Sherry, Feb. 20, 1886, irreg. shape....... 325

Sixth st., 925 N., Fidelity Insurance, Trust and Safe Deposit Company, trustees, to Jacob R. W. Jackson, Oct. 9, 1886, 19 ft. by 89 ft....... ......

South street, N. s., 100 ft. W. Fifth, Isaiah C. Wears to Nathan Kline, Oct. 13, 1886, 20 ft. by 90 ft.; *g. r.* $32....... 6,250

Spring st., S. E. s., 351 ft. 3⅜ in. N.E. Wood, John F. Callin et al. to Sam'l S. Keely, Oct. 25, 1886, 19 ft. 3 in. by 100 ft....... 350

Stenton ave., W. s., 248 ft. Wyoming ave., Charles D. Lynch to Samuel Smith, Oct. 25, 1886, 14 ft. by 61 ft.. 1,200

Strable st., S. W. s., and S. E. s. E, William J. Shettsline to William F. McFarland, Nov. 8, 1886, 100 ft. by 225 ft....... 2,500

Susquehanna avenue, S. s., 15 ft. W. Fourth, John W. Hart to Peter G. A. Weber, Nov. 1, 1886, 15 ft. by 63 ft.; *Mtge.* $1,875....... 1,625

Twelfth st., 2217–2219, Stephen Girard S. L. and B. Association to Louis Bergdoll Brewing Company, Nov. 6, 1886, 32 ft. 6 in. by 90 ft....... 4,500

Twenty-fourth st., 1814 N., Hannah F. Randolph to Joseph E. Janney, Nov. 5, 1886, 16 ft. by 73 ft. 6 in....... 2,750

Thirtieth st., N. W. cor. Thompson, Matthew Newkirk to Philip Spaeter, Nov. 5, 1886, 150 ft. by 135 ft.... 5,250

FRIDAY, November 12, 1886.

Almond st., S. E. cor. Front, Isabella McLeod to Martin H. Ryan. Oct. 29, 1886, 38 ft 2 in by 67 ft....... $9,500

Brown st., S. s., 60 ft. 6 in. E. Twenty-eighth, William Charlton to Adolph G. Seilnacht, Sept. 27, 1886 15 ft. by 61 ft....... 3,500

Callowhill st.. S. s., 100 ft. E. Twelfth Frederick Merke to Mary Kelley, Nov 10, 1886, 18 ft. by 132 ft....... 6,000

Clearview (Twenty-seventh Ward), John H. Scott to Mary Kane, Nov. 11, 1886; lot 2755 of Section 80....... 120

Clearview, lots 2756 and 2757, Section 80, J. H. Scott to Elizabeth Hanson, Nov. 11, 1886....... 240

Clearview, lots 2154 and 2155, Section 62, John H. Scott to Anna B. Shaffer, Nov. 11, 1886....... 260

Columbia ave., 2115, Fidelity Ins., Trust and S. D. Co. to Lewis O. Howell, Jr., Nov. 1, 1886, 18 ft. by 90 ft....... 6,300

Columbia ave., S. s., 85 ft. 3⅝ in. E. Ridge ave., Cornelius O. Nathan to Lewis E. Pfeiffer, Oct. 25, 1886, irreg. shape, *Mtge.* $3500....... 2,000

Dillwyn st., E. s., 75 ft. 3½ in. S. Green, Henry Guggenheimer, ex'r to Joseph J. Harvey, Nov. 4, 1886, 17 ft. 9 in. by 70 ft....... 4,000

Eighth st., W. s., 72 ft. and 86 ft. N. Cumberland, Charles A. Craft to Justus Brauer, Nov. 8, 1886, 28 ft. by 114 ft. 1⅛ in., subject to 2 *g. r's* $84 each....... 3,000

Fawn st., 1526, Edward Kahre, to Philip Wagenbrenner, Nov. 8, 1886, 13 ft. by 50 ft....... 1,900

Fifth st., E. s., 68 ft. S. Huntingdon, Albert Weber to Philip Reuter, Nov. 4, 1886, 16 ft. by 89 ft. 7½ in....... 3,600

Fifty-fourth st., cor. Suplee, George H. Rapson to Nathan R. S. Yewdall, Nov. 9, 1886....... 50,000

Germantown ave., 2408, John J. Woods to Louis Erhart, Nov. 11, 1886, irreg. shape; *Mtge.*, $1000....... 4,700

Germantown ave., N. E. s., 52 ft. 10¾ in. S. E. Norris, George M. Jacob et al., ex'rs., to William Kuemmerle, Nov. 10, 1886, 16 ft. by 140 ft....... 6,600

Herman st., S. s., 274 ft. E. Twenty-seventh, Margaret Rusk to John W. Koecker, Oct. 28, 1886, 16 ft. by 112 ft. 6 in....... 900

Hutchinson st., 2563, John Loughran to Jacob Friz, Oct. 25, 1886, 13 ft. by 53 ft. 6 in....... 1,800

Lawrence st., E. s., 82 ft. S. Clearfield, Jas. Kelley to Daniel M. Collamer, Nov. 3, 1886, 80 ft. by 92 ft. 6 in.; *g. r.* $120....... 666

Leiper st., S. E. s., Twenty-third Ward, Catharine Dunn et al. to Timothy, Nov. 9, 1886, irreg. shape; also lot on Penn st., 25 ft. by 100 ft. nom.

Leiper st., 4414, Jos. Weiss to Timothy Breen, Oct. 4, 1886, 23 ft. 6 in. by 100 ft....... 800

Locust ave., N. W. s., Susanna R. Steel to Jos. de F. Junkin, Oct. 4, 1886, 90 ft. by 214 ft....... 5,650

Meehan ave., N. W. s., 151 ft. 5 in. N. E. Germantown ave., V. S. Robinson to Wm. B. Wood, Nov. 10, 1886, irreg. shape. 2 lots....... 8,500

Mifflin st., S. s., E. of Eleventh, Farrell st. and Eleventh st., S. from Mifflin, forty lots, Charles B. Headly to the Morgan & Headly Opitical M'f'g. Co., Oct. 9, 1886..... nom.

Mole st., 1546, John Friel et al. to Eliza Montgomery, Aug. 23, 1886, 14 ft. by 47 ft.; *g. r.* $42....... 1,150

Naomi ave., N. W. s., 148 ft. 9¾ in. S. W. Wissahickon ave., Anna U. Minah to Cornelius Ancott, Nov. 10, 1886, 20 ft. by 140 ft....... 250

Oxford st., S. W. corner Twentieth, Geo. W. Blabon to Fredericka L. Haun, Nov. 10, 1886, 34 ft. by 48 ft. 9 in....... 10,500

Paschall ave, N. W. s., 180 ft. N. E. Fiftieth, John C. McConnell to John Bowman, Oct. 5, 1886, 25 ft. by 170 ft....... 1,100

Paschall ave., N. W. s., 105 ft. N. E. Fiftieth, Edw. Shippen et al., trustees, to Wm. S. P. Shields, Oct. 27, 1886, 75 ft. by 170 ft....... nom.

Pine st., N. s., 62 ft. E. Twenty-second, John B. Taylor to Albert W. Cox, November 10, 1886, 18 ft. by 80 ft....... 12,120

Poplar st., N. E. corner Thirtieth, Isaiah L. Shoemaker to Otto A. Hunt, Nov. 1, 1886, 14 ft. by 76 ft.; *g. r.* $120....... 3,500

Race street, N. s., 157 ft. E. Fourth, Wm. P. Shea et al. to Christian Nonnenberger, Nov. 12, 1886, 20 ft. by 104 ft....... 3,700

Ridge ave., 3274 Sarah M Dickson, to Mark Ramsbottom, Nov. 12, 1886, 20 ft. by 100 ft....... 4,250

Front st., W. s., 90 ft. N. Greenwich, Edward Apeler to Wm. Zimmermann et ux., Jone 22, 1886, 14 ft. 4½ in. by 57 ft....... 1,300

Cambria st., S .s., 18 ft. 3 in. E. Lawrence, John Mitchell to Mary E. Brown, Nov. 12, 1886, 14 ft. by 60 ft. 8 in.; *Mtge.* 1,000....... 1,700

Lehigh ave., 1924 E., T. W. Smaltz to Wm. M. Young, Nov. 11, 1886, 14 ft. by 97 ft. 8 in....... 2,800

Rush st., 2046, estate Christian Kunzmann to Catharine Duemler, Nov. 11, 1886, 15 ft. by 61 ft. 6 in....... 900

Second st., 2455, Geo. Wahl to Jacob Breitling, Nov. 10, 1886, 15 ft. by 68 ft. 2 in....... 3,425

Sixth St., W. s., 16 ft N. Fitzwater, James J. Ashmen, Jr, to M. C. Roberts, Oct. 20, 1886, 12 ft. by 41 ft.; N. s. Vine, 80 ft. W. Eighth, 20 ft. by 75 ft....... 1,500

Seventh St., E. s., 105 ft. 2¾ in N. Norris, Edwin H. Fitler et al. to Mary Broomall, Nov. 9, 1886, 41 ft. 4 in. by 174 ft. 10 in....... 6,888

Spring St., N. W. cor Sixteenth, Almira L. Cooley, ex'r, to George A. Elsaser, Nov. 10, 1886, 64 ft. 6 in by 51 ft.; 1602 Summer, 28 ft. by 60 ft....... 4,200

Tasker St., S. s., 182 ft. 6½ in. E. Second, Mary Jane Gordon et al, ex'rs to Mary Jane Maloney, Nov. 8, 1886, 16 ft by 120 ft....... 230

Tasker St., S. s., 198 ft. 6½ in. E. Second, James Ulmer to Daniel H. Foster, Nov. 9, 1886, 30 ft. 3⅛ in. by 120 ft. and 126 ft....... 400

Twelfth St., 2047 N., Edwin Clinton to Mary Ann Rosenberger, Nov. 3, 1886, 19 ft. by 100 ft....... 5,000

Vienna St., S. W. s., 18 ft. N. W. Tulip, Mary Ann Bumm et al., ex., to Patrick J. Murphy, Oct. 28, 1886, 18 ft. by 80 ft. 6 in....... 2,800

Walnut St., S. E. cor. St. Mark's Sq., Sally P, Taylor to Rebecca B. Watson, Nov. 9, 1886, 21 ft. by 120 ft. 9½ in....... 16,000

Woodlands ave., N. W. s., 75 ft. S. W. Fifty-sixth, Robert H. Parker to Dennis Dee, Nov. 9, 1886, 25 ft. 125 ft.; *mtge.*, $2,500....... 1,800

Woodlands ave., S. E. s., 105 ft. N. E. Fiftieth, Edw. Shippen et al., trustees, to Wm. S. P. Shields, Oct. 27, 1886, 100 ft. by 200 ft.; also, S. E. s., Woodlands, 205 ft. N. E. Fiftieth, 100 ft. by 200 ft....... nom.

York St., S. s., 58 ft. 6 in. W. Third, James Corr to Edward J. Monen, Oct. 28, 1886, 14 ft. by 70 ft....... 2,300

SATURDAY, November 13, 1886.

Allman street, N. s., 181 ft. 5½ in. E. Forty-third, Wm. S. Kimball to Wm. M. Sample, Nov. 9, 1886, 15 ft. by 86 ft....... $3,600

Bouvier st., W. s., 271 ft. N. Oxford, Marlborough B. and L. Ass'n to Susanna Oesmond, Nov. 5, 1886, 14 ft by 74 ft....... 2,500

Broad st., 812 N., James C. Moore to Louisa K. Hering, Nov. 11, 1886, 20 ft. by 160 ft....... 15,750

Broad st., W. s, 146 ft. S. Park ave., John M. Sharp to Jas. R. F. Bell, Nov. 11, 1886, 18 ft. by 110 ft....... 9,000

Catharine st., S. s., 132 ft. E. Broad, Pat'k McCrossin to Eugene Borda, Oct. 22, 1886, 32 ft. by 97 ft. 6 in....... nom.

Cope st., 2112, Jas. C. Moore to Sam'l Megaw, Nov. 10, 1886, 15 ft by 75 ft....... 1,500

Eighth st., 827 N., Maria Rhine, ex., to Edwin S. Armstrong, Nov. 4, 1886, 18 ft. by 115 ft....... 625

Eighth st., 827 N., Edwin S. Armstrong to Hugo A. Walker, Nov. 10, 1886, 18 ft. by 115 ft....... 10,000

Emerald st., S. E. s., 128 ft. 6 in. N. E. Ontario, Lizzie Staub to Chas. B. Boyd, Nov. 10, 1886, 28 ft. by 85 ft. 8½ in.; *Mtges.* $1200....... 2,000

Fifth street, E. s., 33 ft. $1\frac{1}{8}$ in. S. E. Glenwood, Edmund Wright et al., ex'rs. to Pat'k Coyne, Nov. 1, 1886, 64 ft. by 100 ft 3,200

Ingersoll st., S. W. cor. Twenty-fifth, Ph. E. Coleman to Rachel A. South, Nov. 10, 1886, 74 ft. by 43 ft. $2\frac{7}{8}$ in........ 7,150

Ingersoll st., S. s., 74 ft. W. 25th, Ph. E. Coleman to H. Louisa Moore; Nov. 10, 1886, 70 ft. by 43 $2\frac{7}{8}$........ 8,250

Ingersoll st., 144 ft. W. 25th, P. E. Coleman to Richard Y. Cook, Nov. 10, 1886, 56 ft. by 43 ft. $2\frac{7}{8}$ in........ 6,600

Market st., S. s., 127 ft. W. 18th, Penna. Inst'n for the Instruction of the Blind to William and Mary C. McClane, Nov. 11, 1886, 28 ft. by 176 ft........ ......

Moore st., N. s., 192 ft. 10 in. E. 8th, Mary Jane Gordon et al, ex'rs to David N. Ryan; Nov. 8, 1886, 165 ft. by 94 ft.; *g. r.*, $43........ 600

Perkiomen st., 846 to 862, George W. Shoch to George W. Barber, Nov. 6, 1886, 135 ft. by 68 ft.; *mtge.*, $2,500........ 22,500

Pine st., 616, Wm. C. Hannis to John Williams, trustee, Nov. 6, 1886, irreg. shape........ 3,425

Poplar st., S. s., E. of Taylor, Wm. L. Rhinehart to Lizzie P. Sharp, Nov. 11, 1886, irreg. shape. Also, 5 other lots on Poplar and 24th sts 18,100

Poplar st., S. E. cor. Taylor, Wm. L. Rhinehart to Wm. B. Johns, Nov. 11, 1886, 17 ft. $1\frac{1}{4}$ in. by 75 ft. Also, 5 others on Poplar and 24th sts........ 15,300

Sixteenth st., W. s., 272 ft. S. Reed, John Duth to Samuel McClellan, Nov. 10, 1886, 16 ft. by 58 ft........ 2,100

Tasker st., N. s., 315 ft. 8 in. W. 19th, Chas. H. Dedrick to John Hogg, Nov. 3, 1886, 15 ft. 8 in. by 68 ft.; *g. r.*, $40........ 733

Thirteenth st., W. s., 147 ft. 6 in. S. Berks, John M. Sharp to Josephine R. Beckman, Nov. 11, 1886, 17 ft. 6 in. by 85 ft........ 7,500

Thompson st., N. s., 131 ft. E. 19th, Carrie P. Woodman to Patrick McCrea, Nov. 10, 1886, 16 ft. by 52 ft. 10 in., *Mtge.*, $3000........ 800

Cedar st., N. W. s., 80 ft. S. W. Fillmore, Caroline C. Webster to Jacob W. Abrams, Nov. 9, 1886, 20 ft. by 90 ft........ 200

Twenty-first st., E. s., 34 ft. S. Manton, H. R. Coulumb to Samuel Young, Nov. 10, 1886, 16 ft. by 60 ft., *g. r.*, $72........ 1,200

Twenty-fifth st., W. s., 279 ft. 6 in. N. Columbia, F. V. Smith to Bridget Batty, Nov. 2, 1886, 15 ft. by 67 ft... 4,250

Twenty-seventh st., E. s., 86 ft. $6\frac{3}{4}$ in. N. Thompson, Wm. Charlton to Sam'l Josephs, Oct 21, 1886, 38 ft. 7 in. by 79 ft........ 2,475

Twenty-eighth st., E. s., 45 ft. S. Asper, W. R. Nicholson et al. to Annie Bailey, Nov. 11, 1886, 15 ft. by 77 ft. 8 in........ 2,700

Willow Grove pike, S. E. s., 120 ft. S. W. 25th, Clinton Rorer to Louise Selight, Nov. 3, 1886, irreg........ 600

Wyalusing st., S. s., 104 ft. E. 54th, Mechanics' Ins. Co. to John Guinn, Nov. 11, 1886, 26 ft. 117 ft........ 1,500

York st., N. s., 17 ft. W. Thomas av., Thos. Twibill to Hugh P. McMenamin, Nov. 4, 1886, 17 ft. by 64 ft..... 2,800

Christian st., N. s., 228 ft. W. Gray's Ferry road, Cath. Gibbons, Jr., to Mich'l Gibbons, Nov. 4, 1886, 48 ft. by 116 ft........ nom.

—The Baltimore and Ohio Railroad have asked for a siding at the Twenty-sixth Ward works.

Internal Revenue Receipts for Twenty-four Years.

On July 1st, 1862, the Internal Revenue laws went into operation. Since that time, and up to June 30, 1886, the total, amount of collections were $3,438,290,455.

Of this amount

New York	paid	$606,700,000
Illinois	"	426,600,000
Ohio	"	372,600,000
Pennsylvania	"	288,900,000
Kentucky	"	201,400,000
Massachusetts	"	127,500,000
Indiana	"	118,600,000
Virginia	"	105,700,000
New Jersey	"	104,700,000

The public debt, when it was at its greatest height, amounted to $2,756,431,571. Consequently the Internal Revenue collections for twenty-four years amount to $681,858,884 more than the nations debt when at its highest point.

A SUPERSTITIOUS subscriber, who found a spider in his paper, wants to know if it is considered a bad omen. Nothing of the kind. The spider was merely looking over the columns of the paper to see what merchant was not advertising, so that it could spin its web across the shop door and be free from disturbance.

POINTERS FOR ADVERTISERS.—Don't expect an advertisement to bear fruit in one night. You can't eat enough in a week to last you a year, and you can't advertise on that plan either.

People who advertise only once in three months, forget that most folks cannot remember anything longer than about seven days.

If you can arouse curiosity by an advertisement, it is a great point gained. The fair sex don't hold all the curiosity in the world.

Quitting advertising in dull times is like tearing out a dam because the water is low.

THE burning of a $200,000 building belonging to the Case School of Applied Science, at Cleveland, from an explosion in the chemical laboratory, shows to how small a degree science has been applied to even the best buildings in America. It is a disgrace to our intelligence as a practical people. Our builders ought to take notice of the new method of building blocks, even those not of the most expensive character, which is being introduced at Boston and elsewhere, owing to the influence of the Atkinson plan of building mills. The new method does away with the enclosed floor-spaces and hollow partitions, which are the great opportunity of fire. It supports the floors upon strong beams, not sheathed in, set further apart than the ordinary floor joists, and consequently less numerous, and the floors themselves are laid in heavy plank three or four inches thick. A fire has got to burn some time before it will burn through a floor of that kind, either upward or downward. Partitions are likewise made of plank, standing on end, and lathed in such a way as to do away with all interior spaces. This method is not expensive, but vastly increases the proof against fire. Of course in the more expensive buildings now in course of construction in New York and Boston, the floors are laid in solid self-supporting tile, and the joists are of iron. But those who cannot afford this quality have no need to go on in the old-fashioned sham way of raising brick walls, and then connecting them by floors and partitions of the most inflammable character.

THE United States engineers who are investigating the results of the earthquake in Charleston find that nine-tenths of the damaged brick buildings have been constructed of faulty material and with careless workmanship. One new school-house, costing $20,000, is utterly ruined for this reason. The same condition of things prevails in cities generally, and even where no fault can be found with the material it is too sparingly used, and the structures are necessarily of an unsubstantial character.

And it is not in the matter of houses alone that imperfect or stinted work is evinced. The evil is one which pertains to the age and particularly to this country. In the desire to place cheap goods of all kinds on the market the limit of true economy and prudence is left far behind. The clothing which the great majority of people buy is poor stuff. It looks well at first, but soon fades, comes to pieces, or wears out. It takes about three suits to do the legitimate service of one good one. A large amount of shabby gentility, so far as appearances go, is the consequence, and it contrasts unfavorably with the stout and appropriate garments used by the masses in Europe or by the people of a generation ago anywhere.

The unsound manufacture extends to wagons, agricultural implements, furniture and many other articles in common use. The frequent remark is that it is difficult to find any of these things which are up to the old standard of excellence. A lack of confidence in chairs is experienced by heavy people which did not exist some years ago, and good old housewives mornfully shake their heads at the degeneration of fabrics in which they are interested. Much of this imperfection is attributed to the increased use of machinery, but as machinery is not responsible for the kind of material used, the reason is not adequate. The truth is that there has been a wave towards flimsiness and apparent cheapness in houses, clothes, and pretty much everthing else, and there is a fair hope that it has about reached its limit, and that under the influence of prevailing experiences the current will set the other way, as it has already done in some particulars.

Items of News.

—Charles L. Borie's estate is valued at less than half a million.

—The Finance Committee thinks it is not expedient to reduce the price of gas.

—The corner-stone of the Mary J. Drexel Home was laid on Tuesday afternoon.

The seventh annual meeting of the practical iron workers was held in this city last week.

—The Pennsylvania Railroad Company will hold on to its surplus in spite of John Taylor.

—There is great activity in the building trades. Very few men are idle. Hod carriers are paid $2.75 per day.

—The building trades councils propose to take action in the way of urging the passage of the Underground Railway Bill before councils.

—Eight Siemans lamps are to be located in the neighborhood of the Dock street market. There are now 168 of these Siemans lamps in the city, costing $20,710.76 or $110.16 each.

—The Schuylkill and Lehigh Valley Railroad Company will extend a line from Tremont through Schuylkill Haven to Lehigh Gap. This will be an important coal road.

—The total cash in the United States Treasury has grown from $273,896,027 in January 1, 1880, to $451,068,033 on November 1, 1886. This sum is equal to 82 per cent of the outstanding legal tender notes, certificates of deposit, gold and silver certificates and fractional currency unredeemed.

A New Brick.

The American Brick & Tile Co., whose works are at Phillipsburg, Warren Co., N. J., are introducing something new in the manufacturing of bricks. They are composed principally of slate rubbish, and when ready for market are of a dark red, or any color that may be desired. The advantages claimed in this brick are as follows: first, uniformity of size, in both hard and soft burned bricks, the time in burning and drying being not more than one-fifth the ordinary clay bricks; second, no twisting or warping, as is usually seen in hard burned clay brick; third, strength and durability. By tests made on various machines the medium burned press brick stood an average pressure of 7,200 lbs. per square inch; fourth, owing to their solidity they are much easier to lay and do not take the water so soon, allowing it to form a much firmer bind; fifth, their non-absorbtion of water renders them very valuable for laying water courses and sewer drains; sixth, from actual experiments made in Hoboken, N. J., they have been proved not to discolor when built in a wall as the ordinary clay ones do.

The works of this firm are capable of turning out 25,000 bricks daily (10 hours) of a superior quality. They run one Newell crusher, one dry grinding pan (Carlnes Improved), one pug mill, one Crellens Improved Buck Machine and various smaller machines incidental to their work. Many of our leading architects are willing to use them freely next year, if satisfied they are equal to or better than accepted makes and styles.

Architects and Fire Insurance.

First-class architectural ability means a low rate of insurance. The low water-mark of the cheapest building is the high water-mark of insurance rates. Among fire-resisting building material fire clay comes first, bricks second, with which is classed terra-cotta. Iron does not render the best needed service. If the iron girders or lintels were covered with fire clay they would do better. In all cases where iron has to carry weight it should be protected from heat. Stone takes the second place to break as a fire-resisting medium. Architects should insist on actual tests of stone under the action of fire.

Wood, when cut thin and surrounded by an air space, is very inflammable, but in large masses burns slowly. It has the advantage over iron in that the application of heat impairs its area only, without destroying its carrying efficiency. Wood may be protected and combustion retarded by creosote, and other devices which are often treated by architects and underwriters with neglect.

Asbestos, mineral wool and plaster of Paris are exceptionally good materials to retard the progress of fires. Glass and paper, properly protected, are coming into greater use.

What are the most prominent reasons for the total destruction of buildings by fire? They are, facility furnished for the rapid and unobstructed spreading of flames, which we may call "flues," and, second, the falling out or in of parts of the burning building, which we will call "leverage."

As to flues. In all our common wooden houses the sides are composed of flues, generally open at top and bottom. The same is true of nearly all brick houses, where for reasons of cold and dampness all inner surfaces of the walls have small wood strips set against them, to which are nailed the laths for plastering. This is, in America, the Universal Insurance Company. Elevator shafts and soiled linen chutes often supply a large flue or shaft to connect all the others.

In all these houses the fire is first seen in the roof, but it almost always starts almost anywhere else.

It is not cheaper to build in this way. The first plan should be to make the flue as fire-proof as possible, and stop it up with something that will not burn. At the line of the various floors run out a board between the studs of the partitions, or between the furring on the brick walls. Fill up this board two inches deep with the mortar left from the masonry and plastering, and the difference between this and the common form of wood or brick houses is that this house if it catches fire can be saved; the other cannot. If the wood studs or furring strips have an inner lining of asbestos paper, or an outer lining also, for wood houses or partitions, the security is just that much greater. The flues in the floor should be broken by fire-tile bulkheads. The shafts for elevators, lifts, chutes and other similar purposes are more malevolently designed but not more dangerous. Their walls and doors should be as nearly non combustible as possible and should close automatically. The shaft should in all cases continue through the attic and out the roof, having its top closed with some substance that will readily break if fire be in the shaft; or the top should be tightly closed with fire proof material.

As to the leverage; walls of buildings are generally forced over by some form of direct leverage. The floor joists or beams generally have with the outer wall some fixed connection which, when the action of fire causes the beams to fall down, hold them to the wall, forcing the wall to "buckle" and fall out and in. The mechanical power for destruction of a weight thus applied is very great. Falling under the application of this strain the wall need not necessarily fall inward, but if applied at top or bottom, several reasons may make it fall both ways. It should be insisted by underwriters that a method of anchoring wood joists to walls be used of such character that falling of the joists shall free this anchorage and leave the walls standing.

Trade Notes.

If there are signs of weakness in the general market for lumber, they are not sufficiently developed to be visible to the naked eye.

The volume of business is heavy in this and all Eastern cities. Builders are purchasing liberally, and are less inclined to question prices than a month or two ago. The receipts of white pine have been very heavy, and wholesalers report no difficulty in disposing of their receipts at strong prices. The tenor of lumber paper reviews is that the supplies of lumber for the winter and spring will be considerably short of last year, and hence there is a feeling that with a revival of building activity in the spring, prices will be higher. There is activity in the hardwoods, and stocks are of moderate proportions.

The brick yards have been shutting down, one after the other, all over the country. A few yards will run in a small way all winter, because of the strong inducements. Stocks are light. The brickmakers, here and elsewhere, are preparing to increase their productions next year. A cinder brick of great value is likely to attract a great deal of attention soon. A firm has begun the manufacture of them at Wilmington, Del. Machinery is being put up to turn out 40,000 per day. Further mention will be made of this brick.

The nailmakers held a meeting last week in New York, and agreed to stand out for $2 in car load lot, $2.10 in jobbing lots, and $2.20 in store lots. The demand for sheet iron is very heavy, and bar mills are well sold up.

The slate trade reports a good business for the season.

The stove makers and range builders are very busy, and the plumbers are overrun with work.

The paper-hangers and painters are full of work.

There is very little idle building labor. The prospects for the winter are very good.

How to Render Brickwork Water-Proof.

Perhaps one of the best linings is asphalt, and the Hygeian Rock composition has been used with success. A mortar that is said to be water-proof is made with lime slaked with green vitriol instead of water. The quantity of green vitriol is dissolved in warm water, the lime is then slaked in the usual manner and then mixed with fine quartz sand. For water-proofing brick walls, the following mixture has been recommended: Soft paraffin wax, two pounds; shellac, one-half pound; powered resin, one-half pound; benzoline spirit, two quarts; dissolve these by gentle heat in a water bath, then add one gallon of benzoline spirits and apply warm. The mixture is very inflammable, and must be kept away from the fire. We may mention here another method of making brickwork impervious to water, known as Sylvester's process, which was used with success on the Croton reservoir, Central Park. It consists in the successive application to the walls of two washes—one composed of Castile soap and water and the other of alum and water. The proportions are three-quarters of a pound of soap to one gallon of water, and one-half pound of alum to four gallons of water. The walls should be quite dry and clean, and the temperature of air not below 50° Fahr. The soap wash is laid on first with a flat brush and at a boiling heat. After twenty-four hours the wash becomes dry and hard, and the alum wash is applied at a temperature of 60° to 70° Fahr. This is allowed to remain twenty-four hours, when the operation is repeated until the wall has become impervious to water. The number of applications required will depend on the water pressure to which the wall is subjected. In the Croton reservoir case four coatings were found to render the reservoir free from leakage under forty feet head. Resin has been used also as a protection against moisture. Five parts of turpentine heated and stirred in ten parts of pulverized common glue and one part of finely-sifted sawdust are then applied to the wall, which should be cleansed and heated by means of a lamp so that the composition may run into every crack and joint. Very often a cement lining is of no use to make a tank water-tight, especially where the bricks and joints are of an inferior description, and the aim should be to get a composition which, when heated, enters the pores of the brickwork and renders them impervious.

It is Unlucky

To be struck by lightning on Monday.

To sit on a buzz-saw in motion on Friday.

To break the mirror your wife's mother gave her.

To fall down stairs with the parlor stove on Tuesday.

To speculate with other people's money and get caught.

To get wet when you fall overboard while boating on Thursday.

To dream of snakes after drinking cider in a prohibition town.

To see a bill collector over your right shoulder on Saturday night.

To see a bull-dog over your left shoulder in your neighbor's orchard.

To see your overcoat over either shoulder as you pass out of the shop of your uncle.

To bet all your money on a horse whose driver has bet his money on another.

To marry on Wednesday a girl who practices with ten-pound dumb-bells.

To spill salt in the coffee of the man who has the carving-knife.

To be one of thirteen at table when there is only food for six.—*Tid-Bits.*

—A new school-house will be erected in Camden at Seventh street and Ferry avenue.

—The value of the imports at the port of Philadelphia for the past year show an increase of twenty-five per cent. over the imports of the previous year.

Some citizens of West Philadelphia are in favor of the construction of a bridge over the Pennsylvania Railroad, at Thirty-fourth street, at a cost of $150,000.

—The *Manufacturer and Builder* thinks that the man who is working to secure a small piece of property substitutes a new and distinct ambition for a remote and vague one. Day dreams about large estates and princely incomes may be very amusing, but they are not half so profitable as a vision of a lot 100 by 200, with a snug little dwelling house upon it. With this before a man he will rise early and retire late, turning his hand cheerfully to any and every kind of work. He will have a motive for rigorous economy which will make it a pleasure. He will have the vision of the last payment before him as a perpetual motive to moderation in living, economy in expenses, abstinence from expensive companions. Thus it will come to pass that a judicious debt, incurred at the beginning of a journeyman's or laborer's career, will become his good genius, watching over him, inciting him to all industry and to self-government. Every laboring man ought to own his house. The first duty of the workingman should be to convert his earnings into real estate.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

THE **CONNOISSEUR** Fills a special field, with no rival.
NEW ILLUSTRATED
Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

OUR **PIANOS** AND **ORGANS**
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

FURNITURE
MANUFACTURERS.
WEBER & WEINMAN, Retail Store, 927 Market Street.

BUY OF THE MAKERS,
If You want to Save Money.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

First Use--Then Beauty.

Our idea in fitting up the store No. 23 North Eighth street is briefly expressed in this heading. It is intended in the first place FOR THE PEOPLE, offering them all the styles of boots and shoes from the finest to the medium grades. It is intended for a FAMILY SHOE STORE, supplying fathers, mothers and children, the old, the young and the babies. It is comfortable, cheerful, well lighted, and, we hope, well served. After planning and arranging everything to these ends we then thought of making it attractive, of pleasing the eye and taste as well as the more important considerations of comfort and use in the merchandise offered for sale. We have every reason to think we have been successful in these last particulars, as our store has had many compliments on its appearance. But we have not lost sight of the first intention, and we wish to bring it prominently before the public. Our store is one where ALL can be suited. It is not a "show store," but a place for real business, where all are welcome, and the wishes and wants of all are consulted. We repeat, we have ALL STYLES OF BOOTS AND SHOES, FROM the FINEST TO THE MEDIUM GRADES, AT REASONABLE PRICES. We have BOOTS AND SHOES FOR GENTLEMEN from $3 up, and BOOTS AND SHOES FOR LADIES from $2 50 up, in all the different kinds and materials and all DAY SEWED EXCEPT in the TURN, SOLE OR SINGLE SOLE dancing boot and slipper. All are invited to visit us, and if they do not meet with a respectable and attentive reception we hope we will be told of it at once. The store contains "enough and to spare for all the needs of shoe wearers, and we cannot repeat too often. in this place, that we intend to supply ALL but those who want cheap, shoddy shoes. They are not made—AND CANNOT BE MADE—by the Day Sewed Process.

If any goods purchased of us prove other than represented or not satisfactory, we request that they be returned, in order that they may be exchanged. Repairing of all kinds at moderate prices.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

A SPECIAL OFFER

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

FALL CLOTHING

We have made an unusual large stock this season which is already meeting a ready sale. In MAKE, STYLE and FINISH our goods excel all others, and prices defy competition. We fit you equal to the best tailor-made garment at about one-third less price.

SCHOOL SUITS FOR BOYS AND CHILDREN in new designs, and we only have what we can recommend.

The NEW FALL FURNISHINGS already in are much superior to the usual stocks found around town.

An early call solicited.

Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

MY extensive facilities and small expenses enable me to compete with any establishment in the United States.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

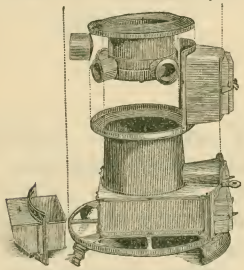
1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible]. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,
STOVE COMPANY,

MANUFACTURERS OF
BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.
OFFICES:—123 N. Second St., Philada.
143 W. Pratt St., Baltimore.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Street.

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

If you want a Reliable
PIANO or ORGAN
at a Moderate Price, for cash or on easy terms, call on
A. G. CLEMMER,
1423 Chestnut St.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

ESTABLISHED 1854.
—OUR—
READY-MADE CLOTHING
COMBINES
Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.
Our Custom Department
is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.
We will purchase a good city property in exchange for clothing.
D. Klein & Bro.,
918 MARKET ST., PHILA.

H. Muhr's Sons,
629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: {New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 46. PHILADELPHIA, MONDAY, NOVEMBER 22, 1886. PRICE 15 CENTS

News Items.

—Charles Baeder's estate is valued at $613-862.99.

—The personal estate of Henry H. Reed is appraised at $121,332 42.

—James Simpson, the ship builder, left an estate valued at $150,000.

—Notwithstanding the rapid growth of labor organizations there is a large element of non-union labor in the country which seems anxious to accept employment where opportunity offers.

—Three and a half per cent. interest will be paid on the 24th instant on the registered income bonds of the Lehigh and Wilkes-Barre Company, issued for funding coupons of the consolidated mortgage.

—J. Hoover has bought a lot on Buttonwood street, adjoining his present lithographic establishment, where he will erect a four-story structure, 35x49. The increase in the chromo business has made this extension of facilities necessary.

—The M. E. Church Extension Society held its twenty-first annual meeting on last Thursday, at 1026 Arch street. Last year $230,000 were expended for church improvements. The Society expects to collect and contribute for this purpose $250,000 during the coming year.

—The formation of a National Union of workingmen is now the order of the day. No less than twenty have been organized during the past year. The latest movement in that direction is in the case of the garment-cutters. The movement originated in New York, and a convention will be held in Cincinnati on December 8th.

—The *Financial Chronicle* reports the earnings of eighty-eight railroads in October to have been $32,432,490, an increase of $1,763,425 on an increased mileage of 2309 miles. Of the eighty-eight roads sixty-one show gains. The earnings of eighty-two roads, from January 1 to October 31, were $245,888,527, an increase of $251,560. During the first week in November thirty-seven roads increased $267,742 in gross earnings as compared with same period in 1885.

—A sub-committee of Councils' Highway Committee resolved to recommend the passage of ordinances for paving Commerce street from Fourth to Fifth, and Cherry street from Broad to Sixteenth, with granite blocks, and Locust street, from Eighteen to Twentieth, with asphaltum, excepting that portion south of Rittenhouse Square which is occupied by railway tracks. This will exhaust the balance of the appropriation for improved paving, amounting to about $10,000.

—The statement of the Treasurer shows gold, silver, United States notes and other funds in the Treasury on November 12, as follows: Gold coin and bullion, $248,657,119; silver dollars and bullion, $187.200.835; fractional silver coin, $26,022,506; United States notes $37,229,687; national bank notes, $273,-236; national bank notes in process of redemption, $1,967,083; deposits with national bank depositories, $13,708,717. Certificates outstanding—Gold, $88,788,479; silver, $102,-231,345; currency, $7,060,000.

—What promises to become a very prominent feature of the trade of the next six months, says the *Lumberman*, is the shortage of stock at nearly all the chief points of distribution in the West. Despite the assertions to the contrary made by some commercial writers not fully informed as to the facts, it is too clear to admit of question that the trade is not nearly so well off, in respect to its supply of leading qualities of lumber in condition for shipping, as it ordinarily is at this time. There is reason to believe that the present available stock is at least twenty per cent. smaller now than it was a year ago.

—The building trades councils of Philadelphia held a meeting on Thursday evening of last week at which it was proposed to make a test of the Pennsylvania conspiracy law in the case of the indictment of the workmen who were arrested for inducing carpenters to quit work on Hood, Bonbright & Co.'s building at Eleventh & Market streets. The workingmen regard this case as a violation of their rights and consider it a very good one to make a fight on. They propose to employ the services of some friendly lawyer of national celebrity, and Benj. F Butler has been selected. General Butler would be a good advocate as he is in sympathy with the workingmen and has had considerable experience before the Courts of the country fighting their cause.

—There is a strong movement upon the part of manufacturers in various industries to put themselves in positions where they will be able to meet the demands of their workmen with more equanimity. Employers in this and other states who have been studying the position very carefully say that many of the defeats which they have been obliged to take, have been due not so much to the strength of the labor organizations as to the lack of a proper understanding among themselves. They will endeavor to correct this evil and present a united front to organized labor during the coming winter when questions of wages will come up for discussion. Organized labor will be very glad to deal with organized capital. It would be better all around.

—A patent has been issued to George Westinghouse, Jr., of Pittsburg, inventor of the Westinghouse air brake, for a new system of distributing electricity to be used in lighting and for other purposes—a system which, it is said, will greatly cheapen the electric light, and render it a more dangerous rival of illuminating gas than it has ever become. The new invention will, it is alleged, effect a saving of about 95 per cent. in the distributing main wires, as compared with the Edison

—The Bell Telephone Company have won a victory. The recent United States railroad decision favors the railroads. The Supreme Court decision in Pennsylvania justifies the store order outrages. These are all straws which show which way the wind blows. They all stimulate indirectly the organization of labor, because workmen see and feel that municipalistic tendencies are still at work. The Judges may be right in their decisions, but if so this fact only argues that there is a stronger necessity for organization on their part.

New York Notes.

—A lot 75 x 125 on the corner of 7th Ave. and 130th street, New York, sold for $42,000.

—Building activity is reported all over Brooklyn. A great many fine private residences are being built.

The Hudson River tunnel progresses very slowly. Some people have almost forgotten such an enterprise is under way. Pulitzer ought to boom it.

—Philadelphia brick will be used in the construction of a large apartment house to be erected on the corner of Pleasant Avenue and 116th street, New York.

—Three hundred acres having a water front on Staten Island of a quarter mile have just been purchased below Vanderbilt's landing for the use of a Western railroad to connect with the Anchor line of Steamships.

—The electric motor has been tested on the Eighth Ave. City Railroad track. The electricity is stored in a Siemens invention. The cars carry more passengers and run faster and do not take up as much room as the street cars.

—The Third Avenue Railroad Co. of New York is thinking of spending $1,500,000 in discarding horse-power for cable services. This proposed departure is due to the strike the Company has had with their drivers and conductors.

—The sale of the Lorillard estate has been the feature of the real estate market of New York last week. The property sold at more than it was appraised by the heirs. The total amount realized was $648,700. Some other large properties are being sold in New York City.

—The sale of vacant lots in New York this week has excited a great deal of interest. There is quite a speculative feeling in real estate circles and some properties are run away up. A good deal of property is selling in the neighborhood of 110th and 115th Sts., and between the Boulevard and Riverside Avenue,

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. MANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave. Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgages Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,324,907 64
SURPLUS.....$2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART,
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO 46. PHILADELPHIA, MONDAY, NOVEMBER 22, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, NOV. 22, 1886.

THE Altoona shops have been turning out a freight car for every working hour for the last two months.

AN agitation is going on in Pittsburgh for the erection of a blind Asylum, which it is estimated will cost $150,000.

THE New York Sub-Way Construction Co. is about being reorganized and the scheme will be pushed to completion.

THE Lehigh Valley Railroad is very busy. The average business for October, was forty-four coal, thirty-two freight and thirty passenger trains per day.

THE glass blowers in and around Philadelphia it seems have gained their point on the apprentice question. Work will be resumed at the Dyott Green Glass Works without apprentices, and at no reduction of wages.

IT is certainly an excellent showing for the Baltimore & Ohio Telegraph Co., to show an increase in its earnings during the past fiscal year of 172 per cent., as compared with 1884, and 41 per cent as compared with last year.

THE New York workingmen encouraged by their political success propose to push trades unionism a little farther. A general strike of the union painters took place last Wednesday afternoon. Twenty-five hundred men are concerned.

IT is likely that a public meeting of the people of Philadelphia will be held at the Academy of Music on next Saturday night, to protest against the leasing of the Gas Works. The matter is being worked up.

One feature of the New York Real Estate Exchange might be safely adopted by ours, namely, to establish a department of wants and offers. This system brings out a great many wants and a great many offers.

THE members of the councils' Committee on Finance visited the almshouse last Wednesday to ascertain the improvements desired to be made. Two additional pavilions are wanted that will cost $50,000, $25,000 is wanted for a new water main, and $2500 for repainting the institution. The Guardians of the Poor have asked for an extra appropriation of $40,000 to provide for the expected increased population.

THE farce of the Gas Trust equity suit is still being played. It is expected that in a few more meetings the defendants' testimony will all be in and then the whole case will go to a master. It is to be hoped the ringsters will not put the master on the bench. Their last move of that kind gave us one of the best Judges we ever had, but deprived the city of the services of an excellent master.

THE elevated railroad project has been up again. This ordinance was referred to the committee by a vote of 71 to 18. Mr. William M. Smith introduced the new ordinance which is similar in many respects to that defeated in Select Councils recently. His purpose was to have the ordinance referred to a special committee of fourteen. A good deal of sparring was indulged, and the question will come up again. There will be a good deal more sparring of a different kind done at the next election if the city is to be deprived of its valuable properties and more valuabe franchises by unfair means.

THE New York Lumber Trade Association will shortly be established on permanent footing. A good deal of difficulty has been encountered in bringing the Association to its present degree of perfection. Membership will be open to the entire trade of the city and within a radius of twenty miles. Associate membership may be secured by any corporation, firm or individual legitimately engaged in the lumber trade throughout the United States. This rule was not adopted without a good deal of opposition. The Association is well-officered and after a few more meetings to perfect details, it will hoist its flag and sail on.

WHAT can be the motive of the Gas Trust in refusing, to give the Baltimore and Ohio Rail Road Company suitable sidings at the Twenty-sixth ward gas works? Are the members of the Gas Trust subsidized by the Pennsylvania Rail Road or are they purposely preventing the Baltimore and Ohio Company from competing with the Pennsylvania Rail Road for the transportation of the coal that is used at the above works, knowing that such competition will cheapen the price of coal and consequently disturb mathematical calculations?

THE New York Real Estate market is quite active. Three or four large estates are being sold in large plots and there seems to be an anxiety among builders and those they represent to secure the most desirable sites for house building purposes. Manhattan Island is building up very fast, and the upper section of the city especially, is the theatre of great activity. Real estate is advancing in value, but this fact seems to stimulate rather than check demand. More abundant railway terminal facilities are desired and it is a problem which seems to be putting the architects and railroad managers to their wit's ends. The tunnel under the Hudson river is not progressing and an interest is being worked up in this enterprise on account of the importance of the question to New York.

THE American Institution of Architects will hold its twentieth convention in New York City on the second and third of December. It is intended to have this meeting the largest and most enjoyable since the foundation of the Association. The western architects have by their numerous and well supported organizations stimulated the eastern architects to greater efforts. Throughout the West there is a spirit of enterprise which has not been met with in the east. There is no good reason for this lack of interest and architects here feel as much interest in their profession as they do elsewhere, but there is less of the jovial, open-hearted "how are you?" feeling in the East. There is no more reticence, more formality, more trade secrecy and jealously, though there are no real solid reasons for this condition of things. A more satisfactory code of professional ethics is desired. The membership has been steadily growing and a large turnout may therefore be expected, so we are informed by interested parties.

ACCORDING to the decision of the Supreme Court of this State corporations do not come under the act of 1885 which imposes a three

mill tax upon mortgages. The court held that corporations are taxed under other sections of the revenue law which imposes a tax on their capital stock and that the three mill mortgage tax applies only to mortgages held by individuals. This interpretation of the law is certainly an unjust one as it practically releases from taxation, immense sums that have been loaned on mortgages by institutions that have no capital of their own, but which are depositories of the peoples savings, these sums aggregating millions are loaned on mortgages at the highest interest the depositors receiving but a bare pittance as interest. As an off-set it may be said that these savings institutions afford depositors security and safety not obtainable elsewhere, yet the earnings of these institutions are so great that they can well afford to pay the three mill tax and thus bear a part of the public burden which is imposed upon the individual without the shadow of a chance for evasion, besides which there is no justice in taxing individuals and allowing the wealthy saving funds to escape and the framers of the law never intended they should.

THE Master Builders Association of the city of Philadelphia have incorporated themselves for protective and defensive purposes. The object set forth is as follows:—"The character and object of this Association shall be, for the encouragement and protection of the building interests in the city and county of Philadelphia, to inculcate just and equitable principles, establish and maintain uniformity in commercial usages, acquire, preserve, and disseminate valuable business information, and avoid and adjust, as far as practicable, the controversies and misunderstandings which are apt to arise between individuals engaged in trade, when they have no acknowledged rules to guide them; to the end that membership in this Association may be an assurance to the public of skill, honorable reputation, and probity."

The Board of Directors shall consist of one person from each trade represented. The Associaton shall have no capital stock. It will have a president, three vice-presidents and a board of directors, clerk or secretary and treasurer. Any person engaged as an employer in the constructive mechanical trades can be a member. Fifteen members will constitute a quorum, and five votes against an applicant will defeat his election. Failures to pay dues for six months shall work the forfeiture of membership. Members can be expelled by a two-thirds vote for good cause, corporations can be represented in it. The association will meet on the fourth Tuesday of each month at eight o'clock P. M. Annual meetings will be held on the fourth Tuesday of January each year. The Board of Directors will have the general management of the affairs and properties of the Association, subject to its instructions. There will be a committee of arbitration of five members to decide disputes between members. The admission fee for members will be $25.00 and will constitute a special fund. The annual dues will be $12.00, payable quarterly.

COMMON Councils took fright last Thursday and did not give away the gas works. They will need close watching to prevent the acceptance of some soft bargain in favor of some syndicate or other. Some of the syndicates are prowling around the Council Chambers trying to wheedle the City representatives into a betrayal of their trust. Of course, there was a lively discussion, but it took no philosopher to see what was beneath. The lookers-on had more weight in the Council Chambers than the members themselves. A communication from a "Citizens' Committee" was submitted and read. It was signed by Wm. Sellers, Francis D. Reeves, Henry D. Tatham, John Hunter, Charles Spencer, John Y. Huber, Henry C. Lea, John Field and Joel J. Bailey. It pointed out the fact that a good many cities are supplied with gas at $1.25 per thousand, and that we should not pay $1.50; that the difference of twenty-five cents means $500,000 per year. The communication states that the lessees expected to make a million dollars a year out of that production,and that it was the opposition of the Gas Trust, who would not allow the properties to be examined, that prevented their committee from giving reliable figures as to the cost of improving and running the works. Another communication was submitted, signed by S. L. M. Barlow, J. R. Keen, and J. R. Bennett, of New York. The communication asked a postponement of action upon the ordinance until the next regular meeting, that they might have the opportunity of putting in a bid for them. They propose to pay down $100,000 and to pay a large bonus soon after. The ordinance was postponed until November 30th. Some lively work may be expected. It will be a surprising thing if the interests of 1,000,000 of people can be trifled with as some of the schemers contemplate.

ARCHITECTS are giving attention to the question of better and cheaper facilities for the conveyance of drawings by mail. At present tracings must pay letter postage. Even where drawings are encased in pasteboard cylinders, the cost goes higher than it should. In consequence of the mishaps which frequently occur, many architects are obliged to go to the trouble and expense of sending packages by express. The English Government is ahead of us in this particular. We are twenty or thirty years behind. In European countries a box or parcel is as common as a letter. In England a package can be sent which will weigh 70 pounds and which does not measure more than 6 feet both ways. This takes trunks. Of course, our express companies would fight anything of this kind. The parcels post in Great Britain and Europe now include services from one country to another and from mother-countries to the colonies. It is in excellent operation between England and Belgium, and only a short time ago the parcels post system was established between Germany and Holland. A 14 pound package can be sent from England to New Zealand for thirty cents, a distance of 14,000 miles; this shows what can be done here. We have no reason to deprive ourselves of these facilities in order to increase the profits and opportunities of Express Companies. Our postal facilities need to be developed in many directions. We need a parcel post system badly, and it is not saying too much to say that we will have it despite the opposition of the Express Companies individually and collectively in this line of monopoly. Of course, the fight would be a bitter one but the people when they can be enlightened as to what ought to be done, and as to what is being done elsewhere, will be able to carry their desire into realization. It becomes the duty of the architects to begin this agitation. We understand this agitation is contemplated. The establishment of a parcels post is of benefit to all classes.

IF the interests of Philadelphia are properly looked after, the city will grow in population, value and productive capacity much faster during the coming five years than it has during the past five years. There is no occasion for driving small or large manufacturers from our city to surrounding towns. A great deal of this driving is nevertheless going on. Circumstances are doing it; inducements are being offered to large and small manufacturers in towns within a hundred miles of Philadelphia to locate there,and a great deal of land has been bought within the past year for manufacturing purposes and much money expended in them for that purpose. Our City Councils have a very important duty to perform. If our city is to remain in the leadership of politicians who seek their own selfish good at the expense of the city's there will be a silent and gradual outflow of capital to localities where more advantageous facilities can be had. We need more improvements than we will likely secure. We need as has been frequently pointed out, a water supply system that will guarantee a much more abundant supply than we now possess. We need a reorganized gas system and are likely to secure it, but not through the honesty of those in control. It will be the indignation of the public that will bring it. It has been frequently pointed out that we need better pavements, better lighting, that we need elevated railroads, that we need an underground system, and that we need a dozen things which, were we in a position to purchase them, and had we a municipal government to establish them, would be soon established. But for the present we are obliged to go slowly. In fact we are obliged to fight against corruption, against the selling out of valuable franchise for a song, and against secret influences and companies which aim at taking advantage of us. It is no use to cry out against these evil influences, because those who are seeking to establish themselves in high places to maintain political control, have no consciences. We have a powerful enemy to fight within the midst and that enemy cloaks itself under respectable names, but the people understand that these syndicates intend to secure control of

valuable franchises which will realize them fortunes without rendering an equivalent.

THE annual farce of making large appropriations for municipal improvements, and then reducing them in order to gain a popularity for economy, has been gone through with by the Councils' Finance Committee. The people understand the play and enjoy it. Some new device must be resorted to, to gain the reputation of statesmanship; this has been worn out. The managers of the House of Refuge secured their $43,000. The Park allowance was reduced from $100,000 to $50,000. The amount for nurseries, planting and so on was reduced from $7,500 to $2,500. The sprinkling of drives was reduced from $23,000 to $20,000. $5,000 instead of $10,000 will be used for building foot bridges through the Park, and $10,000 instead of $15,000 for the care and maintenance of Memorial Hall. $30,000 was asked for a new glass roof for Horticultural Hall, but not a dollar will be spent at present. Instead of $50,000 for finishing the concourse in the vicinity of the Welsh Memorial, $10,000 will be used. $1,000 instead of $5,000 will be spent on resurfacing the Wissahickon road. $5,000 instead of $20,000 will be spent on the continuing of the river wall from its present terminus. So it goes all through from A to izzard. The salaried officials did not forget themselves; they were in bright and early with requests for an increase. A committee of public school teachers appeared before the Finance Committee, and advocated an increase of 25 per cent. in the salaries of teachers. Considering that Philadelphia is at the tail end of the list in regard to teachers' salaries, their request might be seriously considered. The Highway Department asked for $1,170,200, which was reduced $419,800, the reductions as follows:—Item for paving intersections, from $40,000 to $35,000; item for repairing unpaved streets, small bridges, and building drains, from $30,000 to $25,000; item for resurfacing Macadamized roads, from $20,000 to $18,000; item for grading, from $75,000 to $60,000; item for cleaning streets and markets, removing ashes, garbage, etc., from $300,000 to $200,000; item for grading, curbing, repaving footways, etc , from $7,000 to $5,000; item for crossing, gutter and tramway stones, from $40,000 to $35,000; item for emergencies, from $5,000 to $1,500; item for repairing, altering and extending sewers, from $20,000 to $15,000; item for repairs to bridges, from $112,300 to $30,000, and the items of $130,000 for new bridges and $150,000 for new paving stricken out entirely.

WE are told we are at the end of the building season. We would not know it unless we were told so. The building journals do not show it. Throughout the country permits are being taken out in large numbers for buildings, large and small. A great deal of new work is projected which will keep the architects fully as busy as they were last winter. New York seems to be taking the lead. A great many buildings are projected there costing from $50,000 to $200,000 each. A great many alterations are also projected in that city. The same is true of Brooklyn. A great many dwellings are projected there which will cost from $20,000 to $50,000. Besides these finer dwellings a great multitude of smaller houses are about to be built this winter, intended for workingmen. Throughout Pennsylvania a good deal of winter building will be done, mainly of houses of small cost. A great deal of manufacturing building will be done also. A statement was made a few days ago that upwards of 200 manufacturers were contemplating removal to western Pennsylvania within the limits of the natural gas belt. No doubt this is a gross exaggeration, but there is a great deal of building projected there nevertheless, and many manufacturers, large and small, will remove there and more will follow in their footsteps as they become satisfied that the supply of natural gas will be permanent. Eastern Ohio is feeling the benefit of the stimulus from this source. A great deal of church and school-house building is to be done, besides buildings for educational purposes. The bulk of these buildings will be of stone. The construction will be of the very best fire-proof material Architects are leaning to a plainness of outline rather than to the reverse. A great deal of building activity is reported throughout the Northwest. Strange to say a good deal of wooden building is talked of. Church work is abundant.

The bulk of the projected work in the Southern States is manufactory and shop building. The investments for the past twelve months will no doubt foot up $100,000,000, if the statisticians who devote attention to these matters are to be relied upon. A great deal of money is seeking employment South. Nearly all the investments of the last four years have proven fortunate. There are fewer risks to run and the confidence is manifested on the part of not only Northern but European investors in Southern manufacturing and railroad enterprises.

THE gas question is just now the all absorbing one. A more important one is the water question. The city is confessedly unable to furnish a sufficient supply. It is the height of municipal foolishness to delay this question on this account. The City's necessities are of a most urgent character. Hundreds of millions dollars worth of property are to-day in jeopardy, because of the insufficiency of our water supply. Those who have occasion to pay insurance bills know what this means. Insurance rates have been advanced as much as ten per cent. in the old section of the city, and why, because in the event of a fire, the probabilities of a prompt extinguishment are gradually lessening. In other words, the probabilities of a small fire growing into a large one are greater now than two or three years ago. The extra ten per cent. counts up a good deal upon all the property insured. The insurance officials of the city are tired of calling attention to the insufficient supply of water. Our Water Chiefs when questioned about what they propose to do, reply in a dreamy sort of way that they guess there is not much danger. The fact of the matter is simply this, that the danger is great and increasing. The city is to-day unable to better itself, and there are no probabilities that for the next twenty years it will be any better able to invest the millions necessary in the improvement of our existing system, or in the establishing of a better one. If there is any way of avoiding the placing of our water supply in the hands of private interests, the REAL ESTATE RECORD wants it pointed out. We would furthermore like to have some one point out wherein the city would be placed to any disadvantage by putting the matter of its water supply in the hands of a private company. It must come to it sooner or later. We are unable to see what benefit is to accrue from delay. On the contrary, it is evident that it is in the city's power from recent propositions submitted, to make a bargain which will increase its revenues as well as vastly increase its water facilities. The reason why such an enterprise is not at once taken hold of, is an indifference upon the part of the public. The public's attention is distracted from this vital question by other questions, such as gas, elevated and underground railroads and others. There are too many in control in the city who are unwilling that any great measure should go through, unless it brings them the largest possible profit in one direction or another. It is this opposition with which we have chiefly to contend at this time. We are told that we cannot have a new gas management unless we perpetuate the old management in disguise, and when it comes to deciding upon the establishment of a new water system, we will no doubt be told, not in so many words, however, that we cannot have it, unless we will submit to a perpetuation of political bossism, from which we have been endeavoring to extricate ourselves for years. The only cure for these threatening evils, is a thorough popular rebellion of the people against existing municipal methods. Propositions have been made to the city, endorsed by our highest engineering authorities, by which in two or three years without the outlay of a dollar, we can be supplied with a bounteous supply of pure water under a system which is capable of infinite extention. The city will, no doubt in the end compel the acceptance of some such a system. The present is the proper time to take action, and the attention of councils to this important matter is urgently directed.

IF those members of Council who advocate the leasing of the Gas Works, knowing as they do that public sentiment is against it, and that the scheme is regarded by the citizens of this city as a pure and simple piece of unadulterated rascality, are still determined to obey the behests of their masters and pass the measure, they will justly merit and should receive the scorn and contempt of every respectable man and woman in the community. Ordinarily on questions involving public interest there is room for hon-

est difference of opinion; but in a case embracing millions of property as does the gas lease, which it is proposed to hand over without a shadow of reason to a gang of capitalists, who have already grown rich at the people's expense, there can be no honest difference of opinion and the man who votes for such a measure brands himself as a scoundrel unfit for a public trust, and should be treated as such. The Philadelphia *Record*, in its issue of the 17th, inst., uses the following pointed argument:

"The experience of nearly every American city gives warning that in selling the Gas Works Philadelphia would move backward, like the sand crab. In nearly twenty cities of England the gas works have been bought by the municipalities from private owners in order that the many evils of private control of the gas supply might be overcome. Philadelphia and Richmond are the only American cities which stand in the advantageous position of complete control of their system of lighting, though in many parts of the country herculean efforts are being made to do away with private ownership of the gas supply in order to reach the position which Philadelphia occupies.

Within the next six months the present Board of Trustees of the Gas Works will have been abolished, and for the first time in its history the city of Philadelphia will have an opportunity of ascertaining what improvements and economies can be introduced into that department. Under its present management there is no direct or concentrated accountability. The department is now run as a political machine, and over $1,000,000 a year is expended for unnecessary labor. Under the new city charter the works would be placed in the care of a superintendent, and it is believed that the department could then be administered as economically and as thoroughly as has been the Water Department, which yields a net revenue of $1,000,000 a year to the city. Gas at 65 cents per 1000 feet would then be a possibility.

But if Councils shall decide that the works can be more profitably managed under private control the taxpayers are certainly entitled to all the advantages of competitive bidding. It is unfair to our people to accept the proposition of any particular syndicate without first inviting proposals from the capitalists of the world. Such a bargain would have in it the flavor of jobbery.

But if the Gas Works might be placed under private control let it be done to the best advantage of those who pay the taxes and bear the burdens of municipal management. Let it be understood that any bargain which disposes of the Gas Works must be made in daylight and after mature consideration. Those Councilmen who are attempting to dispose of a property worth $40,000,000 should rise to a sense of the responsibility that is resting upon them."

THE glass manufacturers held a meeting at Lafayette hotel on Thursday and passed a resolution not only agreeing to not pay the advanced wages demanded, but to stop their furnaces, unless the workmen will accept present wages. This is another indication of the growing determination upon the part of manufacturers to combine and resist labor dictation. Much of the agitation and hundreds of the strikes which have occurred this year have been due to the fact that the manufacturing interests were not organized. Even the workmen themselves believe and assert that their employers cannot stand together. This is an error. The textile manufacturers of Philadelphia have shown that when their interests are seriously threatened as they have been that organization is possible. It is true that when demand comes a very strong tempation is presented to some of the weaker members, and in times past, these temptations have not been resisted. The master builders of this city have made a movement which shows that they too appreciate the urgent necessity for trade organization. Heretofore their union has been of comparatively little use. It was organized a hundred and more years ago and has existed all there years with very little vitality. The organization of labor which has assumed such extraordinary dimensions within the past year or two has made a departure necessary, and the building interests of this city have promptly accepted the issue and will show as their Boston brothers have done that they are abundantly able to cope with whatever difficulties may be presented to them.

THE highway department should see that when the streets are torn up the re-paving is done in a proper manner.

PERSONAL.—Mr. E. R. Brevoort, of the well known firm of Robert L. Pirsson & Co., 19 Park Place New York, importers and dealers in building stone was in town last week looking after that firm's interest. Mr. Brevoort says that big things are anticipated in New York for the building season of 1887.

IT is not at all unlikely that the natural gas supply which is now attracting so many manufacturers will suddenly become exhausted. To estimate the length of time that a sufficient supply can be relied upon is simply speculative, for there is no valuable data on which such an estimate can be based. A great quantity of this now very valuable article is stored in the earth's reservoir, but how great that quantity is, and how long it will meet the present demands, and withstand the present immense waste, no one can determine. It is, to say the least, a hazardous experiment for manufacturers to erect expensive plants with the idea of taking advantage of natural gas for fuel in the face of the fact that a sufficient supply may become exhausted at any minute.

—The sash, door and blind manufacturers through the northwest have got prices down so low that a proposition was made to close down some of the mills on December 1st, to give demand time to catch up with the supply products in hand. The manufacturers have a very strong association, with headquarters in Chicago, but it was thought by some impracticable to put the proposed scheme into effect, and it is hoped that an accelerated consumption will soon bring things into proper shape, and make the business more profitable.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ASSIGNMENT FOR BENEFT OF CREDITORS.

Though an assignor for the benefit of creditors may reserve for his own use property to the value of $300, such reservation will not prevail against a judgment for purchase money, nor can it be paid out of the subsequently accruing rents of the real estate on which such judgment is a lien.

ATTACHMENT.

An attachment against the defendants distributive share of a decedent's estate, served upon the administrator does not bind the defendant's interest in the real estate descended.

DEED.

A conveyance of a tract of land except certain lots which are recited to have been sold or contracted to have been sold to other persons operates as a reservation from the granted premises, though one of the excepted lots does not appear to have been previously sold.

DESCENT.

A mother cannot inherit from her deceased minor child, an estate which descended from the father, because not of the blood of the husband.

DURESS.

Where a person gets possession of a deed and by threats to destroy it, extorts money from another who is interested therein, the payment so made is involuntary and may be recovered back.

ESTOPPEL.

A married woman who has given a certificate that there is no defence or set-off to her mortgage, is estopped thereby, though it be not separately acknowledged.

JUDGMENTS.

A foreign judgment by default, the record of which fails to show a service upon or appearance by the defendant, has no binding force in this State.

LANDLORD AND TENANT—(PAYMENT OF TAXES.)

Where a lease by which the tenant contracts to pay one-half of the taxes, is renewed, after the imposition of a new tax, but before its assessment, he is bound to pay his share of such tax where a lease provides that the tenant shall pay all taxes and assessments, he is liable for a municipal claim for paving the sidewalk.

Where a tenant, in addition to the rent reserved, agrees to pay the taxes on the demised premises, the landlord is not entitled to such taxes, out of the proceeds of a sheriff's sale of the tenant's goods.

MORTGAGE.

Where a mortgage is satisfied out of the proceeds of a foreclosure sale, the mortgagee cannot proceed on his bond for the interest accruing between the day of sale and the time of payment by the sheriff.

MUNICIPAL CONTRACTS.

Where the City of Philadelphia, directs a street to be paved, it has full power to fix the width of the footways.

The City has no right to drain other than surface water into a small stream running through private property.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

BUILDERS' ITEMS

Building and Real Estate Notes.

817 to 821 Washington ave., realized $15,500.

1907 Wilt st., 4-room house, was sold for $1,875.

1636 Valeria st., 8-room house, was sold for $3,200.

JAMES SIMPSON, the ship builder, left $150,000.

NUMBER 1951 North Broad st., 18x150, sold for $12,000.

THE late Joseph E. Temple left an estate of $844,235.14.

No. 1301 Green st., (3-story dwelling), was sold for $5,650.

No. 1731 Montgomery ave., (3-story,) was sold for $8,500.

THE property 812 N. Broad st., 20x160, brought $15,750.

THE dwelling and lot, 40x108, 3601 Baring st., sold for $16,500-

A NEW school house is to be built on Ridge ave., above Kalos st.

A NEW residence is to be built by Geo. L. Roth at Chestnut Hill.

THE foundation of the new Baltimore & Ohio Depot is completed.

C. D. MIDDLETON sold two lots at Tioga, each lot 18 feet, for $3,750.

THE dwelling and lot, 18x115, No. 827 N. 8th street, sold for $10,000.

FOUR houses, Nos. 3101-9-3117 and 25, eight rooms, sold for $1,400 each.

BUILDING operations were never brisker than they are now at Bristol.

HON. JAMES G. BLAINE will erect a cottage at Seabright, New Jersey.

A $30,000 residence is being erected by John Pepper, near Jenkintown.

THE house and lot S. W. cor. 20th and Oxford sts., 34x49⅔, sold for $10,500.

THE new Benson st. Camden, N. J. Unitarian church is to cost $14,000.

No. 1938 Juliana ave., sold for $2,200. 1220 Whitehall st., was sold for $1,500.

WALNUT STREET dwellings bring good pries; 3457, 28x111½, sold for $11,650.

JOHN SHARP sold a lot on Park ave. and 29th st., with a 32 feet front, for $1,529.

EXTENSIVE improvements are to be made to the mills of Crozer & Co., in Upland.

THE handsome property S. E. cor. Walnut st., and St. Marks Place sold for $16,000.

A DWELLING and lot, 18x150, on e. s. of Broad st., below Norris, sold for $12,000.

THE personal estate of the late William M. Belcher has been inventoried at $28,034.21.

MRS. MCFARLAND, of Yonkers, New York, will build a large silk mill at Phœnixville.

CHARLES BAEDER, of the firm of Baeder, Adamson & Co., left an estate of $613,862.99.

HON. WAYNE MAC VEAGH, is erecting a pretty cottage upon his Brookfield property.

J. & P. BALTZ have contracted for an ice machine with the De La Vergne Ice Machine Co.

MRS. RORIE RHOADS has been successful in raising funds to build an Episcopal Church at Ardmore.

JAMES ROGERS & Co., will erect a large factory for the manufacture of overalls, at Spring City.

FIFTEEN hundred shares of a new building association to be started in Germantown have been subscribed for.

CHARLES KLEINMANN, of this city, has purchased ground in Darby, upon which he will erect dwellings.

THE New York Central Sleeping Car Company are going to build extensive car works at Buffalo, New York.

JOSEPH RANKIN, of Clifton Heights, has purchased an acre of land upon which he will put improvements.

MR. SHOCH sold the property 1920 Croskey st., 7 rooms for $3,100; also a 7-room house, 621 N. 24th st., for $2,400.

THE Savage Drop Forge Works of Southington, Connecticut, speak of erecting large buildings at Scranton, Pa.

ST. PETERS CATHEDRAL, recently destroyed by fire, in Allegheny City, is to be replaced by a handsome structure.

THOMAS J. MANLY, of Clifton Heights, has bought a number of lots at that place upon which he will build.

A NEW building in connection with the Normal school at that place is being erected at Kutztown, Berks county.

THE Lincoln Manufacturing Company of Chester intend making extensive building improvements to their mills.

THERE are three new land associations formed in Germantown, all of which will commence operations next spring.

THE Chester Foundry and Machine Company has purchased a lot for building purposes at Chester at a cost of $20,000.

A HOUSE on Manton st., Christian st., and lot on Park st., have been exchanged for properties 817 to 821 Washington ave.

THE members of the Merchants' Fund have several amendments to their charter which the Court will be asked to approve.

HARRY HIGH, of Chalfont, Bucks county, has purchased the Eagle Hotel at that place and will erect a handsome structure there.

FRANK H. MAGEE, of this city, has purchased a tract of land in Haverford upon which he will make extensive improvements.

UNITED States District Attorney, John R. Valentine, owns 200 acres near Bryn Mawr, which, it is understood, he intends to improve.

THE enormous production of structural iron that is now going on is reported to be one of the incentives for such a tremendous amount of building.

S. I. COMLY and family, who have been travelling in Europe for the past five months, arrived home yesterday on the Belgenland.

$10,000 is to be expended by the Philadelphia Sanitarium Association, in improving and altering their recent purchase at Red Bank, N. J.

J. & W. Wallace are erecting 25 houses, with 4 rooms, on the north and south sides of Wilts st., situated at Montgomery, 19th and Uber sts.

THE Franklin Improvement Company has been put in operation at Franklin, Venango county, this State, to foster building operations at that place.

V. S. BODNER, of Easton, represents the Lehigh County Agricultural Society in negotiations for new grounds which will be handsomely improved.

EBLE & HERTER, 32nd & Thompson sts., brewers, have closed a contract with the Consolidated Ice Machine Co. for an ice machine to be put in at once.

JOHN BETZ & SON have closed a contract for two 50-ton machines, with the Consolidated Ice Machine Co. for their new brewery, at Broad & Columbia ave.

THE erection of the new armory for the Third Regiment on Broad street, above Wharton, is being vigorously pushed. The building is already one story high.

A NEW boarding house is to erected at old Langhorne Park, Bucks county, which will contain 75 sleeping rooms and be surrounded by eighteen acres reserved as a lawn.

P. A. WELSH, 429 Walnut st., is preparing plans for a house for Mr. A. J. Croll of 855 Broad st.; also preparing plans for the interior of the Chester National Bank.

MISS ELIZABETH SCHAFFER, in memory of her brother, the late Wm. L. Schaffer, has presented the Horticultural Society with the building on Broad St., worth $100,000.

ON Thursday last $17,500 were subscribed towards the new Methodist Hospital; this amount will be added to the $200,000 bequests, making the total building fund $217,500.

THE old Gowan Mansion, Mt. Airy, has been sold to the Lutheran Church, who propose putting up a building to cost $100,000, to be used as a Lutheran Theological Seminary.

A LOT, 13th and Willow sts., 80x190 feet, of the "old Thomas estate," sold for $37,000, on one-half of which will be built a large steam bakery; the remaining half is again up for sale.

A LAND association has purchased a lot of 24 to 30 acres, between Mount Pleasant and Mount Airy aves., and are cutting Chew st. through it, and will, as soon as ready, commence erecting 3 story dwelling.

KERSHAW & MCGOWAN have erected eleven two and three-story dwellings, on Buest ave., between 62d and 63d sts., eight of which have already been sold, realizing from $2,100 to $2,300, according to location.

A PUBLIC road is to be laid through the lands of Messrs. Drexel, Childs and Charles Brooke in Chester county. It is understood that when this has been done that the above named gentlemen will build extensively.

THE Wesley Methodist Episcopal Church congregation at Wilmington, Delaware, will build a new structure with the opening of spring. The Bethany Baptist Church, of the same place, will also build a new structure.

FLEISHER BROS. have applied to their warehouse, Third below Market st., Williams' patent system for heating by exhaust steam. The Eastern Penitentiary are also adopting it. Messrs. Kline Bros. are putting it up.

GEORGE L. PARKER, 2019 Fairmount ave., reports the following sales: 1801 Berks st., $6,500; 2843 Howard st., $2,200; 2407 Fairmount ave., $4,500; 2315 Virginia st., $1,400. Also two houses on Fulton st., east of Second, at $700 each.

THE DOUGLASS BROS., Agents for the Cape Ann Granite Co., will likely receive a contract for the construction of the hanging stairways in the northwestern and northeastern pavilions of the new City Hall. Each block of granite will furnish eight steps.

J. A. MUNDY, South 9th st., has the plumbing and sanitary arrangements of the following work: 37 houses for W. S. P. Shields, at 49th and Darby road, six and nine-room houses; one hundred and nine dwellings at

15th and Diamond sts., and sixty on 15th and Diamond sts., (3-story houses,) for the same builder.

NINE houses have just been completed at Suffolk, 27th ward, seven of which have been sold at good prices, and others are in negotiation. The builders, Messrs. Kershaw & McGowan, say that in the coming spring they expect to put up at least one hundred houses more.

S. & J. WELSH have sold to the Pennsylvania Warehousing and Safe Deposit Co., the wharf property known as Pier No. 34 on South Delaware ave. Also adjoining lot on west side Delaware avenue running back to Swanson street. Extensive warehouses are to be erected.

KLINE & BRO., 11th and Willow streets, are fitting up the sanitary arrangements for the Armory, 3d Reg. N. G. P., Broad and Wharton sts. T. Lonsdale is the architect. Also doing extensive work to John Bromley & Son's Mill, Front & York sts. Putting in steam boilers and all steam appliances.

THE Pennsylvania Warehousing and Safe Deposit Co., whose banking-house is located in the Girard Bank Building, have effected the purchase of the extensive property for a long time owned and occupied by Messrs. S. & J. Welsh, and located on Delaware ave., in the immediate vicinity of the sugar refining industries of the city. The wharf is the largest on the Delaware river, with the exception of those constructed by the Pennsylvania R. R., and is 72 feet wide by about 300 feet long with ample water on either side for the accommodation of the largest steamers entering the port.

Architect's Notes.

THERE is a great deal to be said in regard to the law of frauds embodied in the statute of frauds. A great many difficulties are continually arising from a misunderstanding and non-understanding of what the law really is in regard to engagement for services. It is a well-know rule of law that any agreement for services that are not to be performed until one year from the time of the making of the agreement, unless the agreement is in writing is void. The courts have decided a great many questions of this kind and the law is clear.

W. H. DECKER, architect, 1404 Penn sq. will erect for Messrs. Ford & Kindig, a store and warehouse, 20x132, with five stories, located 27 North Seventh st., at the cost of $24,000. The contractors are Messrs. Rea and Reiley. The basement, first and second floor will be used by the owners and the remainder of building to be rented for light manufacturing purposes. Steam boiler and engine will be placed in the cellar; elevator to fifth floor, and will be run by steam for use of tenants. Each floor will be furnished with power; water closets on each floor supplied from tank on roof. Fire hose on each floor, fire shutters on all rear windows. The front will be of pressed brick with granite, terra cotta and galvanized iron trimmings.

Gas at 75 cents per 1000 Feet.

The corporation of Glasgow, Scotland, sells its gas at 75 cents per 1000 feet, though the cost of its coal is more than Philadelphia ought to pay and 15 cents more than Washington does pay for its gas coal. It therefore follows that if Philadelphia had the advantage of competition which Washington City enjoys in the transportation of its soft coal the gas consumers of this city ought to pay less than 75 cents per 1000 feet for their lighting. The process of manufacture employed at Glasgow could be availed of by Philadelphia.—*Phila. Record.*

Council Doings.

The following Common Council measures were concurred in :

To permit R. W. Gibson to erect a frame hay warehouse, with corrugated iron roof, at Thirty-second and Market streets.

To authorize the opening of Mount Vernon street, from Thirty-second to Thirty-third street, with an amendment by Common Council that a bond be given by property owners restricting the damages against the city to $2,500.

To authorize transfers in the appropriations to the City Treasurer, Coroner, Fire Commissioners, Board of Education, House of Correction, City Prison and Recorder of Deeds.

To permit the Church of the Rosary to erect a frame temporary chapel on the lot at the southeast corner of Sixty-third street and Westminster avenue.

To authorize the paving of Salmon street, from Ash to Bockius street, Twenty-fifth Ward.

Granting permission to John Dunlap & Sons to erect a frame shed on Eleventh street, above Cambria.

To authorize the opening of Thirty-third street, from Walnut street to Fairmount avenue.

To make the Fourth Street National Bank a depository of the city money. Adjourned.

Common Councils at its meeting on Thursday passed the following Select Council Bills, namely, to lay water pipe in Broad, Chew, Musgrove, Douglass, Hancock, Reese, Jefferson, Thompson, Twenty-ninth, Berks, Twenty-seventh, Huntingdon, Leverington, Belfield, Sunset and Wayne avenues, and for sewers in Budd, Dugan, Filbert, Fifth, Ogden, Pink, Sixteenth, French, Third, Thirteenth, Thirty-fourth and Thirty-sixth streets. A bill was passed to remove the sheds on Callowhill street from Crown to Fourth street. Fire-escape stairways were authorized at the school houses at Pine and Quince streets, and Fairmount avenue, above Twelfth. Bills were passed to lay water pipe on Fairmount avenue from Orion to Thirty-fifth street, and on Carpenter street, from Twenty-third street to Gray's Ferry road.

To authorize the placing of water in the property of battery "A," N. G., on Ludlow street, above Thirty-third street.

To permit the Lehigh avenue Railway Company to construct a railway, build depots, &c., on said street, with an amendment providing for five cent fares.

Granting permission to the Western Union Telegraph Company to lay and maintain underground conduits, cables, wires and manholes from Third and Chestnut streets, through Dock street and down Walnut to Delaware avenue.

Mr. Jones moved an amendment similar to that of Mr. Etting in the Bell Telephone ordinance relative to removal of poles and liability for forfeiture of provisions of contract. The amendment was agreed to and the bill was laid over to be printed.

Granting permission to Bailey, Banks & Biddle to lay a pneumatic tube from the north-east to the south-east corner of Twelfth and Sansom streets to connect their two buildings.

Granting permission to the Philadelphia Time Telegraph Company, Limited to lay and maintain underground wires across and under certain streets from the Delaware to Broad street and from Cherry to Pine street, for the purpose of furnishing electric standard time to subscribers.

New bills were introduced to lay water pipe in Bodine st., from Dauphin ; to open Fairmount ave., from Forty-sixth to Forty-seventh st.; to make an appropriation to pay the interest on the funded debt, falling due January first ; to pave Twenty-seventh, Twenty-eighth, Thirty-first and Thirty-second streets with Belgium blocks to purchase a lot of ground on Wolf and Eighth sts., for a school, to authorize Harrison, Frazier & Co., to construct a vault and a siding on Delaware avenue.

The Mayor asks for an increase in the police force in several sections of the city and stated that the average number of patrolmen covering a square mile at any one time is in New York, 33 ; Baltimore, 14 ; Brooklyn, 10 ; Cincinnati, 10 ; Chicago, 9 ; Louisville, 5 ; Philadelphia 4.

A petition was presented asking that the sale of the market sheds on Girard avenue between Howard and Third sts., be postponed until May 1st.

Architect McArthur knows nothing about the new clock for the City Hall which the papers have been talking about.

—At the meeting of the Select Council on last Thursday, a resolution was passed to investigate the wholesale charges in the Fire Department.

Building Fermits.

Earnest Aiken, 1306 S. Tenth st., one 2-story house, 16x26, Austin and Wharton sts.

Thomas W. Wright & Son, 7 Harvey st., one 2-story building, 20x92, Center, above Evans st.

Fred L. Michaelson, 3825 Fairmount ave., a 2-story shop, 70x32, Spring Garden and Thirty-ninth st.

J. K. Freedly & Sons, 210 S. Twenty-fourth st., a 2-story mill, 21x141, Twenty-fourth, above Walnut st.

Keystone Watch Case Company Nineteenth and Brown st., a 5-story factory, 34x81, Nineteenth above Wylie st.

P. Flaharty, 1020 South Eighteenth st., a 2-story building, 12x14 1020 S. Eighteenth st.

William H. Long, 1627 S. Sixteenth st., a 2-story building, 14x10, rear of 1627 S. Sixteenth st.

James W. Saunders & Son, 230 N. Twenty-second st., a 1-story kitchen, 10x13, 248 N. Twenty-second st.

David Mayhew, 1426 Palmer st., a 3-story factory, 18x115, Howard and Oxford st.

Jones & Benner Co., 218 S. Fourth st., a circular iron building 55 ft. in diameter, Mount Vernon st., and Ridge ave.

John Sullivan, Thirty-second and Woodland ave., a 2-story house, 15x38, Centre above Thirty-sixth st.

E. H. Hammin, 55 Mill st., 1-story house, 27x96 Stenton ave., and Hains st.

R. C. Winnals & Bro., 4620 Worth st., a 2-story house, 15x43, Worth and Orthodox st.

Samuel McClellan, 223 Vaughn st., two 2-story houses, 16x42 1544 S. Nineteenth st.

John Bateson, Jr., 1002 S. Nineteenth st., seven 2-story houses, 14x38, Wyalusing and Forty-fifth st.

Thomas Laney, 804 Cumberland st., a 2-story stable, 20x92, 2439 N. Ninth st.

J. C. L. Pinnon, 1901 Wood st., a 2-story house, 20x66, 1526 Master st.

Hugh Todd, 1913 Wilcox st., 2-story house, Twentieth and Morris sts., 16x47.

George Kessler, 1332 Marshall st., 2-story office, Fifth st. and Columbia ave., 18x32.

JUDGMENTS.

PHILADELPHIA.

ENTERED November 12, 1886.

*Bell J R F—John M Sharp 2 S 86 558	$1000
Baltimore and Ohio R R Co—George Rowbotham 4 J 85 67	282
*Collard Alfred—W Royston 2 S 86 554	267
Copes John R—Moyamensing B and	

L 3 J 86 790 2857
*Cleaver Corson R, Teufel Elizth D—A R Teufel 2 S 86 564 500
Demmel Albert—L T Young & Co 1 S 86 121 7226
*Esler R B Jr and Frederic B—R B Esler (Attachment Execution issued) 2 S 86 560 1500
*Fox A B—A James Jr 2 S 86 565 26
Gouldey Chas, Gropengeiser John L—Comth of Pa (Bond) 2 S 86 555 300
*Hamilton F A—Henry W Gimber 2 S 86 568 285
Hart Benjamin—J B Anderson 2 S 86 569 ..... E Judgt
*Lammot Eugene—Edwd Shippen 2 S 86 556 403
March Wm H—City 2 M 85 572 811
McGrory Thos—Mary A Lukens 4 J 85 862 ..... ver 2154
*Omensetter Mary P—A James Jr 2 S 86 561 200
Penna R R Co—E Y Sterner 4 M 83 80 ..... ver 2653
Rabenau Martin—Jas V Mazurie 4 J 85 49 ..... ver 125
*Robbins Handy—E L Montgomery 2 S 86 562 110
Rees Thos W—Bakers Bldg Asso 2 S 86 83 1823
Schomacker Henry C, Gray Henry W—Leander Sloan 4 S 85 47 ..... ver 100
*Tasker Chas P—First Nat Bank 2 S 86 567 2362
*Tasker Chas P—Wenzell & Co 2 S 86 559 3750
*Wittig Louisa—John M Sharp 2 S 86 557 200
Weisbecker Philip—P K Borfer et al 2 S 86 566 81
Waters Allen and Jas—Richd C Allen 2 J 85 478 ..... ver 90

ENTERED November 13, 1886.

*Burke A K—Hannah Stump (Execution issued) 2 S 86 592 ..... $825
Barr Jas O and Wm—Income Bldg Asso (Bond of Indemnity) 2 S 86 573 2000
*Brown Jas L—Carroll Neide 2 S 86 580 2100
Coyle Geo J—Chas B Rees et al 2 J 80 880 516
*Cashin John—Elkesh & Jaulus 2 S 86 574 99
Delano Eugene—Jos Walton 1 S 86 529 ..... Costs
Dougherty Chas—M S Jones 2 S 86 583 82
Dunton Jacob—E M Lewis et al D C D 74 467 26,702
*Eglinton Jas Sr—L Krauskopf (Execution issued) 2 S 86 589 691
*Grier G W Jr—L D Schellinger 2 S 86 585 100
*Grier G W Jr and Lewis H—L D Schellinger 2 S 86 586 100
Layton William, Ruhl Henry—City (Bond) 2 S 86 582 ....
*Lecker John—Eble & Herter 2 S 86 584 700
*Macy John C and Mary—Jos Jackson 2 S 86 588 200
*McCart Philip—John Baird & Sons 2 S 86 590 1022
*McCart Philip—John Baird & Sons (Execution issued) 2 S 86 591 1022
McBride I or J—F J Kappler 1 S 86 102 292
Nutt Alexr W, Weeks John H—Comth of Pa (Execution issued, Bond) 2 S 86 578 309
Penna R R Co—Augusta Smith 1 S 85 636 ..... ver 15,000
Patton Alexr M, Allison Wm H, Jones Moses—Thos J Martin 1 M 85 149 ..... ver 172
Rooney Jas—Saml Eichberg 1 S 86 135 315
Sherrer Henry W—John Lawrence (Execution issued) 2 S 86 575 61
Stevens John A—H J Steele 2 S 86 577 80
Threu Robt W—W Thompson 4 S 81 116 ..... S F
Weest Wm and Hester R P—W R Nicholson 2 S 80 581 3000
Wyoming L and B Asso—A G Burns 4 J 86 540 ....

ENTERED November 15, 1886.

Baldwin Thos B—Chambers Vincgar Co 2 S 86 598 ..... $50
*Clement Wm P Jr—Jane M Outhwaite 2 S 86 593 200
Groome Saml W—John O'Neill 4 S 86 682 ....
Garretson Saml D—Cardeza, Gilliams & Co (Execution issued) 2 S 86 599 1665
Hong M C, Shelmire Edwd Y—City (Bond) 2 S 86 594 ....
Hynes Wm J—Wm H Page 2 S 86 596 43
Hynes Wm J—Wm H Page 2 S 86 597 99
*Jones Jas B—Jane G Grieb 2 S 86 601 41
Killian Isaac—N America S F B and L (Treasurers Bond) 2 S 86 604 5000
Kirfiss C A—E J Campbell 2 M 85 459 ..... ver 43
*Lees John—D Goodbread (Bond and Warrant) 2 S 86 602 500
Richer Frank—Jas Butterworth 2 D 84 832 ..... ver 51
Schofield R T—John Pike 1 S 86 877 ....
Semple Pauline, admx, Semple Wm G—Wm H Page 2 S 86 595 70
*Smith Robt—C Buckwalter (Execution issued) 2 S 86 600 137
Wishem Chas—Jonas Bowman 3 M 86 421 ..... ver 1030
*Winter Gustavus A—Jos D Thornton 2 S 86 605 100

ENTERED November 16, 1886.

*Amsler Henry—Eble & Herter 3 S 86 89 ..... $285
*Collins John L and Wm H—C Collins 2 S 86 610 300
City of Phila—Geo E Jackson 2 M 85 323 1500
City of Phila—H A Stallman 2 D 85 490 ..... ver 530
*Evans Katharine and Amy—J H Edmunds (Execution issued) 2 S 86 606 537
*Foody Bartholomew B—Joseph A Reed 2 S 86 607 124
Franz August—Chas C Smith 4 S 85 85 272 ....
*Hilker Henry P—H Wollrath 3 S 86 91 50
Hayden Mary A—W Kee 4 M 86 195 ....
James John—Thos Hockley 4 S 86 562 20
*Kanivoski Reuben, Dudkin Myer—S Belimo (Execution issued) 2 S 86 613 250
Kieffer F Wm—Michl Schoenhut 2 J 85 740 ..... ver 135
Lucas Samuel, Wm and J C—J H Schneider 2 S 84 703 ..... ver 477
*Mear Esther A, Alfred H and Fredk J—Gillinder & Sons (Execution issued) 2 S 86 609 4497
Rowland Horace B—A F Burke 4 S 86 647 1724
*Scott Andrew—John T Hoskinson 2 S 86 615 400
*Tees John H—Saml P Huplett 2 S 86 614 64
*Tasker Chas P—6th Nat Bank 2 S 86 608 4439
Warthman Adam—E L Bucknor D C J 74 1572 ..... S F

ENTERED November 17, 1886.

Ardmore Wood Working Co, Green Alfred H—Perth Amboy Terra-Cotta Co (Attachment Execution issued) 3 S 86 94 1617
Anathan Jacob M—Wm Riker 1 S 86 587 106
Abbott G Evans—Jos Weber 3 J 84 575 ..... ver 650
*Brown D P—W H Dorsey 3 S 86 101 1200
*Byrne Geo J—Erhart Beck (Bond and Warrant) 3 S 86 100 1600
*Capuano Lorenzo — Philip Klein (Attachment Execution issued) 3 S 86 97 196
Devlin John - Benj Wilson 2 J 85 561 ..... ver 117
*Edward Jos F—A A Hirst 3 S 86 104 3000
Esler B Morgan, Penn Ice Co—E M Lewis et al 4 J 81 314 329
*Engelhaupt Nicholas—Geo Schietinger (Execution issued) 3 S 86 93 1155
Fogarty John—Chas H Reed 1 S 86 824 3273
*Funk Fredk M—D C Chalfant 3 S 86 96 465
Forbes Wm—Robt E Patterson 4 S 86 560 59
Forbes Wm—Robt E Patterson 4 S 86 561 59
Giant Air Injector Co—Jos A Burnett 4 S 85 9 ..... ver 173
Gamon Thos, Kugler Geo — City (Bond) 3 S 86 102 ....
Haskins Chas R—D G Swartz D C S 74 496 2391
Hall James E—Chas H Reed 2 S 86 296 2504
Hall James E—Chas H Reed 2 S 86 297 2504
Kaus Henry J, Simpson Saml G—M A Rettew 3 D 85 203 ..... ver 3541
*Owens John J, Bennett Wm J—John T Roberts (Bond and Warrant) 3 S 86 106 600
*Pugh Mordecai M—Wm T Morrison (Bond and Warrant) 3 S 86 98 7550
Ransford John—Edwd Baldwin 3 J 82 642 ..... ver 41
Ridgway John—Geo W Harvey 3 S 86 105 12
Seery Owen—C A Lagen et al 4 J 85 76 ..... ver 10,690
Simon Moscs—M T Eltonhead 3 M 86 435 ....
Shoemaker Allen—Tradesmans B. and L. 1 S 76 818 2500
Stewart F L—A C McClutcheon 4 S 76 601 240
Vulcanite Pav. Co, Filbert L S—City (Bond) 3 S 86 103 ....
White Stephen W—M W Birch & Son 4 S 84 439 ..... ver 44
Ward Thos—Margt Dunn 4 J 84 387 ..... ver 1000
Walcher Wilhelmina and Martin, Silber Wilhelmina exe'x, Silber Jacob F dec—Comth. of Pa. 2 M 84 855 ..... ver's 164 and 3000
White Jonathan A—Wm L Sorber 2 J 85 751 ....

ENTERED November 18, 1886.

*Adams Charles S—B F Teller 2 S 86 122 ..... $3000
Carter Chas—Joel Thos 3 S 86 116 ..... E Judgt
Cumberland B and L—John Boardman 4 J 85 715 3690
*Dierolf Fredk and Wm C—R Blum B and L (Bond and Warrant) 3 S 86 124 600
*Engler Henry—Beethoven B and L (Bond and Warrant) 3 S 86 111 2400
*Geibel Isaac and John—Ger Central B and L 3 S 86 118 200
Gorman John F—A S Seers 3 M 84 73 ..... ver 388
Jones Richard D—C Evans 1 S 86 142 4260

Knighton Saml N—Adam Eickert 4 S 85 235.....ver 38
Klotz Chas P admr, Klotz Danl H—M Meetzgar 2 D 85 122.....ver 158
*Kaufman John C Jr—Lydia Jones (Execution issued) 3 S 86 119..... 605
*Lippincott Josiah—Sarah M Lippincott 3 S 86 113..... 1480
*Lippincott Josiah — Hannah Lippincott 3 S 86 114..... 230
*Landauer Max, Reisner Ignatz—Geo Zorn & Co 3 S 86 115..... 200
Marley Peter A—N Western B and L (Treasurers Bond) 3 S 86 108..... 4000
Myers Geo P, Abel Geo W, Datz Wm P, Mahoney Jas F—John Hunter (Bond) 3 S 86 121..... .....
MacLean Geo, Ritchie M H—John Maisching et al 2 D 85 513.....ver 94
*McNeile John H—H McNeile 3 S 86 109..... 5753
*McNeile John H—John McAleer (Execution issued) 3 S 86 110..... 16,429
*McGarvey D—P J Murphy 3 S 86 112..... 500
Niemeyer Julius—Wm L Wise 2 S 85 370.....ver 28
*Powers John—City Trust Co 3 S 86 123..... 600
Penna R R Co—M S Brennan 2 S 84 194.....ver 3696
Penna R R Co—Alexr Wray 2 S 84 196..... 3860
Ramsden Thos—Jas C McFarland 1 M 77 870..... 497
Roberts Stephen and Ellen C—Dexter & Taylor 2 S 85 399..... .....
Sparklin Harry L—Robt Hamilton 3 S 86 117.....E Judgt
*Wallace John H—W H Peace et al 3 S 86 107..... 500

Satisfied Judgments.

James Kirk—H Divier [ent Nov 14 84..... $101
Hibberd B Garrett—E H Hawkins [ent Mch 22 84..... 109
Chas Farrow—C F Barrett [ent Oct 7 84..... 67
Chas Farrow—C F Barrett [ent Dec 29 84..... 67
Michael Daly—M Molony [ent May 19 86..... 568
Michael Daly—M Molony [ent Feb 13 86..... 633
Wm P Snodgrass—Theo Evans [ent Oct 25 86..... 99
Robert and Martha Moore—James D Crowley [ent Oct 15 86..... .....
John Levins—H Christian [ent Aug 10 85..... 150
John Levins—H Christian [ent Apr 29 86..... 50
Francis Young—Blum B and L [ent July 13 85..... 400
Benedict Schrot—Louisa Baker [ent Sept 12 85..... 435
Peter and Mary Hasson—J B McMinn [ent Oct 2 86..... 10,766
Arthur G Howell et al—Radiant Star B and L [ent Aug 7 84..... 5000
Richd Edwards—C C McCay [ent Nov 21 85..... 134
Geo C Wagner—Cath Wagner [ent June 28 86..... 1200
Emil Karnstedt — Enterprise Brew Co [ent Oct 18 86..... 333
Jas Kerns—Ida B Barrett [ent Apr 30 86..... 30
Moris Metzger—Robt Friefield [ent Nov 23 85..... 200
John E Hill—John Frank [ent Dec 21 85..... 35
Chas Amber, F P Buckley—Hancock B and L [ent Sept 16 84..... 800
Alfred C Thomas—S Beymer [ent Oct 23 86..... 146
Thos F Kelly—F P Walker [ent July 3 86..... .....
Eugene C Baugher—Consolidation Bank [ent Oct 23 86..... .....
John Brady—A B Murdock [ent Dec 6 84..... .....
Chas M and Annie E Horner—E R Atchison [ent Sept 26 85..... .....
Robt R Zell, Robt F Burton—Jas J Lacey [ent Feb 15 86.....ver
Keasby & Mattison, garnishees—Jas J Lacy [ent Oct 9 86.....
Luk White Sr, Jas Moore—F J R Jones [ent Oct 12 86.....
Jos R Moyer—H Gauler [ent June 23 85.....
Matthew O'Brien—Oakdale B and L [ent Sept 18 86.....
James McHugh—Wm B Irvine [ent July 13 86.....
Fredk Grant—F Woerner [ent Mch 25 86.....
Giles Scott—Union S and B Asso [ent Sept 25 86.....
Thos R Bell—Wm D Neilson [ent Sept 16 86.....
John G Flegel—Mary Baker [ent July 13 86.....
John R Watson—Emeline Nichols [ent July 2 86.....
Cath and John Parry—L Shallcross [ent June 26 86.....
Henry B Chandler—W R Nicholson [ent Oct 20 86.....
John E Phillips—L Eastburn [ent Sept 6 84.....
Jos and P Rinear—Reliable B and L [ent Feb 23 84.....
Ship Clarence S Bement, The American Ship Bldg Co—P B Low [ent Oct 15 85.....
Columbia Skating Rink—E T Graffy [ent Feb 25 86.....
John Rigley—B F Teller [ent Mch 25 85.....
Jas Byrnes—M Costello [ent July 28 82.....
Dominick and John Donnelly—Thos Holt [ent Apr 21 86.....
Wm Sullivan—Jas P Phillips [ent April 13 86.....
V Borrell—D Carrick & Co [ent Feb 6 86.....
James Gorman — B F Teller [ent Apr 15 86.....
Thos Widdicombe—J L Tyson [ent Sept 6 86.....
Martin C Hicks—Sarah R Hicks [ent Mch 17 86.....
G A Baumann—S S Keely & Sons [ent Feb 9 86.....
G A Baumann—S S Keely & Sons [ent Nov 7 85.....
Wm T, W R and G P Cunningham —P Hollingsworth [ent Oct 5 86....
Dan'l J Mullen—Boyle & McGlinn [ent Oct 8 86.....
Jas Rouch—E Montgomery [ent Aug 13 86.....
Evan Jones Jr—H and G Taylor Co [ent Sept 24 86.....
Antioch Castle—J H Lambert [ent Sept 27 86.....
Chas Wilson—John Matthes [ent Apr 24 86.....
Jos W Keesey—B F Teller [ent July 22 86.....
Victor D Renwick—Geo E Kirkpatrick [ent Oct 1 86 .....
John Wittmaier—John Schnell [ent Oct 7 86.....
Martin C Hicks—J Harding & Co [ent Jan 23 84.....
Martin C Hicks—C J Brinton Jr [ent Jan 26 84.....
J K Blyler—Saml Moulton [ent Jan 18 84.....ver
Danl D Sutton—E G Flanigen [ent July 30 86.....
Danl McCarty—R R Ross [ent Dec 20 84.....
200 Chas Lennox—Mary A Snyder [ent Dec 4 84..... 1350
150 Chas Lennox—Mary A Snyder [ent Dec 3 84..... 400
500 Chas Lennox—Mary A Snyder [ent Dec 3 84..... 200
1019 James M England—Jos Baugh & Co [ent Nov 27 85..... 1056
597 Danl Hertz—W H Staake [ent Nov 4 84..... 70
620 Wm Lorenz—F C Van Blunk [ent May 26 86..... 500
71 John Schmittinger—H Freidman [ent Oct 14 85..... 500
200 Simon Wessell—John Ruhl [ent July 22 86..... 78
1200 John Friel, L P Simpson—Danl Henon & Son [ent Oct 7 86..... 1547
2000 Kraft Jacob—Mary J Seeback [ent Dec0 84..... 6380
75 J D Brooks—C Sullivan [ent Sept 18 86..... 200
951 John Kreuzer—Schiller U V [ent Mch 20 85..... 700
200 Philip Lauber—Schiller U V [ent Nov 20 83..... 300
304 Edward James Grant—Annie Jones [ent Oct 21 85..... 600
300 Geo A Fisher—Saml H Stewart [ent Dec 5 84..... 350
S F Nicholas and Maria A Buenzle—Chs T Jones [ent Sept 22 85..... 500
567 George H Wehn—Vulcanite Pav Co [ent Oct 14 86.....ver 562
720 Isaiah D Buck—F M Wirgman [ent Aug 14 86..... 1000
206 A H Loeb—John G Miller [ent Oct 12 86..... 90
1541 Harold J Ellet—B G Jones [ent Sept 3 86..... 110
1000 Thos J Jordan—E G Flanigen [ent Sept 25 86..... .....
100 Marcus S Neville—D Marshall & Bro [ent Aug 25 86..... 1500
1000 Jacob Gabriel — Jacob Weber [ent Feb 28 83..... 400
325 Philip L Schaefer — G R Schaefer [ent Nov 20 83..... 600
54 Harry Buck—A Whitten et al [ent Oct 9 86..... .....
56 Louis Genois—John H Burgin et al [ent Sept 25 86..... 398
100 Arthur Lynch—D McGlinsey [ent June 21 84..... .....
181 A Arlington Hibbs — J B Seybert [ent Oct 9 86..... .....
2000 A Arlington Hibbs—Westmoreland Coal Co—J B Seybert [ent Oct 9 86..... .....
126 Geo R Hocker—W C Walton & Co [ent Dec 26 85..... 197
102 Gustave Schulze—H Reidt [ent Nov 16 85..... 400
..... Wm D Miller—Wm Miller [ent Mch 6 86..... 150
499 Jacob Kettering—P Loughney [ent Jany 30 86..... 300
400 Mary L Magowan—E Magowan [ent June 28 82..... 500
218 John Donnelly—Frank P Beal [ent June 17 86..... 225
..... Huston & Donovan—Wilson Stewart & Co [ent July 10 86. 63
224 Wm H Snowden—E C Amer et al [ent Oct 17 84..... Costs
1000 Chas W Coulston—Richd H Coffey [ent June 17 86..... 6
35 N C Coates—F W Hartley [ent Aug 16 86..... 200
150 Geo Beischlag—W. Phila Lodge [ent Oct 5 86..... Costs
749 James B Foust—Jas H Carman [ent Aug 18 86..... 217
627 James B Foust—W Allen [ent Feb 5 86..... 500
193 Wm A Patterson—R B Salter B and L [ent May 3 84..... 1100
136 Emily Carpenter—Thos H Adams [ent May 25 85..... 150
157 Sarah Ann Yeakel—B F Teller [ent

Nov 11 85 100
Mark Geisenberger—Hy Felheimer [ent Feb 24 85 300
Mark Geisenberger—Isaac Combs [ent Oct 11 83 4200
Mark Geisenberger—H Felheimer [ent Aug 5 85 ..... S F
Charles C Baker—Wm S Maier & Co [ent June 1 86 81
Sol and E Jacobs—Rachel Jacobs [ent Jan 26 86 7300
Frank E Davis—Wm Ernst [ent June 8 86 1000
Frank E Davis—Wm Ernst [ent Apr 13 86 1000
Frank E Davis—Jas C Stillwell [ent Oct 23 86 200
Frank E Davis—T D McGlathey [ent Sept 25 86 500
Frank E Davis—Jas C Stillwell [ent Aug 27 86 500
Frank E Davis—W Ernst [ent Oct 20 86 668
Chas Y Hinkle—J A Kluebirt [ent Sept 28 86 24
Mark Geisenberger—John A Seeds & Co [ent Oct 6 85 179

Judgments Marked to Use.

W Mitchell McAllister—American Optical Co 1 S 86 737 ..... $2701
Marked to use of Eliza Turner
Wm B Slifer—Rowland Whitman 4 S 85 217 109
Marked to use of Louis DeJonge & Co
Jas P Reed & Co—Cooper Iron Co 3 J 86 199 1475
Marked to use of Chas Richardson
Wm H Powers—Margt Crowthers 3 S 76 931 425
Marked to use of Bethel M Custer
Dollie McCann—Edwd Fitzwater 1 S 86 609 72
Marked to use of William H McCann
B C Gibbons, J D Thompson—Julia Ann Gates 2 S 85 173 2159
Marked to use of John Thompson
Newell & Denver—Thompson, Fry & Co 2 S 86 450 643
Marked to use of John Slusmon
Chas D Talmage—E R Maule 4 M 86 347 4454
Marked to use of E S, S P and H S Campbell
Margt McGeary—Mary A Mayer 1 J 86 739 107
Marked to use of Edmund Y McCurdy
Alfred J Dickinson—Randolph B and L 3 M 78 980 5694
Marked to use of T Fernley Brooks

Mechanics' Liens.

Thos W Mellor owner, Geo W Harrison cont—Wm J Kramer & Co claimants, S E s Penn st, 206 ft S W of Chew st $45

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.
Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, November 15, 1886.

Aspen st., N. s., 466 ft. E. Thirty-ninth Jacob Rightly to Mary B. Tiddall, Oct. 22, 1886, 15 ft. by 80 ft, *g. r.* $108 ..... $1,000
Bainbridge st., S. s., bet. Fifth and Sixth, Sebastain Engel to Catharine Donnelly et al., Nov. 11, 1886, 30 ft. by 88 ft., *g. r.* $750 600
Brown st., S. s., 243 ft. W. Thirty ninth, Wm. R. Nicholson et al., to Wm. Weest et al., Nov. 6, 18-6, 16 ft. 2 in. by 88 ft 4,500
Buist ave., S. E. s. and N. E. s. Sixty-third, George Laycock to Mary J. Steward, Nov. 11, 1886, 25 ft. by 128 ft 2,150
Centre st., N. W. cor. Tenth, John H. McNeile to Hugh McNeile, Nov 11, 1886, 16 ft. 3½ in. by 19 ft. 3½ in., con. Tenth and Jackson, 40 ft. by 25 ft 150
Ceder st., S. E. s., 198 ft. 10½ in N. E. Terrace, Morris Levering to James Harper, Aug. 10, 1886, 16 ft. by 130 ft. 3½ in 400
Columbia ave., S. s., 34 ft. 4 in. W. Sixteenth, Jos. Lukens to Richard J. Hillier, 176 ft. by 100 ft., *Mtge.* $4000 3,400
Columbia ave., 1505. Robert M. Coleman to Wm. H. Bowkers, Nov. 10, 1886, 18 ft. 6 in. by 90 ft 10,000
Cope st., S. W. s., 136 ft. 11½ in. S. E. Amber, James C. Moore to Thos. Barnes, Nov. 11, 1886, 15 ft. by 30 ft 1,500
Cope st., S. W. s., 106 ft. 11 in. S. E. Amber, Jas. C. Moore to Emma Blood, Nov. 11, 1886, 15 ft. by 75 ft. 1,500
Cope st., N. E. s., 31 ft. S. E. Amber, Jas. C. Moore to Matthew Bowers, Nov. 4, 1886, 15 ft. by 56 ft. 3 in 1,500
Cope st., S. W. s., 62 ft. S. E. Waterloo, Jas. C. Moore to Annie McGill, Oct. 27, 1886, 15 ft. by 75 ft. 3¾ in 1,500
Cope st., 2107, Jas. C. Moore to Mary E. Myers, Oct. 25, 1886, 15 ft. by 56. ft. 3 in 1,500
Corinthian ave., 835 Sophia Muench, ex., to Christiane Louise Cathery, Nov. 10, 1886, 15 ft. 6 in. by 67 ft ... 2,700
Ditman st., N. W. s., 100 ft. S. W. Comly, Wissinoming M. L. and Imp. Assn. to Elizabeth Emmett, Nov. 6, 1886, 33 ft. 4 in. by 200 ft ... 125
Eighth st., W. s., 205 ft. N. Huntingdon, Amos D. Kennedy to Albert Weber, Nov. 3, 1886, 15 ft. by 59 ft 3,100
Emerald st., N. W. s., 323 ft. and 337 N. E. Ontario, Frank A. Hamilton to Henry W. Gimber, Nov. 10, 1886, 28 ft. by 79 ft 1,000
Fortieth st., 124 N., William H. Tenbrook, executor to Elizabeth L. and Emily C. Tenbrook, Nov. 10, 1886, 26 ft. 6 in. by 115 ft ..... nom.
Forty-first st., 731 N., William H. Tenbrook, executor to Elizabeth L. and Emily C. Tenbrook, Nov. 10, 1886, 25 ft. by 100 ft ..... nom.
Funk st., N. E. s., 100 ft. N. W. Jackson, Wissinoming M. L. and I. Co. to John W. Rhoads, Nov. 6, 1886, 50 ft. by 100 ft 125
Funk st., S. W. s., and S. E. s. Cottage, the Wissinoming M. L. and I Co. to Wm. S. Rowen, Nov. 6, 1886, 150 ft. by 100 ft 250
Hutchinson st., W. s., 41 ft. 6¾ in. N. Tyson. John Loughran to Sarah Adelaide Shriver, Oct. 28, 1886, 13 ft. by 43 ft. 5 in. by 33 ft. 1¾ in 1,600
Hutchinson st., 2527, John Loughran to Sarah Ann Reinhart, Nov. 6, 1886, 13 ft. by 52 ft 1,800
Huntingdon st., N. E. cor. Tyson, Adelaide D. Millett to George Seitz, Nov. 11, 18-6, irreg. shape ... 5,100
Jefferson st., S. s., 48 ft. E. Bouvier st., F. B. Thompson to William H. Wright, Nov. 1, 1886, 16 ft. by 83 ft 7,500
Lingo st., 1406, 1424, 1426, 1434, and 1438, John Watson to Mary A. Horan, Oct. 9, 1886, 14 ft. by 48 ft. each 3,750
Montgomery st., 1916, A. F. Headman et al. to Henry Emmerling, Nov. 8, 1886, 16 ft. 10 in. by 68 ft ... 2,125
Mt. Holly st., 1448-1450, William R. Matchett to Mary A. Horan, Oct. 11, 1886, 28 ft. by 48 ft 575
Nineteenth st., E. s., and S. s. Eighteenth, James H. Wallace et al, to Jacob Herzog, Nov. 1, 1886, 18 ft. by 80 ft ....
Oxford st, and mid. Glenwood Ave., Mary Tryon et al., exrs., to Manor Real Estate and Trust Company, Nov. 1, 1886, 1,335 acres 13,360
Parrish st., S. W. cor. Thirty-ninth, C La Rue Munson to William Condon, Nov. 5, 1886, 15 ft. 4 in by 74 ft. 4 in 3,000
Paschall ave., S. E. s., 65 ft. S. W. Forty-ninth, William S. P. Shields to Annie L. Archer, Nov. 10, 1886, 140 ft. by 75 ft.; *Mtge.*, $1100 10,000
Ringgold st., W. s., 58 ft. N. Berks, Henry R. Shoch to Robert Volrath, Nov. 8, 1886, 28 ft. by 52 ft.; *Mtge.*, $2,000 2,000
Second street and Mid. Hay Creek, William S. Bailey, exr., to George T. Lewis, Oct. 30, 1886; also, 3 other parcels of land in First Ward 26,139
Sixteenth st., 1807 N., William S. Serrill to Margaret Eckel, Nov. 5, 1886, 16 ft by 74 ft 3,000
Stillman st., 1724, Joseph D Thornton to Gustavus A. Winter, Nov. 13, 1886, 14 ft. by 44 ft 880
Stillman st., 1730, Joseph D. Thornton to Henry Winter, Nov. 13, 1886, 14 ft. by 44 ft 890
Tenth st., E. s., 90 ft N. Wallace, Annie L. Archer to William S. P. Shields, Nov. 5, 1886, 18 ft. by 109 ft 11,000
Jackson st., N. W. s., 25 ft. S. W. Tyson, Mary Disston to Mary R. Maggi, Nov. 4, 1866, 25 ft by 180 ft 400
Jackson st., N. W. s. Tyson, Mary

Disston to Margaret Clifton, Nov. 4, 1886, 25 ft. by 180 ft 400

Wharton st., 1619, R. B Patton to Martha J. Patton, Nov. 12, 1886, 16 ft. by 70 ft.; *g. r.* $84 ...... nom.

Warnock st., 1735, William B. Wood to August Hildebrandt, Nov. 12, 1886, 16 ft. by 56 ft 1,600

Wallace st., S. s., 31 ft. 6¼ in. W. Thirty-fourth, Samuel J. Knight to Rachel E. Knight, Nov. 12, 1886, 5¾ in. by 99 ft. 8 in., etc ...... nom.

Thompson st., 1621, Henry Haines to John McGlinn, Oct. 20, 1887, 16 ft. by 100 ft 3,500

TUESDAY, November 16, 1886.

Berks st., 1801, J. Louis Kates to Richard H. Grayson, Nov 13, 1886, 16 ft. 2 in. by 82 ft 6,500

Broad st., E. s., 92 ft. S. Norris, Charles C. Moore to Thos. Bromley, Nov. 10, 1886, 18 ft. by 150 ft 12,000

Centre st., S. E. s., 584 ft. 1½ in. N. E. Evans, Samuel B. Shriver to Levi S. Tull, Nov. 12, 1886, 20 ft. by 117 ft. 1-10 in 800

Chancellor st., 3271, Jas. W. Carson et al., trustees, to Wm. Weightman, Nov. 8, 1886, 10 ft. 10½ in. by 72 ft 3,300

Edgemont st., 3266, August Bieling to Jos. Wiedemer, Nov. 4, 1886, 15 ft. 9 in. by 60 ft 1,200

Edgemont st., S. E. s., 224 ft. N. E. Bockius, Margaretta Gimbel et al. to Peter Gimbel, Nov. 12, 1886, 20 ft. by 105 ft 1,200

Eighth st., W. s., 105 ft. S. Catharine, Luigi Pasquariello to Michael Votta, Nov. 13, 1886, 17 ft. by 60 ft. 3,250

Fairhill st, W. s., 85 ft. S. Indiana, Howard Banes to John Schieber, Nov. 13. 1886, 17 ft. by 68 ft. E. s Reese 288 ft. S. Cambria, 14 ft. by 67 ft., S. W. cor. Reese and Clearfield, 33 ft by 67 ft 50

Federal st., N. s., 37 W. Twentieth, Frederick Martin to Peter Wrede, Nov. 12, 1886, irreg. shape; *g. r.* $75 1,600

Fairies Ct., 24, Michael Jennings to Louis Middleton, Nov. 16, 1866, 12 ft. by 15 ft. 9 in 425

Fourth st., 2401 N., Albert M. Way to William Strassheim, Nov. 8, 1886, 14 ft. by 56 ft. 6 in 2,550

Fifth st., W. s., 63 ft. N. Columbia av., Casker Vetter to Jacob Aupperie, Nov. 5, 1886, 16 ft. by 100 ft. 3,500

Fifth st., E. s., 250 ft. N. York, John Wurtz to Charles B. Wurtz, Nov. 11, 1886, 30 ft. by 89 ft. 7½ in.; *g. r.* $435 ...... nom.

Fifty-four-and-a-half st., E. s. 198 ft. 5¾ in. S. Westminster ave., J. C. Marshall to James F. Hoctor, Nov. 12, 1886, 49 ft. 7⅝ in by 60 ft 200

Jefferson st, N. W. s., 1258 ft. 9⅝ in. N. E. Wakefield, S. K. Brownholtz to Samuel Wood, Nov. 3, 1886, irreg. shape 3,580

Knox st., S. W. s., 150 ft. S. E. Manheim, S. T. Roberts to Elizabeth Connolly, Nov. 4, 1886, 25 ft. by 110 ft 625

Lambert st., E. s., and N. s. Ontario, Catharine Muller to Max Limberg, Nov. 11, 1886, 130 ft.; *g. r.* $96 ...... nom.

Lancaster ave., 4859, John E. Roberts to Louis Koch, Nov. 10, 1886, irreg. shape 4,500

Locust ave., N. W. s., and S. W. s. Bloyd, James Roop to Bridget Welch, Nov. 10, 1886, 50 ft. by 200 ft., S. E. s Locust ave. and S. W. s. Bloyd, 50 ft. by 202 ft. 2 in 700

Manton st., N. s., 133 ft. W. Eighteenth, William Elliott to Matilda Caldwell, Nov. 8, 1886, 16 ft. by 57 ft.; *g. r.* $46 850

Mascher st, 2421 and 2427. Andrew J. Culp to Alonzo W. Allen, Nov. 13, 1886, 18 ft. by 95 ft. 6 in. each 5,500

Montgomery st., 1705, Thomas Meconch to Annie M. Wint, Oct. 19, 1886, 17 ft. 8 in. by 90 ft 8,250

Moore st., N. s., 464 ft. W. Thirteenth, James E. Conroy to Frank Rogers, Nov. 11, 1886, 15 ft. by 82 *g. r.* $75 1,350

Ninth st., W. s., 293 ft. 1½ in S. Huntingdon, John Loughran to Sarah A. Harr, Nov. 15, 1886, 14 ft. by 81 ft. 6 in 3,100

Page st., N. s., 140 ft. and 200 ft. W. Thirty-first, Anna C. Huber to Frank H. Massey, Nov. 11, 1886, 15 ft. by 65 ft 2,800

Penn st., N. W. s., 270 ft. S. W. Germantown ave., Thos. S. Harper et al. to Thos. C. Garrett, Nov. 12, 1886, irreg. shape 3,350

Poplar st., N. s., 1 5 ft. W. Fortieth, Jonathan K. Folwell to Marcellus E. McDowell, Nov. 9, 1886, 15 ft. by 205 ft 2,300

Second st., E. s., 86 ft. N. Callowhill, Marten Van Harlingen et al. to Joseph Fitzell, Nov. 13, 1886, 22 ft. by 78 ft. 6 in 6,500

Sloan st., 322, Alex. McElwee et ux. to Bartholomew B. Foody, Nov. 10, 1886, 12 ft. 6 in by 100 ft 800

Somerset st., N. s., 43 ft. E. Seventh, Thos. S. Shoemaker to John H. Horner, Oct. 16, 1886, 14 ft. by 72 ft.; *g. r.* $84 1,150

Seventeenth st., N. E. cor. Bainbridge, Nathan Snellenburg & Co. to Reuben Cohen, Nov. 10, 1886, 20 ft. by 65 ft 6,500

Spruce st., N. s., 71 ft. W. Thirty-seventh, Henry Darrach et al. to Thomas Haughey, Nov. 8, 1886. 16 ft. by 100 ft.; N. s. Spruce, 87 ft. W. Thirty-seventh, 16 ft. by 175 ft 2,600

Stenton ave., E. s., 20 ft. S. Godfrey, John Moser et al. to Charles J. Hofman, Oct. 29, 1886, 20 ft. by 90 ft.; S. W. cor. Weiss and Godfrey, 40 ft. by 90 ft 1,850

Tenth st., E. s., 66 ft. N. Thompson, James Millon to Michael O'Neill, Nov. 12, 1885, 16 ft. by 74 ft ...... nom

Thirteenth st., 1935 N., Samuel Betts to Ellen B. Wilent, Oct. 22, 1886, 16 ft. by 60 ft 1,800

Twentieth st., 2031 N., William R. Matchett to Eunice R. Shoe, Nov. 10, 1886, 15 ft. by 68 ft 4,500

Twentieth st., 2025 N., William R. Matchett to Anna M. Sheble, Oct. 30, 1886, 15 ft. by 68 ft. 7⅝ in 4,500

Twenty-first st., W. s., 143 ft. 11¾ in. N. Chestnut, James S. Whitney to Frances A. Cross, Oct. 25, 1886, 10 ft. by 120 ft 3,000

Thirty-eighth st., E. s., 120 ft. S. Aspen, William R. Nicholson et al. to Florence E. Peiffer, Nov. 12, 1886, 15 ft. by 88 ft 2,700

Walnut st., 3497, Horatio C. Wood to Lizzie E. C. Kempton, Nov. 8, 1886, 28 ft. by 111 ft. 6 in 11,650

Wood st., N. s., 36 ft. E. Thirteenth, Charles Weinman to Elizabeth Weber, Nov. 13, 1886, irreg shape 960

WEDNESDAY, November 17, 1886.

Aspen st., S. s., 137 ft. E. Thirty-eighth, Wm. R. Nicholson to Mary Flood, Nov. 15, 1886, 14 ft. by 71 ft $2,200

Baring st, 3601, Wm. H. Rrown to Geo. H. Hill, Nov. 12, 1886, 40 ft. by 108 ft 16,500

Berks st., S. s., 60 ft. E. Lambert, John L. Carre to James H. Jones, Nov. 15, 1886, 15 ft. by 58 ft 3,000

Broad st., 1951 N., Charles C. Moore to Linford Eastburn, Nov. 13, 1886, 18 ft. by 150 ft 12,000

Callowhill st., S. s., 84 ft. 8 in. E. Sixth. Wm. L. Rhinehart to Aubrey H. Gillingham, Nov. 15, 1886, 18 ft. by 82 ft. 4 in 7,500

Chadwick st., 1701 S., John Friel to Lewis P. Simpson, Nov. 13, 1886, 18 ft. 3 in. by 53 ft.; *g. r.* $48. Also, 1755 Chadwick, 18 ft. by 53 ft.; *g. r.* $48 5,000

Chancellor st., 3263, William Weightman to James W. Carson et al., Oct. 5, 1886, 12 ft. 11 in. by 72 ft 3,500

Dorrance st., 1147, 1148, John White to Lewis Betz, Oct. 26, 1886, 14 ft. by 50 ft. 6 in 3,800

Dounton st., N. W. s., 234 ft. N. E. Wayne, William Hazel to Eli H. Clymer, Nov. 3, 1886, 30 ft. by 60 ft. 3,200

Eighth st., 1723 N., James H. Richards to Mahlon Frick, Nov 6, 1886, 15 ft. by 103 ft. 2¼ in 1,700

Fairmount ave., N. E. cor. DeKalb, Twenty-fourth Ward, W. R. Nicholson to Andrew O'Brien, Nov. 10, 1886, 18 ft. by 88 ft 3,700

Fifth st., 2834 N., Stephen G. Williams to Charles E. Kellner, Oct. 18, 1886, 14 ft. 6 in. by 69 ft. 6 in.; *Mtge.* $1500 1,275

Fifth st., N. W. cor. Westmoreland, Oliver S. Frick to George Kemner, Nov. 5, 1886, 100 ft. by 227 ft. 10 in.; *Mtge* $5500 6,500

Fountain st., 2236, E. H. Flood to Fanny Clark, Nov. 1, 1886, 16 ft. by 63 ft. 9 in 3,000

Forrest st., N. E. s., 22 ft. 4 in. S. E. Johnson, William Klein to Albert H. Suplee, Nov. 12, 1886; also two lots on Lime Kiln Pike 1,600

Garfield st., N. W. s., 562 ft. 2¼ in. S. W. Wakefield, Eliza Royal to Thomas B. Riday, Nov. 1, 1886, 20 ft. by 116 ft. 3 in.; *g. r.* $36 ...... nom

Germantown ave., S. W. s., 382 ft. 6 in. S. E. Third, Saml L. Fox et al. to Keystone Market Co., Oct. 21. 1886, 35 ft. 2 in. by 7 ft. 6 in.; also 2 lots on Third st., below Germantown ave 14,000

Girard ave., 2732, Wm. R. Matchett to Philip Spaeter, Nov. 12, 1886, 16 ft. by 65 ft 5,000

Highland ave., S. cor Twenty-eighth, Saml. Y. Heebner to John J. MacFarlane, June 1, 1886, 120 ft. by 200 ft 4,000

Hutchinson st., W. s., 161 ft. S. Huntingdon, John Loughran to James McIntyre, Nov. 5, 1886, 13 ft. by 52 ft 2,500

Kirkbride st., S. W. s., 488 ft. 6 in. N. W. Salmon, Wm. F. Cook et al., exrs., to Geo. Luippold, Nov. 10, 1886, irreg. shape 875

Leithgow st, 2216 and 2252, William F. Boyd to Thomas W. Pilling, Oct. 28, 1886, each 12 ft. by 38 ft. 6 in 1,250

Lombard st., N. s., 147 ft. E. Tenth, James McGillin to Mary E. Conway, Aug. 26, 1886, 20 ft. by 60 ft 2,300

Martin st., N. s., 123 ft. W. Greenwich, Joseph B. Martin et al. to Elizabeth S. Martin, July 20, 1886, 30 ft. by 60 ft ....

Mervine st., N. W. cor. Norris, Linford Eastburn to Charles C. Moore, Nov 13, 1886, 18 ft. 4 in. by 73 ft 5,500

Montgomery st., 1529, William G. Serrill to Eugene J. Lindsay, Nov. 10, 1886, 16 ft. by 69 ft 6 in.; *g. r.* $210 5,500

Poplar st., 2949, Isaiah L. Shoemaker to Elizabeth L. Evans, Nov. 5, 1886, 14 ft. by 76 ft 3,100

Ridge ave., S. W. s., 18 ft. N. W. Twenty-second, Rebecca J. Anderson to George H. Johnson, Nov.

11, 1886, irreg. shape.................... 4,500

Ringgold st., 1929, H. R. Shoch to Thomas C. Leary, Nov. 12, 1886, 14 ft. by 50 ft.............................. 2,000

Rittenhouse st., Twenty-first Ward, John Scofield to Frederick Miley, Nov. 18, 1886, irreg. shape............ 500

Scott's Lane, S. W. s., 161 ft. S. E. Crawford, William Walker to John K. Scott, Nov. 6, 1886. irreg. shape 2,000

Second st., E. s., 86 ft. N. Callowhill, Joseph Fitzell to John R. Wilson, Nov. 13, 1886, 22 ft. by 78 ft. 6 in... 7,500

Fox st., N. E. s., 58 ft. 6⅝ in. S. E. Trenton ave., Cumberland Building and Loan Association to Joseph Crouse, Nov. 16, 1886, irreg. shape 450

Seventeenth st., N. E. cor. Kater, William F. Garrett to James Junston, Nov. 15, 1886, 48 ft. by 120 ft.; *g. r.* $570.. nom

Tacony Road, cor. Fraley st., Twenty-third Ward, Fidelity Insurance, Trust and Safe Deposit Company, ex'rs, to Harold R. Lewis, Nov. 15, 1886, irreg. shape...... 15,000

Forty-fifth st., E s., 300 ft. N. Seneca, D. W. Gabell to John Aiken, Nov. 6, 1886, 50 ft. by 160 ft.. 3,550

Twenty-first st., S. E. cor. Mountain, S. G. Rosengarten to Joseph Mu.-phy. Nov. 10, 1886, six lots; also N. E. cor. Twenty-first and Morris, 18 ft. 3 in. by 67 ft. 6 in...................... nom

Twentieth st., W. s., 18 ft. N. Cherry, Sophy Carr to Wm. W. Carr, in trust, Nov. 5, 1886, 18 ft. by 68 ft.; also S. s. Locust, 149 ft. W. Twenty-second, 16 ft. by 100 ft............... nom

Chelten ave., S. E. s., 210 ft. S. E. Pulaski ave., Hy. T. Mason to Jno. T. Freas, Nov. 15, 1886, 50 ft. by 250 ft.. 12,500

Twentieth st., E. s., 84 ft. St. Park ave., Wm. R. Matchett to Wm. McFarland, Oct. 28, 1886, 16 ft. by 73 ft.; *Mtge.* $2700.................. 1,800

Eighth st., 2626, Amos D. Kennedy to Carl Muller, Nov. 15, 1886, 15 ft. by 59 ft. 1⅛ in.............................. 3,100

Eighth st., 2630-2632 N., Amos D. Kennedy to Chas. E. Kellner, Nov. 15, 1886, each 99 ft. by 59 ft 1⅛ in... 6,200

Lehigh ave., S. E. cor. Fairhill, George Grantz to Thomas Neely, Nov. 17, 1886, 20 ft. by 100 ft........ 7,200

Siegel st., S. W. cor. Fifth, S. E. cor. Sixth, and eighteen lots on S. s., between Fifth and Sixth, also N. W. cor. Fifth, N. E. cor. Sixth, and eighteen lots on N. s., between Fifth and Sixth, John T. Ryan to Daniel McArthur, Nov. 17, 1886..... 16,300

Washington st., N. s., 96 ft. W. Swanson, George C. Carson to Jesse C. Parry, Oct. 1, 1886, two lots and one on Swanson............... 10,000

Montgomery st., 1515, William G. Serrill to Mary L. Reach, Nov. 1, 1886, 16 ft. by 69 ft.; *g. r.* $210......... 2,500

THURSDAY, November 18, 1886.

Amber st., W. s., 230 ft. N. E. Westmoreland, Isaac Kendig to Samuel Carver, Nov. 16, 1886, 34 ft. by 80 ft $500

Berks st., 1807, J. Louis Kates to Emilie Forepaugh, Nov. 14, 1886, 16 ft. by 82 ft................................ 6,250

Bloyd st., N. E. s., 150 ft. S. E. Chelten ave., Hiram T. Parker to Harry W. Rinker et al. Nov. 16, 1886, 50 ft. by 100 ft.................................. 550

Carlisle st., W. s., 206 ft. 9 in. N. Norris, Harry S. Goldey to Hettie S. Phillips, Nov. 11, 1886, 15 ft. 9 in. by 65 ft........ 1,200

Carlton st., N. s., 181 ft. 9½ in. W. Sixth, Samuel Webb, June 2, 1838, 16 ft. by 55 ft............................... nom

Eleventh st., S. E. cor. Ivy, James R. Braxton to Lucretia T. Bowers, Nov. 6, 1886, 18 ft. by 82 ft. 7½ in... nom

Ellsworth st., N. s., 236 ft. 1 in. W. Fifteenth, Frank MacDavitt to William Elliott, Nov. 4, 1886, 16 ft. by 90 ft. 13 in.; *g. r.* $76................ 1,400

Euclid st., S. s., 199 ft. 10 in. W. Broad, James H. Dempsey to Milton L. Harvey, Nov. 13, 1886, 16 ft. by 70 ft...................................... 5,000

Fitzwater st., S. s., 255 ft. 6 in. and 303 ft. 6 in. W. Twenty-second, John Garside et al. to John Abbott Maguire, Nov. 4, 1886, each 16 ft. by 68 ft..................................... nom

Fitzwater st., S. s., 287 ft. 6 in. W. Twenty-second, Amos Gartside to John Abbott Maguire, Oct. 22, 1886, 16 ft. by 68 ft............................... nom

Forrest ave., S. W. s., 125 ft. N. W. Upsal, Edw. L. Royal to John Davis, Sept. 1, 1886, 25 ft. by 125 ft. 150

Forty-first st., 527 S., Jos. P. Bains to Jos. Garland, Nov. 17, 1886, 24 ft. by 136 ft. 4 in................................ 7,500

Gerritt st., 1827, 1831 and 1833, Aquila Nebeker to Hy. Brunner, Jr., Nov. 11, 1886, each 14 ft. by 45 ft........... 5,250

Girard ave., 139, Benj. H. Rush to Geo. W. Bower, Nov. 12, 1886, 16 ft. by 80 ft....... 6,500

Haverford st., S. s., 41 ft 7⅝ in. W. Sixty-sixth, John L. Frailey to Geo. Robinson, Nov. 18, 1886, irreg. shape 2,000

Hillary st., W. s., 152 ft. N. Reed, Wm. McGeorge, Jr., to John P. Leonard, to the use of Andrew Quinn, Oct. 9, 1886, irreg.; *g. r.* $60 nom

Huntingdon st., S s., 75 ft. W. Ninth, John Loughran to Mary McCabe et al. Nov. 8, 1886, 15 ft. by 70 ft..... 3,150

Lawrence st., E. s., 111 ft. 10¼ in. W. Culvert, A. C. Shuster et al. to William H. Boston, Oct. 12, 1886, 16 ft. 8 in. by 90 ft......... 2,800

Lehigh ave., N. E. cor. Orkney, James Parsons to John J. Torkey, Nov. 8, 1886, 43 ft. 9 in. by 100 ft.; *g. r.* $288.. 122

Leiper st., S. E. s. and S. W. s., Foulkrod, Richard Greenwood to Caroline Bird, Nov. 11, 1886, 30 ft. by 114 ft. 7 in.................................. 6,000

Linden pike, S. W. s., 152 ft. 2 in S. E. Johnson, John Davis to Mary A. Suplee, Nov. 18, 1886, 25 ft. 4⅜ in. by 100 ft. 1½ in...................... 150

Main st., S. W. s., 244 ft. 11⅝ in. N. W. Lock, John Costello to John A. Richart, Nov. 11, 1886, irreg. shape 8,000

Meehan ave., S. E. s., 169 ft. 5¼ in. N. E. Musgrove, David White et al. to Edward P. Warner, Nov. 10, 1886, 20 ft. by 82 ft. 2 in.. 350

Melrose st., S. s., 125 ft. 1⅝ in. E. Frankford, Theodore Smith to Beulah Barrett, Nov. 12, 1886, irreg. shape.. 1,600

Napa st., W. s., 326 ft. N. Wharton, John P. Leonard to Robi. A. O'-Brien, Nov. 9, 1886, 42 ft. by 51.; ft. *Mtge*, $1500.................................. 500

Ninth st., 2532 N. John Loughran to John M. Geibel, Nov. 15, 1886, 14 ft. by 81 ft. 6 in............................ 3,100

Nineteenth st., S. W. Morris, S. G. Rosengarten to James Jordan, Nov. 16, 1886, 2 lots, one 34 ft., by 66 ft- and subject *g. r.* $81, and the other 32 ft. by 66 ft., subject *g. r.* $66......nom.

Oakford st., S. s., 288 ft. E. Twenty-second, James J. O'Brien to Ellen O'Brien, September 21, 1886, 15 ft. by 43 ft. 2 in.; *g. r.* $60.................. 950

Ogden st., N. s., 261 ft. 8 in. W. Sixteenth, Ann Martin to Joseph M. Martin et al, Oct. 30, 1886, 18 ft. by 77 ft. 10 in......... 300

Old York Road, Mid, Rockland, A. S. Logan to Jules Wellins, Nov. 13; 1886, 4 acres, 1 rod and 29 perches... 8,862

Orchard st., N. W. s., 24 ft. 10¾ in. N. E. Green, Bernard O'Donnel, Nov. 16, 1886, 19 ft. 2½ in. by 90 ft. 1⅜ in... 475

Penn st., S. E. s., 525 S. W. Germantown Ave., Henry C. Wetherstine to Elizabeth A. Bockius, Nov. 15, 1886, 25 ft. by 132 ft...... 4,200

Pine st., 118, Samuel Y. Thomson et al. to George Thomson, Nov. 16, 1886, 20 ft. by 124 ft. 3 in................ 6,200

Ringgold st., 1903, H. R. Schoch to John H. Heisler, Nov. 10, 1886, 14 ft. by 50 ft......... 2,000

Ross st., N. W. cor. Penn. Thos. Greeves to N. Heston Barrett, Nov. 12, 1886, 44 ft. 1 in by 192 ft.......... 1,780

Somerset st., N. s., 90 ft. and 105 ft. E. Eleventh, Hiram Miller to Wm. McCauley, Nov. 10, 1886, 30 ft. by 76 ft ....

Stillman st., 1702, Jos. D. Thornton to Frederick J. Buchman, Nov. 10, 1886, 14 ft. 4 in. by 44 ft.; g. r. $50; also 1736 and 1738 Stillman, 28 ft. by 44 ft.; g. r. $50.........................

Stillman st., 1740, Jos. D. Thornton to Cath. Buchman. Nov. 10, 1886, 14 ft. by 44 ft ; g. r. $50.................. 800

South st., S. s., 52 ft. E. Twenty-second, Frederick Geipel to Caroline Gertzen, Nov 8, 1886, 17 ft by 73 ft. 5,975

Taggart st., 2226, Conrad Leippe to Conrad Leippe, Jr., Nov. 11, 1886, 14 ft. by 43 ft.................................. 500

Taggart st., 2223-2225, and 2212-2214 Gaul, Nicholas Kline to Henry Getty, Nov. 9, 1886, 29 ft. 4 in. by 100 ft.. 7,000

Tenth st., S. W. cor. Ivy, James R. Braxton to Lucretia T. Bowers, Nov. 6, 1886, 18 ft. by 87 ft........... nom.

Tenth st., 1506, Sophia M. Broguard to John W. Hyzer, Nov. 10, 1886, irreg. shape.................................. 5,675

Thompson st, S. s., 40 ft. 6 in. by 66 ft. W. Fifteenth, George P. Herse to Sarah Herse, Dec. 30, 1865, each 16 ft. 6 in. by 60 ft........................ nom.

Tioga st., N. s., 115 ft. E. Tenth, W. F. Snyder to Valentine Liebig, Nov. 5, 1886, irreg.......................... 700

Warnock st., 1842, Ida B. Barrett to Anton Patzel, Oct. 28, 1886, 12 ft. by 70 ft., *Mtge.* $1000.................... 400

Wilt st., N. s., 56 ft. 4 in. W. Nineteenth, Wm. W. Wallace to Wm. H. Lehman, Nov. 12, 1886, 13 ft. 6 in. by 36 ft. 4 in............................ 1,875

Wyalusing st., S. E. corner Fifty-fourth, James Hatch to James M. Keough, Nov. 1, 1886, 26 ft. ½ in. by 117 ft. *g. r.* $52............................ 500

York st., N. E. s., 90 ft. S. E. Emerald, Benjamin F. Allen to Rachel E. Hopkins et al., Nov. 6, 1886, 18 ft. by 98 ft. 3 in....... 2,900

York st., 1610, the Fritz Reuter B. Assn. to Christian Brown, Nov. 8, 1886, 14 ft. by 88 ft....................... 1,350

FRIDAY, November 19, 1876.

Bainbridge st., S. s., 94 ft. 6 in. Louis Genois to John Kerns, Nov. 1, 1886, 16, 6x65.. 3,500

Bank st., 15, E. S. Armstrong to Hugo A. Walker, Nov. 12, 1886, 18 5¼x55.5...................... 14,000

Bank st., 29, E. S. Armstrong to William C. de Normandie, Nov. 8, 1886, 13.8½x45, also 1519 N. 10th.; 24x84, *Mtge.* $10,000...................... 6,000

Brewster ave., S. E. s., 25 ft. N. E. 79th, Chas. Benj. Wilkinson to Thomas K. Himmelwright, Sept. 16, 1886, 25x100, *Mtge.* $1,000......... 500

Chestnut st., S. s., 325, John Marston, Jr., et al. to Ellen W. Golden, et al., Feb. 24, 1880, 25x120..... Nominal

Croskey st., 1942, H. R. Shoch to Hy. Reisert, Nov. 12, 1886, 14.5x70........ 3,000

Cumberland st., 617, Girard Life Ins. A. and T. Co. to Elizth. Auck, Nov. 16, 1886, 14.6x57........ 2,400

Forty-sixth st., E. s., 180 ft. N. Aspen, Curtus Clayton to John Noonan, Nov. 16, 1886, 18x95 ....Nominal

Franklin st., 1916, 1918, 1920, Anthony M. Zane to to Eugene H. De Dand, Nov. 10, 1886, 48x71........Nominal

Lehigh st., 1904 E. T. W. Smaltz to Wm. Peoples et ux, Nov. 3, 1886, 14x70........ 2,600

Levering st., S. E. s., 114 ft. 7¾ in. E. Main, David Wallace to George H. Greenfield, Nov. 8, 1886, 16x68.6.... 3,700

Master st., 915, Jos. Behr to Isaiah Conrad, Nov. 8, 1886, 16x110, *g. r.*, $40........ 2,983

Moore st., N. s., 68 ft. 2 in. E. 7th. John J. Ulmer to Gottlob Deiss, Oct. 25, 1886, 16. 4x65, *Mtge.* $1600.. 500

Morton st., S. W. s., 148 ft. 7⅝ in. S. E. Haines. Bernard Bradley to Geo. Guy, Nov. 11, 1886, irreg. shape........ 1,750

Norris st., N. E. cor. Lambert, Joseph A. Gruber to Joseph Gruber, Nov. 9, 1886, 17. 6x80........ 6,000

Second st., W. s., bet. Beaver and George, George E. Essig to Julius Blanckensee, Jr., Nov. 9, 1886, 17x90........ 7,500

Sixth st., 1303 S. William Tait to Charles Mill, Nov. 10, 1886, 16x105, 1½, *g. r.*, $104........ 4,500

Seventh st., E. s., 107 ft. 8 in. S. Race, Edw. S. Child et al. to Carroll R. Williams, Nov. 16, 1886, 17, 4x51, *g. r.* $102........ 600

Sixteenth st., N. W. cor. St. Luke's Block, 25th ward, Wm. F. Shaw to Wm. Knoppel, Nov. 8, 1886, 34x120, *g. r.*, $468........Nominal

Springer st, N. W. s., 130 ft. 8 in. N. E. Nash, Joseph F. Ensle to Geo. Seitz, Nov. 2. 1886, 50x51........ 2,000

Spring Garden st., S. W. cor. 18th. Ellen J. Sullivan, trustee, Nov. 15, 1886, 20x117, 7½........Nominal

Stillman st, 1706, Joseph D. Thornton to Gottleib Bauhoff, Nov. 17, 1886, 14x44........ 1,800

Stillman st., W. s., 114 ft. 6 in. N. Jefferson, Thomas C. Clark to Samuel W. Neff, Nov. 16, 1886, 15x65........ 2,800

Twelfth st., N. W. cor. Richfield, Benj. F. Thomas to Hy. E. Billerbeck, Nov. 15. 1886, 15x80........ 3,500

Thirteenth st., E. s., 272 ft. S. Tasker, Wm. R. Matchett to Wm. Schulze, Nov. 12, 1886, 16x100........ 3,500

Thirty-eighth st., W. s., 73 ft. 1½ in. N. Aspen, Isabel Thorn Howell to Margt. Bergin, Nov. 6, 1886, 14.4½x80........ 2,800

Thirty-ninth st., W. s., 269 ft. 1¾ in. N. Powelton ave., B. S. Hunt et al., exrs., to Walter R. Kern, Nov. 26, 1880, 25x123.5........ 500

Wolf st., 59 ft. W. 29th, Abigail Young to Robert Garrett, Oct. 5, 1886, irreg. shape........ 250

Germantown ave., W. s., 272 ft. 7¾ in. N. Butler, Lewis B. Walker to Edwd. B Hubley, Oct. 16, 1886, 14.2x70........ 3,000

Germantown ave., W. s., 258 ft. 5¾ in. L. B. Walker to Ann Elizabeth Hubley, Oct, 15, 1886, 14.2x70........ 3,000

Indiana st., 432 and 434, Thomas L. Kelly to John Whiteside, Nov. 13, 1886, each 13x54 and subj to *g. r.* of $57........ 1,300

Bailey st., 1637, Edwin A. Roth to Gottlieb Daudert, Nov. 12, 1886, 13x87 6........ 2,500

York st.. 1514, Benedict Gross to Barbara Volker, Nov. 17, 1886, 52, 11x88........ 5,000

Fifteen st., 1604, N. Paul Graff to Kelurah K. Baker, Nov. 1, 1886, 23x100........ 10,500

Comly st., S. W. s. and S. E. s. Erdrick, Wissinoming M. L. & Imp. Ass'n to John MacMullen, Nov. 11, 1886, 50x100........ 125

SATURDAY, November 20, 1886.

Aspen st, W. s., 406 ft. E. 39th, Jacob Rightly to Anna E. Van Trump, Nov. 13, 1886, 15x80........ $2,700

Bank st., 15, H. A. Walker to Edwin S. Armstrong, Nov. 15, 1886, 18. 3¾x55.6........ 15,000

Brown st,, S. s., 226, 10 ft. W. 38th, Wm. R. Nicholson et al to Elias P. Wilkinson, Nov 18, 1886, 16. 2x88... 4,500

Buist av., S. E. s., 200 ft. S. W. 62d, Geo. Laycock to Catharine J. Osterheldt, 1886, 25x128........ 2,100

Cambia st., S. E. cor. Fairhill. Edward Arnold to Jno. Wintter, Nov. 15, 1886, 18x51........ 3,300

Clear View, lots 418 and 398, Section 13, John H. Scott to James Irvine, Nov. 19, 1886........ 200

Clear View, lots 2459 and 2460, Section 71, John H. Scott to John T. Gudbud, Nov. 19, 1886, G. R.. $18... 1,500

Columbia av,. 1305, Anna E. Hesser to Edward Nicholas, Nov. 2, 1886, 16x70........ 8,000

Croskey st.. 1938, H. R. Shoch to William F. Sellers, Nov. 17, 1886, 14, 5x70........ 3,000

Edgely st., N. E. cor. 17th, and S. s., French, 152 ft. 2¾ ft. E. 17th, Joseph F. Page to John Stafford, Nov. 10, 1886, irreg. shape........ 16,000

Eighth st, 827 N., H. A. Walker to Edwin S. Armstrong, Nov. 11, 1886, 18x115. mtge., $6000........ 4,500

Fairhill st., 2219, H. M. Housekeeper, ex'er, to Lydia Tomlinson, Nov. 12, 1886, 14x80, g. r., $61.80........ 1,270

Fairmount ave., S. s.. 89 ft. 6¾ in. E. 16th, Geo. B. Bains to Jas. P. Harbeson, Nov. 18, 1886, 24x114........ 11,500

Forty-second st., E. s., 15 ft. N. Reno, Wm. D. Kelly to Geo. Bartlett, Nov. 17, 1886, 15x76........ 2,800

Gerritt st., 1827, 1831 and 1832, Hy. Brunner, Jr., to Aquila Nebeker, M. D, Nov. 12, 1886, 14x45, mtges. $3,000........ 2,500

Girard ave, S. s., 178 ft. 8 in. W. 20th Fredk A. Poth to Andrew M. Moore, Nov. 16, 1886, 31 ft. 4 in.x 201 ft. 6 in........ 9,000

Green lane, S. E. s., 200 ft. N. E. Mitchell, Thos. G. Wyatt to Thos. Kenworthy, Nov. 13. 1886, 25x150... 2,000

Hancock st., S. W. s., 169 ft. 4½ in. N. W. Coulter, Phebe B. W. Newhall, ex'er, to Thos. MacKellar, Nov. 16, 1886, irreg. shape........ 2,953

Holly st., W. s., 30 ft. S. Reno, Wm. D. Kelly to Geo. Bartlett, Nov. 17, 1886, 15x81 ft. 3⅛ in........ 2,800

Leander st., W. s., 96 ft. S. Mifflin, Constans Curtin, trustee, to Thos. L. Gronnan, May 17, 1886, 104x44... 300

Lehigh ave., N. E. cor. Darien, Saml. Horner, Jr., to Elizth. Frick, Nov. 18, 1886, 16 ft. 8⅜ in.x73 ft. 3⅝ in........ 6,200

Marvine st., E. s., 365 ft. N. Somerset Solomon Charley to Wm. Dunsmore, Feb. 12. 1886, 15x75........ 2,800

Mascher st., 2344, Louis Hartman to Gottfried Mueller, Nov. 15, 1886, 14 ft. by 49 ft. 6 in........ 2,350

Moore st., 543, Jno. T. Ryan to Gottlob Liebfried, Nov. 17, 1886, 16 ft. 4 in. by 57 ft.; *Mtge.* $2000........ 700

Poplar st, S. W. cor. Ringgold, John M. Sharp to Chas. H. Dedrick, Nov. 3, 1886, 18 ft. by 77 ft.; G. R. $180.. 3,500

Reno st., N. s.. 142 ft. 10 in. W. Holly, Wm. D. Kelley to Geo. Bartlett, Nov. 18, 1886, 15 ft. 1 in. by 61 ft. 6 in........ 2,200

Ringgold st., 1920, H. R. Shoch to John H. Gaggstatter, Oct. 23, 1886, 14 ft. by 50 ft........ 2,000

Seventh st., W. s., 858 ft. N. Poplar, Thos. R. Fox to Martin V. B. Grundlock, Nov. 16, 1886; also W. s. Randolph, 294 ft. 7¼ in. N. Poplar; irreg. shape........ 4,500

Sixteenth st., N. W. cor. St. Luke's Block, 25th Ward, Wm. Knoppel to Wm. F. Shaw, Nov. 8, 1886, 34 ft. by 120 ft.; *g. r.* $48........ nom

Solly st., S. W. s., 74 ft. 2½ in. S. E. Crispin, D. M. Hess to Edwin S. Warner, Nov. 1, 1886, 20 ft. by 182 ft. 6¼ in........ 200

Stewart st., N. s., 46 ft. E. 23d, Andrew Kamerer to Michael Corrigan, Nov. 8, 1886, 14 ft. 4 in. by 37 ft.; *g. r.* $800........ 700

Susquehanna ave., 509, Wm. F. Boyd to Marks Schneidemann, Nov. 17, 1886, 17 ft. by 67 ft........ 4,100

Swain st., W. s., 178 ft. 1¾ in. W. 25th John M. Sharp to Fanny Thomas, Nov. 16, 1886, 15 ft. by 100 ft........ 3,200

Swain street, 2523, John M. Sharp to John W. Storey, Nov. 17, 1886, 15 ft. by 96 ft. 6 in........ 3,200

Tacony st., N. W. s., 300 ft. S. W. Fraley, Conrad Kirchner to Anton Steeb, Nov. 6, 1886, 20 ft. by 100 ft.. 225

Tasker street, S. s., 64 ft. W. Otsego, Wm. J. McCahan to Thos. E. Lutner, Nov. 5, 1886, 16 ft. by 67 ft. 4 in.; *g. r.* $48........ nom.

Taylor st., 2423, H. R. Shoch to Geo. Prince, Nov. 15, 1886, 14 ft. by 50 ft.; *Mtge.* $1,000........ 1,000

Twenty-ninth st., 854 N., Margaret Hughes to Julius F. Kaufmann, Nov. 15, 1886, 16 ft. by 70 ft........ 3,650

Thirty-eighth street, 739 and 741 N., Wm. R. Nicholson et al. to Anne E. Hesser, Nov. 17, 1886, 30 ft. by 77 ft. 8 in........ 5,400

Thirty-eighth st., E. s., 60 ft. S. Aspen, Wm. R. Nicholson et al. to John McDevitt, Nov. 18, 1886, 15 ft. by 77 ft. 8 in........ 2,700

Snyder ave., S. s., 69 ft. 6 in. E. Seventh, Sam'l D. Jones to Alex. L. West, Nov. 15, 1886, 16 ft. by 61 ft. 9 in........ 950

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY. Asst Treas.

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Stree:.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.
A. D. 1810.
CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

PIANOS.
SHEET MUSIC.
ORGANS.

FURNITURE
MANUFACTURERS.
WEBER & WEINMAN, Retail Store, 927 Market Street.
BUY OF THE MAKERS,
If You want to Save Money.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

THE BEST
WINTER BOOT
GENTLEMEN'S CORK SOLE
(DAY-SEWED)
BUTTON OR LACE.
$5.00.
We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most
Comfortable and Durable Winter Boot
Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.
THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.
MR. HARRY S. BÆRE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

THE LARGEST AND FINEST STOCK OF
MUSICAL GOODS IN PHILADELPHIA
Knabe, Guild, Vose & Son's Pianos.
Wilcox & White's Parlor and Chapel Organs.
Low Prices and Easy Terms.
All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.
F. A. NORTH & CO., 1308 Chestnut St

Browning, King & Co.
910 & 912 CHESTNUT STREET,
Offer Special inducements in
OVERCOATS.
We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:
Men's Chinchilla Overcoats at $6.00 and upwards.
Boys' Chinchilla Overcoats at $5.00 and upwards.
Children's Chinchilla Overcoats at $4.00 and upwards.
Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.
R. T. GOODRICH, Manager.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA, and No. 706 Broadway N. YORK.
Send for Catalogue, and kindly mention this paper.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.
ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

WHY ARCHITECTS, BUILDERS and ROOFERS SHOULD PREFER TO USE

Stamped and Guaranteed Roofing Plates.

Every sheet of "Gilbertson's Old Method Extra Heavily Coated and Camaret Brands guaranteed Roofing Plates is stamped, not only with the name of the brand, but also its thickness—IC or IX.

SHANKS & BARRETT—PRACTICAL TINNERS.

RICHMOND, VA., October 12th, 1886.

Messrs. MERCHANT & Co., Philadelphia, Pa.

Gentlemen:—In reply to your letter in reference to stamping Roofing Plates would say that we recognize it as the only way by which we can secure honest competition, and, therefore, we are certainly in favor of stamping all sheets.

We would say of your Camaret brand that we have been unable to find its equal in the roofing line.

Hoping you will succeed in your good work for honesty, we remain

Yours very truly,

[Signed] SHANKS & BARRETT.

WARLICK & WINGATE—ARCHITECTURAL SHEET METAL WORKERS.

ATLANTA, GA., October 9th, 1886.

Messrs. MERCHANT & Co., Philadelphia, Pa.

Gentlemen:—Your letter in regard to Guaranteed Tin Plates at hand. In reply will say we heartily agree with you that the system of stamping each sheet is productive of fairer competition, and a thing no reliable firm need fear.

It should be a pleasure to any honest man to be able to prove to his customers that everything he does is according to plans and specifications.

STAMPED SHEETS enable him to do this in the roofing business. You have done a good work. Keep on.

Yours truly,

[Signed] WARLICK & WINGATE.

MERCHANT & CO.,

525 Arch Street, Philadelphia. **182 and 184 E. Kinzie St., Chicago**

90 Beekman Street, New York.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

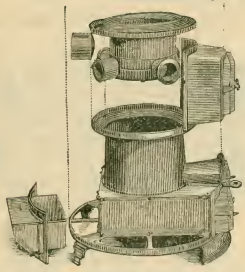
BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL, STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List.

GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST., PHILADELPHIA.

If you want a Reliable **PIANO or ORGAN** at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER, 1423 Chestnut St.

ESTABLISHED 1854.

—OUR—

READY-MADE CLOTHING

COMBINES

Elegance in Style,
Perfection in Fit,
Excellence of Material,
With Lowness of Prices.

Our Custom Department is full of the CHOICEST PRODUCTIONS of the mills of Europe and America.

We will purchase a good city property in exchange for clothing.

D. Klein & Bro.,

918 MARKET ST., PHILA.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 47. PHILADELPHIA, MONDAY, NOVEMBER 29, 1886. PRICE 15 CENTS

Items of News.

—The *California Architect and Building News* says that California architecture, first of all things, estimates the effect of earthquakes. The tallest buildings are treated, from foundation to roof, in view of the severest shock. Wood is largely used, and when it is substituted or supplemented by brick, stone or iron, a system of tie-rods and supports, intended to make the building earthquake proof, is used.

—The Exchange Building Association of Kansas City, Missouri, are about to erect a building for themselves and for other tenants, at an expense not to exceed $400,000, and have appointed a building committee with full powers to select and architect to carry on the work. This committee has invited Messrs. Burnham & Root, of Chicago, Geo. B. Post. of New York, and Peabody & Stearns, of Boston, to each prepare a sketch or preliminary design for the proposed structure, for which they will be paid the sum of $500 each. Notice has also been given, through the public prints, that the committee will receive and entertain designs by other architects not so invited.

—A prominent western architect, working under the eight-hour system, says of it: "I can't see, as far as I have been able to observe, that the building mechanics have improved their condition by the eight-hour system. Although they do not commence work until eight o'clock in the morning, I notice they come to the building at the old time, 7 o'clock, and stand around shivering in the cold until it is time for them to commence work. They quit at 5 o'clock, and instead of going home promptly at that time they generally spend an hour standing around the job talking, rarely leaving before 6 o'clock. Since the weather has become cooler, though, I see they leave promptly when the day's work is done, but how they spend the balance of the time I do not know."

—Profit-sharing in addition to wages is a true harbinger of the interests of capital and labor. It converts the industrial association of employer and employees into a moral organism, in which all the various talents, services, and desires of the component individuals are fused into a community of purpose and endeavor.

The dividend to labor is not usually an increase of pay, by a form of extra pay for extra services and an inducement calling them out, making an invaluable educational discipline, developing diligence, fidelity, caretaking, economy, continuity of effort, willingness to learn, and the spirit of co-operation. If labor gets an enlarged reward arising from an unusually favorable state of the market, it is not an injustice to capital (which, with no profit-sharing, gets all the increase). There is an element of venture and risk in the undertakings of labor, as well as in those of capital. While capital runs the risk of osing a part or all of its expected reward, so labor may have its wages reduced or lose employment altogether. The fortune of a suddenly good state of the market, then, ought to be shared in by labor.

—The result of a long series of recorded observations in ten different cities during 192 days, in which over 800,000 horses were observed, showing that on an average a horse traveled 583 miles before falling on asphalt, and only 413 miles before falling on stone; or, in other words, that for the same distance traveled there were 41 per cent. more accidents on stone than on asphalt. The gritty surface of the Trinidad asphalt pavement, due to the combination of sand and bitumen, is incapable of taking the polish which makes stone pavements so slippery. It dries quickly after a rain, and thus escapes the damp,greasy condition which renders wood so slippery. The recorded accidents among 36,000 horses passing over Fifth avenue, New York, in one week, were 5 falls on the Trinidad pavement in front of the Worth monument, 29 on the wood pavement near Thirty-second street, and 95 on the French asphalt in front of the Hotel Brunswick.

Gum and cypress wood is becoming popular in the south. One builder contracted a building entirely of these woods which took a beautiful finish. Cottonwood is also receiving some attention, one variety being hardly distinguishable from the best yellow pine.

Rosewood varies in color from light hazel to deep purple. Some specimens are as open in the grain as coarse mahogany, but the best qualities are cut into veneers. Frequently solid pieces are used in cabinet-making and upholstery. The harder kinds are very highly polished, but it seldom retains its lustre as long as mahogany. Single logs, cut into veneers, have realized from $500 to $600.

The time is not far distant when good cherry timber will be as difficult to obtain as good walnut is at the present time. The cherry forests of Pennsylvania, undoubtedly the finest in the country, are nearly exhausted, and about all that is left in that State is held by a few large operators who have advanced the price of the manufactured lumber to such a figure that in certain sections it has become a difficult matter to secure trade.

—One of the most difficult problems is to arrange ventilation flues so that they will work satisfactorily, and at the same time not afford a channel for conducting the flames to the concealed portions of the building. It is hardly necessary to say that the flues should be of fire-proof material, brick or fire-clay being preferred. Their joints should always be tight and they should never be of anything but masonry, except in the basement or in places where they are not covered or concealed, where they may be of galvanized iron. If desired, the hot-air flues may be dispensed with by using a compound coil radiator, placed under the window-sill and enclosed in a tin-lined wood or marble box, to which fresh air is admitted, either through an opening under the stone window-sill, or through a hollow sill placed just under the bottom sash. The heated air passes into the room through a register in the top of the casing. By this method a certain supply of fresh warm air is secured, and without the cost or inconvenience of numerous hot-air flues. By putting a small register at the bottom of the casing, the air in the room may be warmed before air is admitted from the outside and thus save fuel.

In the opinion of the writer this is the most practical method yet devised for heating offices, etc., above the first story. If proper flues and a motive power are provided for carrying off the vitiated air, good heating and ventilation are certain.

—It is perfectly useless to expect an improved condition of our streets so long as there is no system, under which the proper pavement can be laid with a moderate degree of assurance that it is not to be disturbed unless through imperative necessity. The fact is, our highway department seems to be running the streets on a free and easy basis, the railway companies unceremoniously rip and tear the streets as they please, and with an indifference truly surprising a permit is granted to about every applicant and the work of tearing up goes bravely on without even so much as a care taken, as to the manner the repaving is done.

On Ninth street, between Race and Vine streets, Belgian blocks have been laid so recently that the sand is hardly discolored, yet the Traction Company on Friday last was tearing up the newly-laid pavement. The sooner the streets are placed under control the better.

—From stoves to the hot air furnace is a long step, in respect both to convenience and cost—the latter being, to the great majority of small householders, an insuperable difficulty in the way of their adoption. The advantages, however, of a central source of heat for every room, instead of a dozen different fires, more or less, to tend every day, of having all the coal in one place, and the ashes, as well, and both in the cellar, where no carpets or furniture are soiled by them, the uniform, comfortable heat in every part of the house, without kindling a special fire to warm a particular room, the warmth through the halls, where there is no place for a stove, so that room doors can stand open just as in summer, without a cold draught from the halls, the freedom from smoke in the rooms, the more perfect combustion of fuel in one large fire, than where there are many small ones, the conveniences of heating, without losing the space which a stove takes in a small room, and the safety in respect to children, all these are so important and so patent that the hot air furnace, in one form or another, is almost universally used in houses of the better class, and, from present indications, it is likely long to hold its place in public favor.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 53 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

A. J. WEIDENER CHURCH LAMPS
ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
RENTS, SALES, MORTGAGES, ETC,

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken, Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 47. PHILADELPHIA, MONDAY, NOVEMBER 29, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, NOV. 29, 1886.

PHILADELPHIA ought to be proud to know that it has some dry goods merchants and wholesale and retail storekeepers who are able to teach Colonel William Ludlow about engineering, most especially concerning the value and fitness of the Schuylkill river as a source for our future water supply. A number of these gentlemen met in the office of a merchant prince, who certainly knows more about dry goods than he does about engineering matters, and decided that the present water facilities, with a little improvement, were sufficient for Philadelphia's future requirements, and that we can get along for the present. Col. Ludlow's thirty years' experience as an engineer seems to be of no account to these gentlemen. An intercepting sewer is to be the great cure-all for the filth which now finds its way into the water supply of Philadelphia. These gentlemen reached surprising conclusions. If the 700 people who die annually from typhoid fever, superinduced by impure water and unsanitary surroundings, could rise up from their graves, they would contradict these short-sighted conclusions. Every one knows that the intercepting sewer was ordered to be constructed in obedience to popular clamor and nothing else. Any engineer of standing knows that it will not do what it is expected to do. In fact, it is not expected to do more than to carry off the refuse matter from a small locality near the city. The great sources of pollution still remain, and the Schuylkill must continue to be nothing more nor less than a sewer of immense proportions. If these gentlemen have any reasons for upsetting the conclusions of such engineers as Ludlow and Hering, will they furnish their facts and reasonings to the people? They will be obliged for any light they can throw upon this problem that such eminent engineers have not as yet been able to furnish. The impression left upon the mind of the public is that they have some reason for saying the Schuylkill's supply is sufficient, other than that which appears on the surface. The facts are too few and too plain to make room for any discussion. The city is growing at the rate of 30,000 in population per annum. It is no prophecy to say that it could and would increase to fifty or sixty thousand population per annum under proper conditions. The Schuylkill Valley will grow in importance as a manufacturing section. Instead of one Manayunk we will have a dozen of them, and if one intercepting sewer will save us from the poisonous contaminations at Manayunk, we will need a dozen intercepting sewers to save us from the rest before many years.

There is no reason or sense in such short-sighted logic as advises us to be content with existing sources of supply. A remedy is demanded, and the intelligence of the people will not tolerate any trifling with the problem just at present. They may feel like settling questions nearer at hand, such as the gas question, but even with such pressing problems upon us, it is dangerous to delay a consideration of a more vital one than even these. The people are now awaiting the establishment of a municipal government upon a new basis.

The Bullitt bill will soon be in working operation. If existing evils are to be continued under it, there will be a protest, loud and long. The people want and demand more extended facilities and better water supply, and a freedom from political misrule which has cursed them for the past twenty years. Above all, they demand a more bounteous water supply. Our manufacturing interests demand it, the insurance authorities have called for it in vain, and the growth of the city is hindered for want of it. All these facts are patent. In the face of such facts a dozen or more gentlemen of local repute meet in a little office and throw cold water upon the only scheme and upon the only system which will furnish this city with an ample supply on the only terms within our reach. Let us ask these gentlemen when the city will be able to even complete its reservoirs; no one can answer. Every dollar that is appropriated to such a purpose is pinched. Our small pipes in the business section of the city do not afford a sufficient supply to put out a fire, and the insurance authorities in consequence are advancing their rates of insurance. They are obliged to do so. The evil will grow in magnitude. The question is one which will not wait on political considerations. Politicians may desire delay, but delay will cost us many valuable lives, the loss of large manufacturing interests, and certainly a serious and saddening waste by fire.

IDENTIFICATION will be required hereafter before city warrants will be paid.

BUILDING permits are decreasing in number; not that there is less building contemplated, but because builders do not like to be caught by cold weather.

CHEAP postage popularizes the mail service and increases its usefulness. It would be better to meet a $20,000,000 deficiency with an appropriation out of the surplus revenues than continue the present two cent letter postage rate.

THE fall crop of titley-benders (loose bricks in side-walks) is coming on, and although spring is the best time to find them plenty, they are plenty enough now in wet weather to suit most any one. Councils should pass an ordinance prohibiting the renewing of brick sidewalks.

ALFRED R. WOLFF, M.E., writes a very interesting article on BUILDING, commenting upon the investigations of Sir William Thomson, relative to the economy of heating buildings by means of currents of air. Sir William says that it might at first sight appear that the utmost economy would be attained if all the heat produced by the capacity of coals used were communicated to the air. He upsets this theory and points out that its apparent absolute limit may be surpassed, and a current of warm air may be mechanically obtained by a steam engine driven by fire which actually burns less coals than are capable of generating the required heat by their combustion. His investigations show that any substance may be heated thirty degrees above the atmospheric temperature by means of a properly contrived machine driven by an agent spending not more than about one-thirty-fifth of the energy of the heat thus communicated, the body drawing about thirty-four-thirty-fifths of the heat from surrounding objects. This principle is familiar in ice machinery. There is no creation proper, of heat, but the heat comes from the surrounding bodies. The ordinary steam engine covers about one-tenth of the steam generated in the mechanical effect. He describes a machine by which a substance can be raised thirty degrees

above the atmospheric temperature by the expenditure of one-eighth of the coal that would be required to produce the same elevation of temperature in the direct process. We will let the English investigator speak for himself, as he can do it better.

"Two cylinders, each provided with a piston, ports, valves and expansion gearing, like a high pressure double-acting steam engine, are used, one of them to pass air from the atmosphere into a large receiver, and the other to remove air from this receiver and discharge into the locality where it is wanted. The first, or ingress cylinder and the receiver, should be kept with their contents as nearly as possible at the atmospheric temperature, and for this purpose ought to be of good conducting material, as thin as is consistent with the requisite strength, and formed so as to expose as much external surface as possible to the atmosphere, or still better, to a stream of water. The egress cylinder ought to be protected as much as possible from thermal communication with the atmosphere or surrounding objects. The pistons and valve gearing must be worked so as to keep the pressure in the receiver below that of the atmosphere. If the cylinders be of equal dimensions, the arrangement would be as follows: The two pistons working at the same rate, air is to be admitted freely from the atmosphere into the ingress cylinder until a certain fraction of the stroke, depending on the heating effect required, is performed, then the entrance port is to be shut, so that during the remainder of the stroke the air may expand down to the pressure of the receiver, into which, by the opening of another valve, it is to be admitted in the reverse stroke, while the egress cylinder is to draw air freely from the receiver through the whole of each stroke on one side or the other of its piston, and in the reverse stroke first to compress the air to the atmospheric pressure (and so heat it as required), and then discharge it into a pipe leading to the locality where it is to be used. If it be required to heat the air from 50° to 80° Fahr., the ratio of expansion to the whole stroke in the ingress cylinder would be 18-100, the pressure of the air in the receiver would be 82-100 of that of the atmosphere (about 2.7 lbs., as the square inch below the atmospheric pressure), and the ratio of compression to the whole stroke in the egress cylinder would be 13-100. If one pound of air (or about 13¼ cubic feet, at the stated temperature of 80°, and the mean atmospheric pressure) be to be delivered per second, the motive power required for working the machine would be .283 of a horse-power were the action perfect, with no loss of effect by friction, by loss of expansive power due to cooling in the ingress cylinder or otherwise. If each cylinder be four feet in stroke and 26.3 inches diameter, the pistons would have to be worked at 26.1 double strokes per minute."

THE latest reports from cities East and West show that there is a good deal of new work projected which will be executed during the winter. The winter promises to be an open one; if it is a large amount of new work will go forward. There is a feeling that more or less trouble will be experienced next spring on account of wages, hours of labor, or trade regulations of one kind or another. There are a great many people who need work to be done running from one hundred to one thousand dollars in cost. Labor is generally cheaper in winter by twenty-five to fifty cents a day, and a good deal of this small work in the way of repairing and extension will be pushed through. Builders will endeavor to have matters settled this winter, so that when the Spring comes there will be no disputes to settle and no strikes to be encountered. It would certainly be a good thing for all parties concerned if the rates of wages and the hours of labor could be settled in January. Last Spring we escaped what otherwise might have been a very serious depression. Builders and investors were taken by surprise then and yielded to points, which, had they had proper notice they might not have conceded. They have been forewarned and will now see to it that they will not be placed at a disadvantage.

SCRANTON wants an elevated railroad. The citizens of Philadelphia want one, but will they get it?

BUDDENSIEK built wiser than he thought. A granite mansion of unquestionable strength, will be his residence for some time to come. The Albany N. Y. Court of Appeals has confirmed the judgment of the lower court.

LABOR organization is spreading throughout the city, but there is more or less complaint made from the unsatisfactory character of Trades Union management. A good many workmen expect too much from organization and many are impatient for results which cannot be realized in a day, month or year.

THE demands of sewage is a question which does not, but ought to, engage the attention of sanitary authorities and agricultural interests. In Great Britain and in Europe there is a vast amount of interesting literature upon this subject. Engineers are studying everything in connection with it, and when circumstances make it necessary for us to devote attention to it we will find a rich store of valuable information from foreign experience.

MEMBERS of the New York Real Estate Exchange, after having accomplished a great many more or less valuable reforms, are addressing themselves to more important problems. One of these involves the reform of real estate laws, or laws effecting real estate interests. One of the members asks this question. "Ought not the dower right of a wife, in real estate to be abolished?" His reason is, that it restricts free business in dealing in real estate. He asks: "Ought not all rights by the courtesy of a husband in his wife's estate, to be abolished also?" Third: "Is it not time to pass a statute authorizing a direct deed from a husband to his wife, or from a wife to her husband, instead of whipping the devil around the stump and going through the humbug form of deeding it first to a trustee and then the trustee deeding it over?"

Measures have already been taken to pass legislation on this question. The members have been asked to give their opinions on the desirability of such acts. It is surprising how favorably the circumstances have been received, prominent members answered, they have long been in favor of just such legislation. The project to have such laws passed is heartily endorsed, with here and there some limitations. What is good for New York might be as good for Philadelphia and Pennsylvania. What do our own real estate dealers think of such laws for our State. Will any of them favor us with an opinion?

FRENCH architects are giving a good deal of attention to questions effecting the building trades, both directly and indirectly. A well-known writer on architectural matters in Paris is arguing what to us seems a return of the old-fashioned way of putting in windows, viz., to run them up to the ceilings. He furnishes strong reasons for running windows up to the ceiling and shows that under the present system a great deal of light is excluded. He says that the smallest ray from the zenith, if it succeeds in squeezing through the window into the room, pours into it a direct light a hundred times superior to the gray light reflected from the opposite wall. In many of our houses, especially the finer ones, which have plenty of room, there is no need for care in this particular, but in the crowded localities it would be well if the hint was acted upon and windows were run clear to the ceiling. He goes on to show how much light is excluded by upholstery. While not condemning the use of heavy hangings he strongly urges that more light is more desirable than fine display.

THE Magneso-calcite Fireproof Company is introducing successfully a valuable fireproof material, suitable for lining between floorboards to act as a deadener of sound. They have various grades and qualities for fireproof purposes. Vulcan paint is one of the most valuable paints recently introduced. Where it has been used the fire risks have been reduced. Ulesote paint is another paint attracting attention of architects and builders. It was the paint used for covering the iron and steel work of the Statue of Liberty. Dixon's Silica Graphite paint is also a well-known paint with an excellent reputation. It is furnished for regular surface painting of trimmings for houses, outside buildings, metal or shingle roofs, bridges, locomotive work, agricultural implements, and, in short, for all exposed wood or metal surfaces.

THERE is a great demand in New York for real estate. Vacant lots are selling quickly. Several large estates have been broken up into building lots and have brought good prices. As a rule the prices realized are fair rather than exorbitant. Buyers, including builders and backers of building operations, are complaining that the price is a little too high. In the case of the Carrigan estate, which was a very large one, higher prices were realized than were anticipated by the heirs. The New York builders anticipate a great deal of Winter and early Spring work. Two or three land companies have been recently incorporated for the purpose of pur-

chasing, holding, selling, leasing and improving real estate and buildings. A great deal of building is being pushed to completion in the out-of-town localities. A great many fine suburban towns are attracting New Yorkers, and as a consequence, real estate is in active demand and bringing good prices.

HERE is an ideal parlor, as furnished by an English architect: "The walls should be paneled with frames of ebony filled with velvet of a rich violet color. There ought to be magnificent mirrors let in here and there in place of the velvet, and round the mirrors the ebony should be enriched with the most delicate carving. The chimney-piece should be of pure white marble sculptured by some great sculptor. All around the room silver candlesticks of exquisite design should spring from the ebony frames of the panels, each a separate invention." And further: "The furniture is to be of ebony with orange damask or gilded, with violet velvet."

Furnish us one at once!

WHY should the Pennsylvania Railroad Company donate transportation to a committee of Councilmen who are sent on the city's business to investigate fire-brick pavement? Such is the fact, however, as a sub-committee from the Committee of Streets and Highways started on Monday evening last for Steubenville, Ohio; Wheeling, W. Va., and Cumberland, W. Va., where the brick is manufactured. How does the Pennsylvania Railroad Company expect to be reimbursed for the expenses of the trip? It usually exacts the last farthing from its customers, and its love of Philadelphia is not so great that it can be expected to do so much for nothing.

THERE are indications that large consumers of materials of all kinds will shortly place large contracts for material. Just now manufacturers and consumers are uncertain. They recognize that there is an upward tendency in prices and they do not like to strengthen it by crowding in orders; at the same time feeling they may yet be obliged to do so. As an indication of this tendency the Lake Superior Copper Mining Companies last week placed contracts for between eight and ten million pounds of ingot copper for December and January delivery at 12 cents, the highest point reached this year. Several Lehigh Valley pig iron companies expected heavy orders for No. 1 foundry at $10.

WE are told that there is an entire absence of the professional jobbers and lobbyists about the departments at Washington. Large shipbuilding contracts are to be shortly given out, and it is said that nothing but square bidding is now in order. This will be welcome news to the body of bidders who heretofore had found themselves secretly deprived of work to which they felt themselves entitled. There is to be no favoritism hereafter. Every one who knows how government work has been done heretofore knows that there is great need of and room for improvement.

PHILADELPAIA, to all practical purposes, is at the mercy of the Traction Company. The Court's command to produce certain leases has formally been obeyed, but the Traction people are still defiant. These people are allowed to practically defy the law, the courts, and public opinion. Blockade after blockade takes place and nothing is done. The riding public are annoyed week in and week out with delays longer or shorter. No assurance can be given that this bad management will shortly be terminated. The Traction Company meantime is getting a firmer grip.

There is but one solution to this annoyance, and that is in the construction of an elevated or underground system; it must come to this sooner or later.

IT is a singular episode in the receipts of the Postoffice Department that notwithstanding rates on second-class matter has been greatly reduced, and the weight allowance on first-class matter has been doubled, yet the deficiency in the last fiscal year was $100,000 less than that of the previous year, when the old rates were charged. This is one of the strongest arguments for a one cent postage rate on letters that can possibly be advanced, for it is not at all unlikely that at a one cent rate the receipts would equal the expenses.

IN the face of the fact that the tax-payers get so little for their taxes, the present tax rate of $1.85 is quite enough. If the rate was higher, it would only afford greater opportunity for waste and speculation, as it is the affairs of the city could not possibly be in a worse condition. At every turn the tax-payer witnesses evidences of mismanagement and official neglect, he feels that his representative is subsidized or likely to be, confidence is destroyed and reform seems a delusion and a sham. Combinations, syndicates, and railroad magnates, are all powerful in defeating measures that would enrich the city, add to the comfort of its citizens and make Philadelphia worthy of its rank and place among the cities of the country.

An awakening must come, a realization of the necessities of home must take place or we must sink lower and lower.

We want a strong man at the helm, will we get him?

THE appropriation bills approved by the Finance Committee have about exhausted the tax limit. The item of $325,000 for main sewers is laid aside for the present, and only $50,000 will be expended on the branch sewers, inlets and man-holes. The sum of $25,000 will be allowed the Board of Health for the removal of nuisances and incidental expenses. Slight reductions were made in the Poor Department. The Water Department bill calls for $572,802, besides $1,860,000 for permanent improvements and extensions. The amount appropriated to the Public Building Commission is $600,000, instead of $1,205,000, the amount asked. Sub-committees were directed to investigate the applications for increases of salaries.

MISS ALICE FISHER is entirely too competent herself, and exacts an entirely too high grade of ability from her assistant nurses at the alms house, to suit many of the poor guardians who have friends and relations who might fill these positions, were it not for Miss Fisher's arbitrary requirements. Competence and ward politics never flourished together and they never will, one or the other must go under.

IF the citizens and tax-payers of this city desire to maintain their corporate rights, they must come to the front and emphatically make themselves understood, there is no use begging the question, the city is in the hands of the politicians, combinations composed of members of both parties working in unison for years in and out of councils, have like evil spirits concocted scheme after scheme, having but jobbing and robbery in their worst forms in view and our citizens are paying the penalty.

In many instances partisan newspapers have altogether abandoned the people, and to-day we witness an eminent journalist, whose caustic pen has done good work in the past, advocating, yes even recommending the iniquitous stealing of a cool hundred millions of the people's gas property.

THE city is frequently involved in expensive law suits, through the neglect of those whose duty it is to look after its interest. A suit for $20,000 is now being tried before a master, which was brought by Thomas H. Belcher, the dry goods merchant at Eighth and Filbert, for damage to his goods, which was occasioned by the defective construction of a culvert at the corner of those streets, and now Chief Inspector Martin, of the Board of Health, has reported a number of inlets throughout the city as being defective, and needing cleaning. The Board declared all of them nuisances, and referred them to the Highway Department.

AT a recent auction sale of real estate held in London, under the direction of the Court of Chancery, 260 leasehold houses producing about $5,500 per annum, were sold. These were divided into 109 lots, and were sold for £51,842. Improved leasehold ground rents, amounting to £1115 per annum, realized £17,925. A freehold house on High street, Shoreditch, let at £120 per annum, sold for £2,950; and a freehold ground rent of £20, secured on houses at Kingsland, realized £850. There was a large attendance on each day, and the competition for many of the properties was very keen. The tenants were in many instances the purchasers. The total amount realized was £73,567.

ACCORDING to an extract taken from a Japanese paper, that nation has some peculiar laws governing the sale of its public lands. The main purpose seems to be to exclude the land speculator altogether. To prevent speculation one person is allowed to purchase about eighty acres of agricultural land, only. Official inspections are frequently made with the view of compelling owners to apply their land to the purpose announced originally. Land does not become the actual property of its cultivator until ten years have expired, and all land not utilized as originally designated reverts to the government. During the ten years of probation the holder has the use of the land free of rent and taxes; at the expiration of this period he can purchase it at $1.25 per acre.

West Philadelphia is to have a $250,000 iron works. A three-story machine shop 75x261 feet will be erected on an eight-acre tract near Marion avenue and 58th street. Two hundred men will be employed. Machinery of many kinds, including vertical and horizontal engines, will be made, and machinery for gas making by the Hanlon & Ledley process will be the specialty. Five capitalists and machinists are interested, viz: Wm. L. Elkins, Jr., Martin Maloney and C. K. Robinson of Philadelphia, and B. W. Gust and Edwin A. Moore of Reading.

A Problem—the solution of which will prove of great interest to the manufacturers of steel all over the world,—is to be solved by Henry Disston & Sons, at Tacony. This enterprising firm contemplate the erection of a gas plant with the view of supplying gas fuel to their different departments, and if the adventure proves successful they also contemplate furnishing gas to the inhabitants of Tacony for fuel and lighting purposes. The risk attending this experiment is nothing compared with that which this firm would take by a removal to Pittsburg, in order to obtain the advantage of natural gas.

Light, heat, and power, by wholesale is to be furnished in a few months by a company recently chartered with a capital of $1,000,000. Among those identified with it are Jamison, Little, Swain, Huey and Dechert, all well known names. Contracts have been made with the Edison Company of New York. The incandescent system will be used. The plan is to at first erect two plants at a cost of $400,000 each in some central locality, and subsequently to extend the system throughout the city as it is found to pay, each plant covering perhaps eight blocks or more. This will supercede the present system and enable all who want light, heat or power to have it. No sites have been purchased as yet, but the active men in the Company have their eyes on what they want and are quietly picking up bit by bit.

As to the practicability of such a scheme there are no doubts. The people are ready for it and the only difficulty will be the price at which accommodations will be furnished. The Company is in danger of making its greatest mistake right here.

In a pastoral letter recently issued by Archbishop Corrigan, of New York, he touches in the most sensible manner upon the right of property in land, and in a simple although thoroughly logical way he says that although God made the earth for the use of all mankind, it was left to reason to determine whether its possession was to be in common or by individual ownership. Such determination has been, and is, that man can by lawful acts become possessed of the right of ownership in property, and not merely of its use, the reason being because a man is strictly entitled to that of which he is the producing cause, to the improvements he brings about in it, and the enjoyment of both. The learned Archbishop also says that the evil which needs redress is the trampling on the rights of the toiler, and the snatching from his grasp the fruits of his labor, but that redress for this can never be brought about by denying a fundamental right or perpetuating a radical wrong. The core of Henry George's apple is lost sight of in most criticisms, however, viz., that the unearned increment belongs to the users of the soil. At present a man buys land, holds it for five, ten, or twenty years, and sells it for ten or twenty times what he paid for it. It is this unearned increment that George is opposing.

Council Doings.

A sub-committee consisting of Messrs. Warwick, Smedley and Graham have been instructed by the sub-committee having in hand the metropolitan bill, to confer with the Chief Engineer and the City Solicitor for the purpose of having inserted in the bill now under consideration such provisions as may be necessary to protect the interests of the City. This committee, if it obeys the public bequests, will allow no far-fetched objections to stand in their way. Our city officials and Councils also can take a hint from what is going on in New York City. The judicial proceedings in which certain aldermen are defendants are attracting the attention of the people of Philadelphia at this time because they have vital interests at stake, which they do not propose to see sacrificed. Dishonesty at this time is dangerous. The public believe that there is a too great willingness on the part of Councils to be guided in their deliberations by the dictations of combinations, syndicates and companies seeking important franchises. The general public is not mistaken. Their interests will not be subserved unless they are on the alert.

The Survey Committee opened bids for sewer building. The lowest bidders were: For sewer on Seybert street, between Eighteenth and Nineteenth, B. McNichol, $1.78 per foot; Fifteenth street, from French to Fontaine, P. C. & T. McEntee, $2.09 per foot; Berks street, from Seventeenth to Eighteenth, J. McParland, $2; at Sixteenth and French streets, M. C. Hong, $2.05.

Ordinances for the following new sewers were ordered to be returned to Councils with a favorable recommendation: South College avenue, from Twentieth street west; Twenty-ninth street, from Stiles to Jefferson; Twenty-sixth street, from Girard avenue to Poplar; Thompson street, from Twenty-eighth to Thirtieth; Jefferson street, from Twenty-eighth to Thirtieth; Carleton street, from Fifteenth to Sixteenth; Eleventh and Nevada streets; French street, from Fifteenth to Sixteenth; Ployd street, from Cedar lane to Haines; Bringhurst street, from Germantown avenue to Mercer street and Frankford avenue, from Paul street to Foulkrod.

It was agreed to return to Councils for reference to the Highway Committee the ordinance providing for the building of a bridge over Poquessink creek.

Lumber Notes.

The lumber reports from all sections of the country are much the same. A great deal of business is being done. Syndicates are being formed for the purchase of pine land in the Northwest. A speculative movement seems to be in progress there and if it means anything it means that pine land is advancing in value. If there is anything behind this it is that lumber territory in other sections of the country will soon come into market. Large quantities of lumber are being shipped all over the West. Extensive shipments have been made to Eastern markets during the past thirty days. Dealers are stocking up, and nearly all of our local lumber dealers are well supplied with lumber for the next month or two. Firm prices are quoted and the figures realized this fall are somewhat better than they were at the opening of last winter. Not quite as much business has been done recently on account of the advance of freights. Previous to that, large contracts were placed, and shippers and dealers now feel like letting a little more time elapse before they put in more large orders. The railroad companies are heavy purchasers. The New York Central and Pennsylvania and the Baltimore & Ohio have all made heavy purchases. Lath and shingle are in good demand.

The hemlock market is stiff, and prices are advancing. Pennsylvania mills are crowded with orders, and all along the line comes word, "take no more orders except at good advances over last month's prices." This condition of affairs renders consignment profitable, as dealers are now ready to offer more than the sellers asked a few weeks ago. Actual sales of joist have been made at $13 a thousand, and boards have been placed at $13.50, and wall strips and half joist at $12 to $12.50. New York state mills report that they will be able to fill orders taken, but some of the dealers are becoming nervous and inclined to doubt the promise, a condition that creates a better sale for Pennsylvania stock.

The demand for oak for car purposes is very heavy. The New York Central Railroad Company is in the market for 1,000,000 feet of oak for car purposes. Furniture dealers are large buyers of plain oak, cherry and walnut. The entire lumber market will continue strong throughout the winter as stocks are not likely to be in excess of the actual and urgent market requirements. The winter outlook according to the opinion of our best posted lumber dealers is good and every confidence is felt by those who have large orders out for early winter shipments from primary markets. The receipts of yellow pine continue heavy and the Southern mills are crowded with orders. A good deal of saw mill and planing mill machinery has recently been put up and it is the intention of owners to hasten forward with milling operations because of the excellent prospects and strong inducements which are presented on every hand.

—On the 26th instant the statement of the Treasurer showed gold, silver, United States notes and other funds in the United States Treasury to-day to be as follows: Gold coin and bullion, $252,950,320; silver dollars and bullion, $188,161,968; fractional silver coin, $25,819,955; United States notes, $37,100,767; national bank notes, $223,670; national bank notes in process of redemption, $2,225,251; deposits with national bank depositories, $13,202,391; total, $519,684,322. Certificates outstanding—gold, $91,047,519 silver, $104,258,922; currency, $7,035,000.

A New Cinder Brick.

The Delaware Concrete Works, Wilmington, Del., are introducing into the market a Cinder Brick; the principle material is cinders from soft coal which when combined with the rest of the composition renders it very light making a porous composition which has the following advantages over clay bricks—first, when used in lining of press-brick fronts makes a dry and fire proof wall. Secondly, a wall of these bricks may be white coated without plastering it, and will do away with stripped and studded walls, as the bricks will absorb little if any moisture and thereby give a splendid white wall, in which nails may be driven like in hard wood leaving no holes when broken off larger than the nail taken out. Third, when walled together become one solid mass and hardly separable, common morter is only necessary to unite them—a wall built of these bricks may be immediately white coated and will quickly dry, wainscoting or any wood may be nailed to it without plucking the walls. The bricks are all uniform in quality, and no cracked or defected material is sent out, unlike clay they will not shrink, they are fire proof and may be made to any shape, they will make a solid arch and cost much less than terra cotta and will not weigh more than 80lbs. to the cubic foot including mortar joint, these bricks can be made light or heavy, to suit the purpose required for, and will stand as much or more pressure than the ordinary clay bricks.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ACKNOWLEDGMENT.

An acknowledged deed is evidence of seizin in the grantee, and authorizes recording it; while an unacknowledged deed is good only between the parties and subsequent purchasers with actual notice. An acknowledgment of a deed cannot be taken by any one who has an interest therein.

ADVERSE POSSESSION.

When both parties claim under the same title; as, if a man seized of certain land in fee have issue two sons, and die seized, and one of the sons enter by abatement into the land, the statute of limitations will not operate against the other son; for when the abator entered into the land of his father, before entry made by his brother, the law intends that he entered claiming as heir to his father, by which title the other son also claims, and therefore cannot claim title by adverse possession.

DEED (CONSTRUCTION OF).

The construction of deeds is favorable to their validity; the principal includes the incident; punctuation is not regarded; a false description does not harm; the construction is least favorable to the party making the conveyance or reservation; the habendum is rejected if repugnant to the rest of the deed. (The habendum limits and defines the estate which the grantee is to have.)

EASEMENT.

A privilege which the owner of one adjacent tenement hath of another, existing in respect of their several tenements, by which that owner against whose tenement the privilege exists is obliged to suffer or not to do something on or in regard to his own land for the advantage of him in whose land the privilege exists.

ESTATE FOR LIFE (HOW CREATED).

Estates for life may be created by act of law or by the act of the parties. In the former case they are called legal, in the latter convential. The legal life estates are estates tail after possibility of issue extinct, estates by dower, estates by curtesy, jointures.

GROUND RENT.

In Pennsylvania it is real estate, and in cases of intestacy goes to the heir. The interest of the owner of the rent is an estate altogether distinct and of a very different nature from that which the owner of the land has in the land itself. Each is the owner of a fee-simple estate. The one has an estate of inheritance in the rent, and the other an estate of inheritance in the land out of which the rent issues. The one is an incorporeal inheritance in fee, and the other is a corporeal inheritance in fee. The owner of the rent is not liable for any part of the taxes assessed upon the owner of the land out of which the rent issues

TENANT.

A tenant for years who assigns his whole estate in the term, reserving rent, cannot distrain for it unless the right of distress be expressly reserved.

A mere removal, in the daytime, without the knowledge of the landlord, is not fraudulent.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE property 1604 N. 15th street, sold for $10,500.

No. 2126 Mervine street was sold this week for $3,300.

2010 COLUMBIA AVENUE is being altered into a fine store.

1623 NORTH 18th street was sold for $6,500, to C. H. Shomaker.

THE old "War Office Hotel," at Merion Square is to be rebuilt.

THE demand for lumber by builders was never greater than now.

S. B. MCDOWELL is erecting a club stable on Gratz below Berks street.

THE dwelling and lot, 53x88, No. 1514 York avenue, sold for $5,000.

SAMUEL GARRIGUES is to erect five houses at White Hall, Chester county.

THE three-story brick dwelling, No. 1020 Race street, 20x170, sold for $8,650.

J. B. KIRBY is erecting three three-story houses on 39th and Baring streets.

THE Lower Merion Baptist Church is to be enlarged and otherwise improved.

MARTHA J. MILLIGAN, of this city, has purchased a building lot at Ridley.

HORACE HOWARD FURNESS will build a seaside residence at Point Pleasant.

JOHN C. TULLOCK, of this city, has bought several lots at Prospect Park, Ridley.

THE Hampden Fire Company of Reading, will build a handsome engine house.

JOHN L. GALLOWAY has bought several lots at Ridley Park for building purposes.

C. C. MOORE is erecting 35 houses on Fairhill and Lehigh Ave., two and three story.

THE Arlington Cotton Mills, at Wilmington, Delaware, will erect a large woolen mill.

A DWELLING on south side Fairmount avenue, east of 16th street, 24x114, sold for $11,500.

ISAAC CLOTHIER contemplates extensive improvements to his property at Wynnewood.

ABOUT $18,000 of unpaid Reading city taxes will be put in the hands of collectors next week.

HENRY S. CATTELL purchased the property east side of Broad street, below Brown, for $15,750.

PARKER avenue, between Collingwood and Darby, is to be opened and improved with dwellings.

A NEW jail building at Carlisle, Pa., has been recommended by a grand jury of Cumberland county.

THE Wayne Building and Loan Association was chartered on Wednesday, with $500,000 capital.

JOHN P. CROZER has bought a large tract of land in Upland, Delaware county, which he will improve.

GEO. GIBSON is erecting 9 nine-room houses on 17th street, three on Berks, and three on Monument avenue.

WILLIAM ALSTON GORDEN, of this city, has bought grounds in Upper Darby, which he will build upon.

THE Real Estate Exchange has elected Richard M. Hartley Treasurer, and James L. Stevenson Secretary.

MESSRS. ODNOLD, of Merion Square, contemplate a number of handsome building improvements there.

THE improvements to the Allen A. M. E Church, Lombard street, above Nineteenth have cost over $5000.

THE South Pittsburg Railway & Iron Company has purchased 27000 acres of land in north-eastern Alabama.

1424 NORTH 16th street, $15,100, to E. T. Maguire; 1712 north 18th street was purchased by Mr. Seeley for $9,500.

THE Pennsylvania Building and Loan Association, of Roxborough, has been chartered with a capital of $1,000,000.

No. 1540 Wellington street, was sold by Mr. C. Harry Shoemaker, for $3,800; also 1541 Centennial avenue, for $6,800.

RUMOR has it that John Mundell, the shoe manufacturer in this city, will erect a large factory at Beverly, New Jersey.

E. H. CLOUD is building ten three-story houses, eight on south Chester avenue, and two on 42d street, all highly finished.

THE congregation of the Simpson Methodist Episcopal Church at Altoona contemplates building another church edifice.

THE Pennnsylvania Granite Company, near the Falls of French creek, has offered its creditors 80 per cent. of its indebtedness.

THE Builders' Exchange of Pittsburg, has proved a great success. Nearly all the local employers' building trades have promised to join it.

THE new building of the Bryn Mawr College will be ready for occupancy about the first of the year. It will be a very handsome structure.

ARCHITECTS are having considerable fun out of the mint in this city which, being designed after a Grecian Temple looks very odd with a Mansard roof.

No. 1726 North 8th street, frame house and lot, was sold for $1,700; the lot is 15x104 and will have a fine house erected on it on Eighth street, with stable in rear.

PRESIDENT GEORGE PHILLER, of the First National Bank, has bought a tract of land at Haverford College from James C. Booth, and will build another residence.

ENON HARRIS, JR., Darby's borough surveyor, is about engaging in the dividing of a tract of land at Yeadon into building lots. It is the property of Wm. B. Bullock.

HENRY ABBOTT, of Chester, will erect eight brick dwellings in that city. Extensive improvements will be made by the Lincoln Manufacturing Company of the same city.

THE town of Hamburg on the line of the Pennsylvania Schuylkill Valley Railroad, has been visited by a large number of capitalists, with a view to locating manufactories there.

JOHN F. BETZ is doing considerable in the building line. His country seat, "Betzwood," Montgomery county, is to receive many building improvements.

PHIL. J. WALSH has purchased twenty-five seven-room houses on north side Chadwick street, between Moore and Morris streets, and also twelve houses on opposite side. Prices not given.

C. C. CARMAN is building six three-story houses on 19th above Monument street; also six on Gratz, street (three-story), also ten two-

story houses on Charles Ave., between 19th and Gratz streets.

AT auction, the three-and one-half story office building, 913 Walnut street, lot 25x120, sold for $19,000; also three-and-one-half-story brick dwelling, 1120 Walnut street, 23½x100, sold for $21,000.

THE real estate of the late Phineas Paist, in Easttown township, Chester county, in full view of Berwyn and Devon stations is for sale and, when purchased will undoubtedly be improved with dwellings.

THE Pennsylvania Building and Loan Association of Roxborough, Philadelphia, capital $1,000,000, and the Reading Eagle employes' savings fund, of Reading, capital $100,000, were granted charters at the State Department, recently.

IT is reported that Governor Pattison and Judge Gordon have purchased adjoining houses of C. C. Moore, situated on Chestnut street, east of 37th street, at the cost of $12,000 each. They are on the south side and have fine marble fronts.

THE late Roger Sherman, of the printing firm of Sherman & Co., left personal effects of $207,072.37. This does not include his interest in the above firm and in the firm of J. M. Stoddart & Co., as they cannot be correctly estimated at the present time.

EIGHT acres have been purchased at Fiftieth street and Merion avenue, West Philadelphia, by the Pennsylvania Iron Company. New works are to be erected. The capital stock of the Company amounts to $150,000. The business of the Company will be the construction of gas machinery.

MR. H. R. SHOCH has just disposed of the following buildings: Eight seven-room houses on Crosky street, for $3,000 each; three on 23d street, for $4,500 each; also two corner stores on Tarley and Berks streets, one for $4,500 the other $5,500; also seventeen houses on Ringgold and Taylor streets, for $2,000 each.

THE firm of Wm. Stewart's Sons, of Philadelphia, now operating a tapestry and curtain manufactory on Walnut street above York, Pottstown, has bought three lots of P. L. Egolf, Matt. Geist and Dr. W. H. Eck, on the Laird farm, east of Pottstown, on which they propose to erect a large new building in which to conduct its business.

MR. W. A. LEVERING has just disposed of two lots of land on Lehigh avenue, between 31st and 32d streets, with a frontage on Lehigh of 575 feet by 1027 feet, to Odd Fellows' Cemetery Co. for $70,000. This property will join up to their northern cemetery known as the "Mount Peace Cemetery." It is their intention shortly to build a chapel, fine archway, and wall it round on two sides.

THE increase going on in Philadelphia in the erection of dwellings is something almost marvelous. The present season, allowing a fair estimate for the remainder of the year, the number will foot up 6,335 dwellings. In the six years that have elapsed since the census was taken in 1880, there have been added to the dwellings in Philadelphia as follows: 1881, 2104; 1882, 2,280; 1883, 3,626; 1884, 4,255; 1885, 5,406; 1886, 6,336; total, 24,206.

WM. CRAVEN & SONS, 1546 north 7th street, have just disposed of the following properties: 2931 and 33 Orkney street, four-room houses, for $1,350 each; also 2908, 22 and 24 Lawrence street, five rooms, for $1,600 each; also 2240 Leithgon street, five rooms, for $1,300 each; also 2424 and 26 Bodine street, (five rooms,) for $700 each; 2206 north 28th street, dwelling and slaughter house, for $3,400; also 1604 Columbia avenue, three stories, for $7,400.

—A series of paints, which are made ready for use simply by the addition of cold water, have for some time past been successfully introduced abroad, the paint thus produced drying, it is stated, with a fine, hard surface, which, although mixed only with water, is impervious to rain and uninjured by frequent washings, even with diluted disinfectants; as oil and turpentine are also dispensed with, these paints have the additional advantage of being free from objectionable smell. They can be used for exterior work on wood as well as on brick, plaster, iron or stone, and for interiors they are of course peculiarly applicable. The paint can likewise be reduced by oil, which produces a hard and glossy surface. It is thought that non-poisonous and washable paints will prove of peculiar adaptation for tropical countries generally, where cleanliness and freedom from infection are particularly requisite.

—D. & P. McNichols has been awarded the contract for building a sewer on Fifteenth street, from French to Fontaine, at $1.78 per foot.

Building Permits.

John Mander, 2641 Germantown ave., two 2-story houses, 16x50, Huntingdon st. and Lehigh ave.

Brocklehurst and Ewing, 523 West Norris st., a 2-story market house, 70x156, Third st., and Girard ave.

George Kessler, 1333 Marshall st., a 2-story office, 18x32, Fifth and Columbia ave.

Cunningham, 2417 Huntingdon st., 2d-story bathroom, Huntingdon st., near Gaul, 12.6x12.6.

G. T. Gibbons, 2248 Master st., six 2-story houses, 14x30, Marshall and Tioga sts.

Daniel Jacoby, Blue Bell Hill, two 2-story houses, 16x42, Nice ave., and Town Line Road.

Humphrey Donahue, 310 St. John st., a 3-story building, 16x23, 310 St. Jon st.

F. H. Henry, 1713 Columbia ave., 3-story back building and front alterations, Columbia ave., near Fifteenth st., 17x27.

Friel & Simpson, Nineteenth and Wharton sts., three 2-story houses, Tasker and Mole sts., 16x45.

A. C. Wagner, 431 N. Fourth st., 2-story boiler and refrigerating machine factory, Trenton ave., and York st., 33x20.3.

A. E. Wagner, 431 N. Fourth st., 3-story ice-house, Queen st., below Baird, Germantown, 27x33. Also, 2-story stable, Baird st. below Queen, 15.6x21.6. Also, 2-story brew-house, Queen and Baird sts., 40x26.

A. Hindle, 1522 N. Twenty-first st., front alterations 2010 Columbia ave., 18x27.

G. F. Payne & Co., Sansom st., new front and underpin 140 Thompson st., 18 ft.

M. Schmid, 217 Walnut st., alteration and lay floor in cellar 2 feet lower, Oak st. near Wood, 32x44.

J. Simpson, 1719 Christian st., ten 2-story houses, Bateman st. near Reed, 14.6x40.

J. J. Torpey, 2666 Kensington ave., three 3-story houses, Lehigh ave., near Orkney st., 15 and 14½x51. Also, two 2-story houses, Orkney st. above Lehigh ave., 15.6x34.

William Tecklenberg, 1604 Cadwalader st., two 2-story dwellings, west side of Tyson st., between Lehigh ave. and Huntingdon st., 16x27.

John Owen, 52 Springer st., an additional story to a dwelling rear of 5742 Germantown ave.

J. E. Jeffords, 2027 Walnut st., an addition to a factory on Tilton st., between Lehigh ave. and the Philadelphia and Reading Railroad, 17x48.

William Rusling, Frankford ave. and Poplar st., front alteration.

L. Schwab, 940 N. Sixth st., 2-story back building, 172 Girard ave., 12x12.

JUDGMENTS.

PHILADELPHIA.

ENTERED November 19, 1886.

Black Robert—J Rubensteine 3 S 86 141 47
*Bell Thos R— J Malseed Bell 3 S 86 129 170
*Bell Thomas R—J Malseed Bell 3 S 86 130 160
*Bell Thomas R—J Malseed Bell 3 S 86 131 32
Croft Samuel, Allen Geo W—John Clark 2 M 85 853 ..... ver 700
*Craighead Alfred—Chas Class 3 S 86 137 107
*Crawley J—Saml E Cheeseman 3 S 86 140 301
Eagle Conrad M L—Penna. Co. &c. 1 S 86 79 29
*Ebert John A—John Geo Ebert 3 S 86 148 1143
*Ebert John A—Fredk J Ebert (Execution issued) 3 S 86 147 6272
*Ebert John A—John Geo Ebert 3 S 86 148 1143
*Ebert John A—F J Ebert 3 S 86 149. 495
" " —Jacob Ellwanger 3 S 86 150 500
*Ebert John A—Caspar Heileman 3 S 86 151 2500
*Ebert John A—John Haug 3 S 86 152 750
*Ebert John A—E O Zurn 3 S 86 153 165
*Ebert John A—Buess & Co 3 S 86 154 600
*Ebert John A—Geo I Saffon 3 S 86 155 3000
*Ebert John A—8th Nat. Bank 3 S 86 156 2500
*Ebert John A—Brown DeTurk & Co 3 S 86 157 1950
*Ebert John A—Benj H Shoemaker 3 S 86 158 1500
*Ebert John A—A L Rapp Sons 3 S 86 159 1100
*Ebert John A—D L Crosscup 3 S 86 160 1100
*Ebert John A—Chas C Reed 3 S 86 161 900
*Ebert John A—H H Barton 3 S 86 162 730
*Ebert John A—Chas Este 3 S 86 163 2125
*Ebert John A—Burns, Silver & Co 3 S 86 164 450
*Fogarty John—Chas Henry Reed (Bond and Warrant, Execution issued) 3 S 86 139 3000
*French H B—Emily N Stocker (Bond and Warrant) 3 S 86 165 2800
*French H B—A M Stocker (Bond and Warrant) 3 S 86 166 411
Guillou Rene—First Nat Bank 2 J 85 810 ..... ver 9044
Griffiths A J, Pancoast Richd M—M Coon et al 2 S 85 407 ..... ver 533
*Holmes Saml C—Chas P Hayes (Attachment Execution issued) 3 S 86 127 3309
Hestonville Rwy Co—D Toffner 4 S 86 241 ..... ver 300
Kent Danl H—J H Hutchinson 1 S 86 75 14,166
Kent Danl H—J H Hutchinson 1 S 86 76 6538
Leib Louis and Barbara—G Zinger et al 3 J 85 133 ..... ver .06
*Lewis Mary and Margt—Saml T Fox 3 S 86 135 65
Meloney Chas P—John Collins 3 J 85 136 ..... ver 610
Mayer Wm C—City to use D C J 71 20 ..... ver 233
Megargee Margt C—Jno A Bruner 2 S 86 334 ..... ver 1070
Morrison Jas F, Kildare Wm P, Fox Saml T—J M Armstrong et al 2 S

85 461.....ver 497
McMann Margt—Jas Garnier 3 S 86 133..... 75
Quaid John J—Jos G Boyd (Execution issued) 3 S 86 125..... 39
*Ryder Wm—Geo M Christian 3 S 86 128..... 48
*Rhoads Gilbert—Michael Meehan (Bond and Warrant) 3 S 86 141..... 1440
Southworth Frank A, Bulkley Marcius S, Williams Albert S—D P Dietrick 3 S 86 136..... 40
Spead Mrs E M—Theo Pohlig 1 S 79 821..... S F
Sauter Wm F, Sauter Johanna—Memorial B. and L. (Treasurers Bond) 3 S 86 138..... 1000
*Thomas W Harmon—A Lewis Smith 3 S 86 169..... 150
The Press Co—P Snyder 1 D 84 575 .....ver 115
Travis Wm H—Caroline E Loth 2 D 85 675.....ver 114
Taylor Harry—Otto Baerlein 3 D 85 414.....ver 178
*Vandegrift Wm, Fetter Snowden—R Blum B. and L. (Bond and Warrant) 3 S 86 134..... 360
*Windsor Joseph—J B Jardella 3 S 86 145..... 25
Worthington John S—A Beitney 1 S 85 840.....ver 128
*Wagner Wm H and Saml Jr—Wm Wagner 3 S 86 132..... 400
*Wilkinson Elias P—W R Nicholson 3 S 86 143..... 700
Zinger Gottloeb and Christiana—Louis Leib et al 3 J 85 143.....ver .06

ENTERED November 20, 1886.

Bailey Edmund, Maxwell John—E S Bortel & Co 1 M 86 30 (2) M L D .....
Brown James—A J McQuade 1 S 86 229..... 6927
Berrell John—B F McFillin 2 S 86 570..... 172
Boucher Robert—W S Cunliff & Co D C S 72 2130..... .....
Beittenmiller Henry W—L Lowenstein et al 1 D 79 439..... 517
Baldt John H—J D Sergeant 2 S 86 177..... 4338
Buck Francis B—Nat Security Bank 2 S 86 230..... 146
Barnstein Louis—Wm C Orr et al 2 S 86 150..... .....
*Bavistow Wm—Est C W Seary 3 S 86 181..... 500
Clark Patrick and Jas—Phila & Reading Co (Execution issued) 3 S 86 175..... 400
Crouse Joseph—Phila. & Reading Co 3 S 86 176..... 400
Coulter Nicholas and Dorcas—Ida Silberman 2 S 86 181..... 688
Cross Wm G—W T Linderman 2 S 86 192..... 404
Cox Elizabeth N—Jos Chapman 2 S 86 227..... 218
Creveling Warren S—W P Ellison et al 2 J 86 609..... 175
Coulston Jesse C—John W Coulston 1 S 86 133..... .....
DeSaville W W—Spring Garden Nat Bank 2 S 86 250..... .....
*Drumeller G W—B Frank Raule & Co (Execution issued) 3 S 86 178..... 110
*Daudert Gottlieb, Wertz Henry E—Edwin A Roth (Bond and Warrant) 3 S 86 182..... 250
*Ebert John A—Daniel Buck (Execution issued) 3 S 86 177..... 25,000
Forbes Wm—Phila. Trust Co 2 S 86 258 (2)..... 30
Garman Jackson—M Myers 4 S 81 136..... .....
Glosser F L—M Heilbron et al 2 S 86 355..... 109
Hutchinson Edward—Henry Williams 2 S 86 84..... 231
Heussler Christian—Independence Nat. Bank 2 S 86 213..... .....
Haldeman J Clayton—Excelsior Brick & Stone Co 2 S 86 239..... 101
Holloway H A—Spring Garden Nat. Bank 2 S 86 248..... .....
Holl Benj F and J Edgar—M E McDowell 2 D 80 201..... 1049
Holl Benj F and J Edgar—M E McDowell 2 D 80 323..... 2463
Holl Benj F and J Edgar—M E McDowell 4 D 80 35..... 2253
Holl Benj F and J Edgar—M E McDowell 4 D 80 430..... 2923
Halfmann W D—Merchants Nat. Bank 1 J 86 656..... 345
James Thos C—R Garden et al 2 S 86 268..... .....
Knight Warren P—Frank Toomey 2 S 86 78..... 262
Krutzi Fredk—S J Weaver & Co 2 S 86 251..... .....
Koella Julius—Jas Strong & Co 2 S 86 313..... 166
Klinger John W—Jos R Bacon et al 2 S 80 390..... 387
Lynch Edwd J—Phila Nat Bank 2 S 86 352..... 122
Landis H E—Nat Security Bank 2 S 86 235..... 306
Limbert Harry A—A Lelar & Co 2 S 86 243..... 213
Lilienthal Theresa—H T Plate 2 S 86 223..... 123
Lieder Alexr—Nat Security Bank 2 S 86 234..... 500
McAlister W Mitchell—L Sussfeld 2 S 86 95..... 334
McKeone & Son Soap Mfg Co—Jas Maguire et al 2 S 86 119..... .....
March T—Nat Security Bank 2 S 86 233..... 588
Merillat Wm C—Nat Security Bank 2 S 86 237..... 145
McNeile John H—Nat Bank Republic 2 S 86 261..... .....
McNeile John H—Central Nat Bank 2 S 86 334..... 731
McLean Geo, Ritchie M H—Geo H Boyd & Co 2 S 86 343..... 146
Matlack Chas D—Geo W Hill D C D 70 376..... 15,531
Martin Joseph—C F Grosholz 1 S 86 228..... 397
Noar Leberman—Wm Schroeder et al 2 S 86 306..... 2573
Neil Wm—H Van Bell & Co 2 J 86 228..... 609
Newell Robt and Henry—Nat Security Bank 2 S 86 232..... 157
Olsshossky Jacob—Henry Lissa 2 S 86 154..... 131
O'Rourke Michael—Geo Junkin 2 S 86 318..... .....
Peterman J M D—T W Patchell 2 S 86 302..... 206
Post Isaac M and Mary P—Wm Weightman 2 S 86 205..... .....
Phila Tool Co—J W Paxton 2 S 86 226..... 281
Paynter John C—J M Vance 2 S 86 173 & 4 each..... 864
*Richards Isaac—Murray Gibson 3 S 86 183..... 84
Robertson Chas F—W T Bate et al 2 S 86 92..... 247
Russel Geo A, Philips A F—Western White Lead Co 3 S 76 138..... 785
Riley Thomas—Jno S Hough 4 J 86 259..... 345
Revels Henry and Jane E—M Davitt B and L 1 S 86 68..... 1308
Street Edwd C—Henry Goldner 1 S 86 132..... 763
Street Edwd C—Jos I Keefe 1 S 86 171..... 117
Street Edwd C—Nat Bank Republic 2 S 86 260..... .....
Steever E M—A Steinmetz & Co 2 S 86 260..... 134
Supplee Chas D—W P Thompson et al 2 S 86 183..... 203
Sheldon John M—F T Brandt 2 S 86 189..... 134
Southwick John—West End B and L 2 S 86 202..... 529
Spackman Morris—John H Burgin 2 S 86 222..... 185
Scherf Chas C, Heilner Walter S—9th Nat Bank 2 S 86 61..... 313
Souder Edwd H—Geo Free et al 2 S 86 66..... .....
Simmons Garrett—W L Boyd et al 2 S 86 108..... 185
Seguin Norcom L—E H Toosey 2 S 86 127..... 1004
*Suessenguth David and Emma—Geo F Rothacker (Bond and Warrant) 3 S 86 184..... 600
Southworth Frank A, Bulkly Marcius S. Williams Albert S—W E Farrell 2 S 86 132..... 125
Southworth Frank A. Bulkly Marcius S, Williams Albert S—DeWitt Wire Cloth Co 1 S 86 373..... 259
Southworth Frank A, Bulkly Marcius S, Williams Albert S—J M Fitzgerald 2 S 86 142..... 1478
Southworth Frank A, Bulkly Marcius S, Williams Albert S—Garrett & Buchanan 2 S 86 283..... 278
Thudfum Robt C—Wm Berges 2 S 86 262..... 24,976
Thomas Penrose W—Nat. Security Bank 2 S 86 229..... 1642
Taylor Wm N—A S Cadwallader 2 S 86 335..... 119
Trout S Edgar, McIlvaine Geo D, Elder L W, Smedley Saml L Jr—W H Maris 1 S 86 81..... 4319
Tobler George—Harbert, Russell & Co 1 S 86 501..... 1280
Turner W P—E Cubberly 2 S 86 170. .....
*Urwiler Samuel Schuldknecht Wm, Maugweiler Jacob—Deutsche Harmonie Verein 3 S 86 179..... 75
Vogelbach Edmund C—M Liveright & Co 1 S 86 458..... 263
Wurster Philip—W P Ellison et al 1 S 86 656..... 527
Weber Albert—S P Ferree et al 2 S 86 63..... 141
Whelen Edwd S—Maule Bro' & Co 2 S 86 424..... 725
Warrington James and Mary J—Wm G Serrill 1 S 86 136..... 1918
Warnick F C—Chas H Graham 1 S 86 226..... 131
Young Lewis T—Phila Nat Bank 2 S 86 353..... 122
Zaiss Geo—John Maier 1 S 86 698..... 131
Atkins Theo A—J A Cranston 1 S 86 413..... $369
Brown Andrew, Kevin John W—Union B. and L. 4 S 86 673..... 10
Bowers Edward—Jno Bowers et al 3 S 86 170.....Partition
Burling James W—A B Roberts 1 S 86 612..... 270
Boyes C M—Chas Shaw et al 1 S 86 760..... 192
Berrell John—Benj Hope 1 S 86 321.. 140
Chittick John F—Jos G Boyd 1 S 86 818..... 198
Coulston Chas W—Saml F Prince 1 S 86 857..... 61
Crawford Wm—J D Sergeant 2 S 86 92..... 112
Cummings J and J—A McK Storrie 3 S 86 173.....Partition
Chas McKeone Soap Mfg. Co—Religious Press Asso. 1 S 86 52..... .....
Ebert John A—Fechtman & Gade 4 S 86 83..... 117
Fisher F S—F Wesenberg 1 S 86 412 112
Felten Lewis C—D Garrison et al 1 S 86 614..... 483
Flanagin W J—S Case & Co 4 S 86 576 146
Fitler Albert—Moses Wiler 4 D 79 85 .....
Gallagher Chas J—Jas Clavin 4 S 86

69..... 105
Givens Chas C and Mary L—A H Gillingham 1 S 86 594..... 2301
Hess August C— Christian Gross 1 S 86 242..... 4574
Hibbs A Arlington—W S Hassall 1 S 86 666..... 130
Hibbs A Arlington—E C Smith 1 S 86 836..... 214
Hurd Boston O—J K McCurdy 2 S 86 338..... 487
Independent Red Mens Asso— N Myers 2 S 86 77..... 52,630
Kemper Eugene A, McAuliffe W J —Saml Weil & Co 1 S 86 848..... 251
Kiefer Peter—Jacob Kiefer 1 S 86 870..... 118
Latimer James M and Robert—O D Brownback & Co 1 S 86 762..... 125
Mitchell R M—Independence Nat. Bank 1 S 86 303..... .....
McGrath Robt H—L E Clymer 1 S 86 368..... 1999
McCart Philip—H Ruhland & Co 1 S 86 422..... 214
McCurdy James C, Benade Emily D —Thos Hobson 1 S 86 846..... 417
McConnell James—Andrew Blair et al 2 S 86 118..... 173
Matlack Larissa D—E E Summers 2 S 66 245 410
McNeile John H—Corn Exchange Bank 1 S 86 653..... 1228
Noar Leberman—A Kohn et al 1 S 86 661..... 2500
O'Rorke N—Jas Maguire 1 S 86 709... 181
Riley Patk and Annie—Citizens Pass. Rwy. 2 J 85 480..... .....
Rowland Lynford trustee, Rhoads Elizabeth—Thos O Rowland 1 D 83 464..... 279
Rand Nathaniel H, Harmer Alfred C Jr—Thos Siddall 1 S 86 230..... 1669
Ritter Henry—Nelson, Morris & Co 1 S 86 601..... 452
Schneider John—J W Supplee & Co 1 S 86 886..... 527
Street Edward C—B V Page 4 S 86 254..... 961
Street Edward C—M Lloyd 4 S 86 671 513
" " " —Commercial Bank... N. Y. 1 S 86 766..... 1099
Stokes Edwd and Val—John R Unruh 4 J 81 515..... 600
Stiteler Rowland D—Geo A Twibill 1 S 86 625..... 338
Smith Geo W—Phila. Nat. Bank 1 S 86 444..... 1191
Smith Geo W—A Monaldi & Co 1 S 86 565..... 627
Savournin Wm H—S Schoettle 1 S 86 485..... 617
Seger Mitchell L—C F Koehn 1 S 86 499..... 326

ENTERED November 22, 1886.

Brennan Mary J—H B Hanford & Co 2 S 86 161..... 238
Cope Elizabeth—A N Kidney 1 J 80 433..... 1970
Dalsheimer Sylvan & Leon—M C Mathews 2 S 86 159..... 1152
Dietrick Frank P—M V B Smith 2 S 86 160 1064
Dougherty John—R. R. Employees B. and L. 3 D 83 681..... .....
*Eglinton James Sr—Jas Eglinton Jr (Execution issued) 3 S 86 187..... 2109
Frankford & Southwork Pass. Rwy. —Emily Haas 3 J 85 61.....ver 1188
Fox John Bonham B. Frank—W T Kirk et al 2 S 76 1069 & 4 D 76 211.. S F
*Foulkrod Benj H—City Trust Co (Indemnity Bond and Warrant) 3 S 86 195 2000
*Hernan Henry—C L Bourguignon 3 S 86 191..... 200
*Krall Wm H—Henry Knowles 3 S 86 185..... 110
*Knowles Samuel—W R Nicholson 3 S 86 188..... 550
McCloskey M J, Royer J W—City (Bond) 3 S 86 189..... .....
*McAvoy Thos B—Mary McAvoy (Bond and Warrant) 3 S 86 190..... 20,000
*McQuade A C—John Loughran 3 S 86 192..... 650
Noar Leberman—Chas Conrad 2 S 86 200..... 276
Nolan Wm—R. R. Employees B. and L 4 J 84 288..... .....
Prizer Mary Jane—S Kearney 3 M 79 798.....Shffs Costs
Prevost Francis M—E Graeff 4 S 86 482..... 1115
Roetz Gerhard—John Dignan 2 D 80 869..... S F
Ruettler Sebastian—Chas Herman 3 D 85.....E Suit
*Steinman J C—E A Anderson et al 3 S 86 194..... 357
*Smoyer Danl B—John Loughran 3 S 86 193..... 1000

ENTERED November 23, 1886.

Boyland Thos - Jas Carr 2 D 81 309... S F
*Corriston James—Saml Ellis 3 S 86 206..... 450
Crane James L—R L Knight & Son 2 M 75 113 388
Casson Andrew dec, and Elizth admr —I W Wunder D C D 69 62..... .....
City of Phila—Emily Pearce 4 J 86 527..... 8594
City of Phila—Geo S Sykes et al 4 J 86 649..... 8485
Clarke John J, Stout Zephania—H S Cattell 4 M 85 403.....ver 123
*Ellinger Elizabeth—Geo Galloway 3 S 86 208..... 200
Feiling Leonard and Vincent—Kensington Nat Bank 1 S 86 556..... 143
*Hellstab John A—Hancock Bldg. Asso. (Bond and Warrant) 3 S 86 199..... 1200
Hartman Mary—Jacob Hartman 2 S 86 254.. ....
Lippincott Josiah—Keystone Nat. Bank 1 S 86 415..... 3021
Latimer Jamas M and Robt L—E L Peirce 3 S 86 198..... 70
*Lang Peter C—Mary Bofinger 3 S 86 207..... 1000
McCart Philip—Kensington Nat. Bank 1 S 86 555..... 143
*McCarthy Chas—David Goodbread 3 S 86 211..... 125
Penna. R. R. Co—Church of the Covenant 4 M 85 32.....ver 19,333
*Randall A J—Geo W Read (Execution issued) 3 S 86 201 50
Stewart Wm M—B K Thomas 1 S 86 405..... 143
*Stewart Thos H—Thos H Adams 3 S 86 203..... 100
*Stackhouse Isaac S—F G Taite (Bond and Warrant) 3 S 86 210..... 1000
Stengler Henry—John Fischer 4 J 86 517.....ver 350
Ulrick Martin—W J Rheiner 4 M 85 132..... .....
*Welrauch Wm—Chris Dickle 3 S 86 209..... 126
*Wood Josiah—M H Carpenter 3 S 86 197 300
*Webb Wm B—Geo Davis 3 S 86 205 1900
*Young Jefferson J—A James Jr 3 S 86 204..... 50
Zelley Saml S—Alice Higginson 2 M 85 840.....ver 49

ENTERED November 24, 1886.

Baldt John S and John H—John Jones 4 S 86 233..... 211
*Currier Herbert E—Martin Hetzel 3 S 86 222..... 750
*Emmott F Gordon, Lewis Ellis S, Baitzel Wm—Geo C Thompson (Execution issued) 3 S 86 213..... 2534
*Same—Geo C Thompson (Execution issued) 3 S 86 214..... 1133
*Fraser David—John Moore 3 S 86 216..... 57
Hoffner Eliza, Wallace and James, Garrett Cath and John, Solts Amanda L and Penrose A—Fred Simon Sr 2 S 86 376..... .....
*Harris Margt and Enon M—A G Clay 3 S 86 220..... 500
*Kunz Joseph—P F Zeiss 3 S 86 215.. 700
*Lynch Patrick—Hugh McGee 3 S 86 217..... 135
Loughery James J—Timothy Carbin (Execution issued) 2 S 86 218..... 84
*Price Eleazer S—Nicholas Roberts 3 S 86 219..... 30
*Spoerl John—Jacob Brown 3 S 86 225..... 200
Straub Wm H—S J McMahon 3 D 77 279..... S F
*Them August, Davison Wm S, Premium Bottling Co—Herman Them (Execution issued) 3 S 86 223..... 730
*Same—S Twitchell & Bro (Execution issued) 3 S 86 224..... 409
Thomas Penrose W—S D Hunsberger et al 1 S 86 411..... .....
Webb Wm—J A Smith 3 D 85 214... 1144
*Wirth Fredk, Homan Theo—Thos P Walker (Execution issued) 3 S 86 212..... 204

Satisfied Judgments.

Richard R and Mary C Neill—H Lejambre [ent June 11 86..... 439
Richd R and Mary C Neil—Thos C Burnbaum [ent Dec 26 85..... 160
Emanuel Schmid—Rising Sun B. and L. [ent Feb 24 86..... 2000
F A Hamilton—H W Gimber [ent June 4 86..... 467

Executions Issued.

Plaintiff.	Defendant.	
Ninth Nat. Bank vs	Chas C Scherf & Co	313
W T Bate & Son vs	Chas F Robertson	247
Jas M Fitzgerald vs	Southworth Bulkley & Co.....	1478
Henry Lissa et al vs	Jacob Olshossky	131
Fredk T Brandt vs	John M Sheldon	134
Wm T Lindeman & Co vs	Wm G Cross.....	404
J W Paxson & Co vs	Phila Tool Co..	281
H Van Bell & Co vs	Wm Neil.....	609
Nat. Security Bank vs	Thomas & Fegely.....	1642
Nat. Security Bank vs	T March.....	589
" " "	vs Alexr Lieder...	500
" " "	vs H E Landis.....	306
" " "	vs Wm C Merillat	145
Lelar & Co vs	Harry A Limbert.....	213
Spring Garden Nat. Bank vs	H A Holloway.....	1009
Spring Garden Nat. Bank vs	W W DeSaville.....	1009
James Strong & Co vs	Julius Koella.	166
Central Nat. Bank vs	John H McNeile.....	731
Phila. Nat. Bank vs	Edwd J Lynch	122
" " "	vs Lewis T Young	122
Jos I Keefe vs	Edwd C Street.....	117
Chas H Graham vs	F C Warnick....	131
Thos Siddall vs	Rand & Harmer.....	1669
H Ruhland & Co vs	Philip McCart	214
Phila. Nat. Bank vs	Geo W Smith...	1191
Ferd Schoettle vs	Wm H Savournin.	617
C F Koehn vs	Mitchell L Seger.....	326
Harbert, Russell & Co vs	George Tobler.....	1280
A B Roberts vs	Jas W Burling.....	270
Dreyfus, Kohn & Co vs	L Noar.....	2500
Jos G Boyd vs	John C Chittick.....	198
James Clavin vs	Chas J Gallagher....	105
Fechtman & Gade vs	John A Ebert..	117
B V Page & Co vs	Edwd C Street.....	961

Mechanics' Liens.

Wm F Carlin owner and cont—Hugh McNelle claimant, 5 bldgs N s Jackson st, 97 ft to 161 ft W of 6th street 292

J C D Smith owner and cont—Hugh McNeile claimant, 6 bldgs S s Mifflin st, 96 ft to 176 ft W of 9th st 958

Thos Badman owner, Wm G Bedford cont—P M Barber claimant, N s Centre st, 218 ft E of 38th st..... 313

Thos W Mellor owner, G Harrison cont—S S Keely & Sons claimants, S E s Penn st Germt., 206 ft S W of Chew st 451

Thos W Mellor owner, G Harrison cont — Struse & Hamilton claimants, S E s Penn st, 206 ft S W of Chew st 359

Margt V and Jas A L Wilson owners, Wm G Bedford cont—Stokes Bros claimants, S W cor Hamilton and Baltimore Turnpike Rd 166

Geo Gifford owner and cont—John Gornily claimant, W s Broad st, 50 ft N of Norris st 666

James Kerns owner and cont—Jas Knowlan claimant, 16 bldgs N s Wharton st W of 32d st 353

G Binder owner, Ellis & Winkler conts—John Berner claimant, E s Brooks 97 ft N of Brooks st..... 243

Geo Kelly owner and cont—John McClellan claimant, S E cor Pine and 23d st 535

John Merscher owner, H M Glendening cont—Louis Walter and Son claimants, E s of Orchard st, 429 ft S of George st 650

Chas Rudolph owner, H M Glendening cont—Louis Walter & Son claimants, E s Orchard st, 446 ft S of George st 855

I M and Mary P Post owners, I M Post cont—J H Clifton claimant, S s Chestnut st, 534 ft E of 33d st..... 278

Susan Johnson owner, John S Baldt & Son conts—Sheldrake & Delmar claimants, N s Adams st, 102 ft W of Tulip st 278

Patk and Frank Brady owners, H C Wright cont — Wolches & Rhoades claimants, S. W. s Sarah st, 182 ft N W of Hermit st..... 25

Abbreviations.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M. L. D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B. B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E. J.—Ejectment Suit.	
E. S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, November 22, 1886.

Allman st., N. s., 146 ft. 6 in. W. Forty-second, C. H. Clark to Robert M. Neal, Nov. 19, 1886, 15 ft. by 90 ft..... $3,600

Baird st., N. E. s., 149 ft. N. W. Queen, Thomas J. Burns to Andrew Casey, Nov 19, 1886, 18 ft. by 80 ft. 425

Boudinot st., W. s., 110 ft. N. Cambria, Frederick T. Peet to David McKibbin, Nov. 6, 1886, irreg. shape 1,050

Cambria st., S. E. cor. Tusculum, W. F. Snyder to Robert W. Fitzell, Nov. 11, 1886, irreg. shape..... 7,750

Cayuga st., S. s., 37 ft. 10 in. E. Sixteenth, Elizabeth Houpt et al. to Alexander C. Knorr, Nov. 10, 1886, 40 ft. by 115 ft.; also, 137 ft. 10 in. E. Sixteenth, 60 ft. by 115 ft..... 2,500

Cottage st., N. W. s., and S. W. s. Chestnut Hill Railroad, Isaac Evans to Charles Stockham, Sept. 1, 1886, 410 ft. 6 in. by 493 ft. by 120 ft..... 6,833

Ellsworth st., 1717, Margt. Lynch to Frank Burns, Nov. 12, 1886, 16 ft. by 60 ft.. *g. r.* $58..... 1,275

Emily st., S. s., 83 ft. 6 in. E. Sixth, Harriet Kingsbury to Caroline Beisser, Nov. 15, 1886, 14 ft. by 44 ft. 6 in..... 1,200

Erwig ave., N. W. s., 300 ft. S. W. Ninth, Elmwood Mutual Land and Improvement Company to John Reese, Aug. 26, 1886, 50 ft. by 100 ft. nom.

Erwig ave., S. E. s., 200 ft. S. W. Eighty-ninth, 50 ft. by 100 ft..... nom.

Erwig ave., S. E. s., and N. E. s., Eighty-ninth, Elmwood Company to G. W. Reese, Jr., April 21, 1886, 50 ft. by 100 ft..... nom.

Fairmount ave., S. s., 45 ft. 1⅜ in. W. Hermitage, Leonard Nueber to Mary E. T. Griffiths, Nov. 18, 1886, irreg. shape..... 2,800

Fifty-second st., 193 ft. 6¼ in. N. Montgomery, James Long to Lida G. C. Hunter, Nov. 19, 1886, irreg. shape 3,248

Florence ave., S. E. s., bet. Fiftieth and Fifty-first, John Baker et al. to Emily E. Hastings, April 10, 1886, irreg. shape..... 100

Florence ave., S. E. s., 120 ft. N. E. Fifty-first, Emily E. Hastings to Alfred H. Peiffer, Nov. 19, 1886, 40 ft. by 95 ft..... 275

Bateman st., E. s., 63 ft. S. Wharton William Hillary to John Simpson, Sept. 16, 1886, 145 ft. by 61 ft. 9 in.; E. s. Twentieth, 62 ft. S. Wharton, 108 ft. 9½ in. by 85 ft..... 12,000

Bateman st., same subdivided, Alex. Fullerton to John Simpson, Sept. 16, 1886, 10 *g. r.* $48 each..... nom.

Francis st., 1734, Thos. Hollinshed, ex., to Archie McAlonan, Nov. 16, 1886, irreg..... 3,875

Gaul st., 2112, Hy. Winkler to Pauline Kreig. March 2, 1878, 14 ft. 6½ in. by 60 ft.; *g. r.* $48..... 800

Germantown ave., 2251, N. E. s., 118 ft. 2 in. S. Dauphin, Samuel Beidler to Wm. M. Howard, Nov. 18, 1886, 20 ft. 2 in. by 86 ft.; *Mtge.* $3000..... 2,800

Germantown ave., S. W. s., 68 ft. by 17 ft. 8 in. N. W. Tenth, Wm. C. Houston to John J. Woods, Nov. 13, 1886, irreg. shape..... 3,500

H st., N. W. s., 138 ft. N. E. Levick, Cheltenham Mutual Land Association to Frederick W. Walter, Oct. 6, 1886, 46 ft. by 140 ft..... 183

Holstein ave., N. W. s., 200 ft. S. W. Eighty-eighth, Elmwood Mutual L. and I. Co. to William F. Reese, April 21, 1886, 50 ft. by 100 ft..... nom.

Holstein ave., S. E. s., and S. W. s., Eighty-ninth, Elmwood Mutual L. and I. Co. to John Reese, Aug. 26, 1886, 50 ft. by 100 ft..... nom

Howard st., W. s., 116 ft. S. Cumberland, George P. Reuter to John Nolan, Nov. 4, 1886, 18 ft. by 55 ft. 6 in.; *Mtge.*, $2000..... 1,000

Jasper st., N. W. s., 72 ft. N. E. Somset, Frederick T. Peet, Nov. 6, 1886, irreg. shape..... 1,350

Laycock ave., lot 7, sec. 35, Elmwood M. L. and I. Co. to John Reese, Aug. 26, 1886, 50 ft by 100 ft..... nom.

Laycock ave., lots 15 and 16, sec. 24, Elmwood, etc., Co. to George Reese, Sr., April 21, 1886, each 50 ft. by 100 ft..... nom.

Levant st., E. s., 220 ft. N. Spruce, James W. Paul, ex'r, to Joseph I. Keefe, Nov. 17, 1886, 67 ft. 4 in. by 163 ft..... 9,500

Lisser ave., S. E. s., 50 ft. S. W. Eighty-ninth, Elmwood M. L. and I. Company to John Reese, Aug. 20, 1886, 50 ft. by 100 ft..... nom.

Locust ave., N. W. s., and S. W. s., Bloyd; Edward Welch to Abraham B. Bockius, Nov. 13, 1886, 60 ft. by 200 ft..... 500

Mascher st., W. s., 98 ft. N. Berks, Mary F. Lair to John A. Hellstab, Nov. 20, 1886, 15 ft. by 44 ft., *g. r.* $55.50..... 675

Morris st., S. s., 134 ft. E. Ninth, Hugh McNiele to Charles F. Oesterle, Jr., Nov. 18, 1886, 16 ft. by 55 ft. 6 in.; *g. r.* $60..... 1,700

Morris st., 1004, Philip N. Steinbach to Peter C. Lang, Nov. 18, 1886, 15 ft. by 53 ft. 6 in..... 2,100

Nassau st., 2140–2142, John P. McCord to A. Smith McCord, Nov. 19, 1886, 25 ft. 6 in. by 37 ft. 8 in..... 2,400

Ninth st., W. s., 351 ft. 1½ in. S. Huntingdon, John Loughran to Fred. Edw. Aubel, Nov. 18, 1886, irreg. shape..... 3,300

Ninth st., 1703 S., F. V. Vanarsdalen to Dallas P. Cooper. Nov. 19, 1886 16 ft. by 70 ft..... 2,300

Orthodox st., 35 E., Henry B. Quicksall to William Shallcross, Nov. 10, 1886, 20 ft, by 100 ft.; also lot, 20 ft. by 20 ft. in rear..... 1,800

Peltz st., S. s., 125 ft. 5¾ in. W. Gray's Ferry Road, Joseph L. Margerum to Michael McGurk, Nov. 13, 1886, 16 ft. by 69 ft..... 325

Ringgold st., 1830, Harry Kelter to Amelia Miller, Nov. 20, 1886, 14 ft. by 48 ft. 6 in..... 1,850

Ripka ave., S. E. s., 109 ft. N. E. Mansion ave., James O. Pease, Jr., to Martin McEvoy, November 9, 1886, irreg. shape..... 375

Stillman st., W. s. 251 ft. N. Columbia ave., Joseph D. Thornton to Louisa Hibble, Nov. 16, 1886, 14 ft. by 44 ft.; *g. r.* $50..... 800

Stillman st., W. s., 265 ft. N. Columbia ave., Joseph D. Thornton to Ida DeLong, Nov. 16, 1886, 14 ft. by 44 ft.; *g. r.* $50..... 800

Stillman st., W. s., 293 ft. N. Columbia ave., Joseph D. Thornton, Nov. 16, 1886, 28 ft. by 44 ft.; 2 *g. r.* $50 each..... 1,650

Saranac st., S. s., 42 ft. 10 in. E. Moyamensing ave., James Maltman, et al. to Adaline Sauer, Nov. 4, 1886, 16 ft. 6½ in. by 56 ft........................ 1,200
Sixth st., 255 N., Henry Minck to Therese Ficken, May 15, 1879; also two others on W. s. Sixth and one on Walker's Ct............................ 550
South st., S. E. cor. Seventeenth, William F. Garrett to Samuel I. Goodall, Oct. 27, 1886, 41 ft. by 69 ft. 9 in.; *g. r.* $459.12.................... nom
Tulip st., N. W. s., and N. E. s. Tyron, Charles T. Shoemaker to John W. Levering, Nov. 11, 1886, 100 ft. by 180 ft.. 2,000
Tulip st., N. W. s., 50 ft. N. E. Tyson, John W. Levering to Joseph Glass, Nov. 16, 1886, 25 ft. by 130 ft. 425
Tulip st., N. W. s., 75 ft. N. E. Tyson, John W. Levering to John Templar, Nov. 16, 1886, 25 ft. by 130 ft.. 425
Tulip st., 2220, Frank J. Schaefer to Elizabeth Belle, Nov. 16, 1886, 14 ft. by 50 ft.. 2,225
Tyson st., N. E. s., 130 ft. N. W. Tulip, John W. Levering to William Speed, Nov. 19, 1886, 50 ft. by 100 ft. 625
Third st., W. s. 20 ft. S. Huntingdon, Isaac and Henry Norris, trustees, to James Corr, Nov. 17, 1886, 48 ft. by 102 ft. 6 in.................................. 3,450
Thirty-eighth st., E. s., 90 ft. S. Aspen, William R. Nicholson et al. to Benjamin F. McNeal, Nov. 19, 1886, 15 ft. by 88 ft........................ 2,700
Tiernan st., E. s., 214 ft. 3 in. N. Wharton, William W. Alcorn, et al. to Samuel S. Blackburn, Nov. 17, 1886, irreg. shape..................... 325
Tinicum ave., lot 2, section 24, Elmwood M. L. and I. Co to George Reese, Jr., April 21, 1886, and lots 10 and 11, section 6, to George Reese, Sr., April 21, 1886. each 50 ft. by 130 ft.. nom
Tyson st., 2266, George Henry Curtis, adm., to Esther Ann Biddle, Nov. 4, 1886, 20 ft. 2 in. by 48 ft. 5 in...... 1,700
Willington st., E. s., 198 ft. N. Columbia ave., Harry S. Twining to Ellen Abbott Keil, Nov. 8, 1886, 15 ft. 9 in. by 70 ft........................... 3,500
Willow st., N. W. s., 369 ft. S. W. Foulkrod, Chelten Hills Mutual Improvement Association to Mary A. Jackson, Nov. 4, 1886, 20 ft. by 94 ft. 6 in.. 1,600
Woodlands ave., S. E. s., 231 ft. S. W. Thirty-third, Anna G. Hubbell to Johnson Hubbell, Nov. 19, 1886, irreg. shape.................................. 4,000

TUESDAY, November 23, 1886.

Arch st., 1129, Frederick James et al. ex'rs, to Thomas MacKellar, Nov. 17, 1886, 29 ft. 7½ in. by 135 ft.; also lot N. s. Buddens Alley, 92 ft. 3⅛ in. E. Twelfth, irreg. shape............... $33,000
Brown st., S. s., 97 ft. 6 in. W. Thirty-ninth, William R. Nicholson et al. to Samuel Knowles, Nov. 19, 1886, 16 ft. 2 in. by 88 ft.................. 4,500
Camac st., W. s., 18 ft. N. Master William Wimley to Henry T. Atkinson, Nov. 19, 1886, 15 ft. by 36 ft nom
Camac st., 1814, Josephine Oulten to Lizzie Green, Nov. 9, 1886, 16 ft. 2 in by 75 ft.................................. 3,450
Camac st., 1824, Josephine Oulten to Mary A. Bentley, Nov. 9, 1886, 16 ft. 2 in. by 75 ft............................ 3,450
Cambridge st., S. W. cor. Carlisle st., Mary Kelleher to James H. Wallace et al., Nov. 20, 1886, 17 ft. 10 in. by 55 ft.; W. s. Carlisle, 92 ft. 8 in. N. Poplar, 16 ft. by 41 ft........... 7,000
Carlton st., 1717, Peter Carr et al. exrs., to Patrick Stanton, Nov. 19, 1886, 16 ft. by 53 ft........................ 2,400
Cope st., 2116, James C. Moore to Samuel Hood, Nov. 13, 1886, 15 ft. by 75 ft.. 1,500
Croskey st., 1924 and 1926, H. R. Shoch to Mathilde S. Sander, Nov. 17, 1886, 28 ft. 10 in. by 70 ft.......... 6,000
Dorrance st., E. s., 100 ft. S. Ellsworth, John White to William J. Cleveland, Nov. 13, 1886, 14 ft. by 50 ft. 6 in.. 1,900
Eleventh st., S. W. cor. Emily, Geo. G. Read to George Rafferty, Nov. 18, 1886, 48 ft. by 70 ft.................... 2,900
Ellsworth st., N. s., 183 ft. 6 in. E. Twelfth, Mary R. Robinson to Mary Coyne, Noy. 8, 1886, 15 ft. 6 in. by 57 ft.; *g. r.* $72..................... 2,050
Fontain st., 1737–1739, Wm. R. Matchett to John Maenak, Nov. 18, 1886, 30 ft. by 76 ft........................ 6,000
Fontain street, S. s., 189 ft. 10 in. E. Seventeenth, Jos. F. Page to Louis R. Page, Nov. 20, 1886, 16 ft. by 58 ft.. 3,300
Fourth st., E. s., 127 ft. 7 in. S. Huntingdon, C. Eberwein to Alice M. Glass, Nov. 19, 1886, 15 ft. by 60 ft. 6 in.. 2,650
Haverford st, S. s., 66 ft. W. Thirty-third, George Hires, Jr., to Ellwood Becker, June 28, 1886, 50 ft. by 158 ft. 5 in.................................. 4,500
Howard st., E. s., 49 ft. S. Dauphin, Elwood B. Davis to Mary Lawrence, Nov. 12, 1886, 16 ft. by 64 ft.. 2,250
Jennett ave., N. W. s., 200 ft. N. E. Freeland ave.. Ben. Kenworthy et al., to Joseph H. Kenworthy, Nov. 19, 1886, 80 ft. by 140 ft.; N. W. s. Jennett, 480 ft. N. E. Freeland av., 40 ft. by 140 ft............................ 1,800
Jennett ave., N. W. s., 120 ft. N. E. Freeland, Ben. Kenworth to Robt. Boon, Nov. 19, 1886, 80 ft. by 140 ft.. 1,300
Keystone st., N. W. s., 300 ft. N. E. Funk, Walter W. Hood to Fred'k W. Gute, Nov. 20, 1886, 50 ft. by 100 ft.. 3,300
Kimball st., S. s., 102 ft. E. Twenty-first, John P. Fitzgerald to Annie Thorne, Nov. 19, 1886, 23 ft. by 30 ft. 5 in.. 150
Lawrence st., E. s., 146 ft. N. Indiana, Abram H. Smith, adm'r, to Jas. M. Snyder, Nov. 17, 1886, 16 ft. by 92 ft. 6 in................................ 85
Laycock ave., N. W. s., 250 ft. N. E. Eighty-sixth, Frank Berry to Margaret Ogden, Nov. 5, 1886, 50 ft. by 100 ft.. 1,000
Lingo st., W. s., 89 ft. 10 in. N. Reed, Wm. Blair et al. to Wm. Fraser, September 23, 1886, 12 ft. 5 in by 50 ft.. 700
McKean st., N. s., 208 ft. W. Ninth, Alfred E. Baker to Mary N. Moss, Nov. 16, 1886, 16 ft. by 60 ft........... 550
Mantua ave., 3205, Howard Watkins to Jos. L. Warden, Nov. 18, 1886, 28 ft. 6 in. by 106 ft..................... 12,000
North st., N. W, s., 50 ft. and 75 ft. N. E. Sixty-fourth, Norman P. Ogden et al. to Frank Berry, Nov. 4, 1886, 50 ft. by 85 ft.................... 700
Park ave., S. W. cor. Seventeenth, Jno. M. Sharp to James H. Dempsey, Nov. 20, 1886, 18 ft. by 90 ft..... 8000
Park ave., N. W. cor. Eighteenth, Jos. F. Page to Rachel A. South and H. Louisa Moore, Nov. 20, 1886, 172 ft. 10 in. by 200 ft............ 30,683
Philadelphia st., N. W. cor. Lamb road, Elizabeth Schaffer to Joseph Shoemaker, Nov. 18, 1886, irreg. shape.. nom.
Powelton ave., N. s, 78 ft. E. Thirty-second, Edward C. Thornton to Isaiah L. Shoemaker, Nov. 3, 1886, 15 ft. by 94 ft.; *g. r.* $180............... 3,000
Sixteenth st., W. s., 290 ft. 1¼ in. N. Master. Charles C. Butterworth to Rose Maguire, Nov. 15, 1886, 24 ft. 6 in. by 172 ft. 10 in..................... 15,100
Sixteenth st., 2133, Josephine Oulten to Lizzie Green, Nov. 9, 1886, 16 ft. by 75 ft................................ 3,500
Sixteenth st., 2116 N., Josephine Oulton to Mary A. Bentley, Nov. 9, 1886, 17 ft. by 74 ft..................... 4,000
Sixteenth st., N. E. cor. Susquehanna ave., Elizabeth Schaffer to Jos. Shoemaker, Nov. 18, 1886, irreg. shape.. 31,000
Seventeenth st., E. s., 51 ft. N. Fountain, Jos. F. Page to Louis R. Page, Nov. 20, 1886, 17 ft. by 93 ft. 10 in.. 1,700
Sumac st., S. E. s., 240 ft. N. E., Ben Kenworthy to Austin Culp, Oct. 26, 1886, 280 ft. by 140 ft..................... 4,900
Swain st., N. s., 138 ft. 1¾ in. W. Twenty-fifth, John M. Sharp to John Fadies, Oct. 14, 1886, 15 ft. by 96 ft. 6 in.; *g. r.* $72......................... 2,000
Swain st., W. s., 133 ft. 1¾ in. W. Twenty-fifth, John M. Sharp to Robert Michie, et ux., Nov. 19, 1886, 15 ft. by 96 ft. 6 in................. 3,200
Thompson st., 1835, O. D. Wilkinson to Emilie D. Benade, Nov. 20, 1886, 16 ft. by 52 ft. 10 in........................ 4,700
Tioga st., N. s., 21 ft. E. Ninth, Ellwood Becker to Mary E. Pullinger, July 20, 1886, irreg....................... 1,000
Twelfth st., E. s. and N. s. Division, David Fleming to Mary Bell Leiper, Nov. 16, 1886, 18 ft. by 57 ft........... 6,800
Twelfth st., N. fr. Huntingdon, Jas. H. Harper to Anna W. Baird, Nov. 18, 1886, eleven lots, and one on Sartain st. E. s., 15 ft. N. Huntingdon, 14 ft. by 40 ft......................... 23,600
Twentieth st., N. E. cor. Morris, Hugh Todd to Annie Galligan, Nov. 19, 1886, 18 ft. 3 in. by 96 ft.; *g. r.* $36.. 3,300
Uber st., E. s., 320 ft. N. Park ave,, Edward H. Flood to Sophie Irwin, Nov. 9, 1886, 20 ft. by 86 ft. 5 in.; *Mtge.*, $3000.............................. 1,250
Walnut st., S. E. cor. St. Mark's sq., William Watson to William B. R. Smith, Nov. 20, 1886, 21 ft by 120 ft. 9½ in.. 15,000
Washington ave., S. E. s., 295 ft. 7⅜ in. N. E. Morton, F. M. Lewis to James C. McDowell, Nov. 13, 1886, 245 ft. by 498 ft.; also, lot on Tulpehocken st., N. E. Morton............... 30,000
Wayne st., S. W. s., 236 ft. fr. Lehman, William Beardsly et al. to James Deignan, Sept. 27, 1886, 60 ft. by 110 ft.................................. 1,600
York st., S. W. s., 45 ft. N. W. Almond, John Dessalet to Gottlieben Zuiger, Nov. 19, 1886, 15 ft. by 62 ft. 6¾ in.. 1,900
York st., 2645, Boston O. Hurd to John M. McCurdy, Nov. 29, 1886, 14 ft. 2 in. by 50 ft.; *g. r.* $43.50 *mtge.*, $450.................................. 100

WEDNESDAY, November 24, 1886.

Dorrance st., W. s., 169 ft. 1⅜ in. S. Ellsworth, John White to Charles Holmes, Sept. 20, 1886, irreg.......... 1,900
Fifth st., W. s., 190 ft. 10¾ in. N. Girard ave., Gerhard L. Waltzen to Anna E. Feitig, Nov. 22, 1886, 20 ft. by 100 ft.. 2,400
Fifth st., E. s., 144 ft. S. Cambria, William C. Butcher to John P Colson, Nov. 11, 1886, 18 ft. by 100 ft... 1,500
Fifth st., E. s., 383 ft. N. Westmoreland, Edward Wright et al., exrs., to Daniel Stinger, Nov. 18, 1886, 18 ft. by 190 ft.; *g. r.* $54.................. nom.
Filbert st., N. E. cor. Seventeenth, William S. Stewart to Annie Mc-

Naughton, Nov. 20, 1886, 19 ft. by 60 ft.; *g. r.* $76.................. 8,600
Fulton st., 2243, 2245 and 2247, George W. Dickes et al., exrs., to Anna R. Albertson, Nov. 19, 1886, each 13 ft. 6 in. by 51 ft. 1 in...... 1,800
Gratz st., 1917, J. Louis Kates to Emma R. Parvin, Nov. 22, 1886, 16 ft. 6 in. by 39 ft. 4 in........................ 2,300
Jasper st., 2313, Wilhelmina Straub, admx. to Jacob Baumann, Nov. 22, 1886, 13 ft. 6 in. by 57 ft........... 2,600
Lawrence st., W. s., 51 ft. 8 in. S. Somerset, John J. Torpey to Adolph Stocklus, Nov. 22, 1886, 14 ft. 5⅝ in. by 44 ft. 6 in.; *Mtge.* $1200............ 800
Lehigh ave., N. W. cor. Front, Frank B. Thompson to Eleanor S. Paul, Nov. 13, 1886, 120 ft. by 106 ft. 3⅜ in.; *Mtge.* $1800.......................... 26,000
Fowler st., N. E. s., 96 ft. ½ in. N.W. Jefferson, Benjamin F. Bennett to Catharine L. Sobernheimer, Nov. 16, 1886, 20 ff. by 88 ft. 8 in........... 275
Market st., N. s., 64 ft. E. Eighteenth, Wm. H. Wilson to Richard D. Barclay, Nov. 29, 1886, 84 ft. by 180 ft. 7,000
Mervine st., E. s., 374, ft. N. Montgomery, Wm. E. Steen to Thos. F. Kelly, Nov. 17, 1886, 16 ft. 2 in. by 75 ft.................................. 3,400
Mole st., 1533, John Friel to Margaret Greer, Nov. 19, 1886, 14 ft. by 47 ft.; *g. r.* $42............................ .. 1,125
Cumberland st., 135, John Bradford to Benj. J. Collins, Nov. 24, 1886, 18 ft. by 57 ft............................. 4,000
Nineteenth st., 1231 S., Jas. Holmes to Robt. Vogan, Nov. 20, 1886, 16 ft. by 54 ft. 6 in.; *g. r.* $64............... 1,600
Oakland st,, N. W. s. and S. W. s. Cambridge, Geo. T. Mills to Wm. Thomas, Nov. 15, 1886, 100 ft. by 169 ft. 9⅞ in....... 425
Oakland st., S. E. s., 175 ft. N.E. Meridian, Geo. T. Mills to Clayton Seaver, Nov. 15, 1886, 25 ft. by 162 ft... 100
Queen st., N. W. s., 69 ft. 4⅜ in. N. E. Laurens, Thompson Bell to Frank Hamilton, June 7, 1886, 20 ft. by 110 ft.............................. 400
Queen st., N. W. s., 49 ft. 4⅜ in. N. E. Laurens, Thompson Bell to Paul Church, June 7, 1886, 20 ft. by 110 ft................................ 400
Seventh st., W. s., 21 ft. S. Dauphin, J. G. Clemmer to Catharine A. G. Funk, November 10, 1886, 19 ft. by 70 ft.. 5,000
Sixteenth street, S. W. cor. Tasker, Alexander Montgomery to John McMenamin, November 11, 1886, 16 ft. by 62 ft.; *g. r.* $120................ 1,840
Strahle street, S. W. s., 100 ft., S. E. "E" st., Elberon Land Assn. to Jos. M. Addis, Nov. 22, 1886. 50 ft. by 112 ft. 6 in............................ 128
Suffolk street, 844, John E. Allen to Mary E. Moore, Nov. 23, 1886, 12 ft. by 30 ft. 6 in........................... 1,300
Swain st., 2517, John M. Sharp to John W. Wenzell, Nov. 20, 1886, 15 ft. by 96 ft. 6 in........................ 3,200
Sylvan st., S. E. s., 50 ft. S. W. Meridan, George T. Mills to John L. Brittin, Nov. 15, 1886, 25 ft. by 170 ft.. 100
Third st., W. s., 51 ft. N. Culvert, Yardley Reeder to Martin Mollenkoph et ux., Nov. 18, 1886, 17 ft. by 106 ft.. 4,700
Thirteenth st., E. s., 64 ft. 9⅝ in. S. Cherry, Henry M. Wetheril to John Mundell, Nov. 9, 1886, 21 ft. 7 1-5 in. by 133 ft. 10½ in................ 15,000
Germantown ave., N. E. s., 70 ft. 7⅝ in. N. W. Butter, Mary L. Carey to Powemah Tribe, 239, I. O. R. M., and Rising Sun Lodge, 26, K. P., Nov. 19, 1886, irreg. shape.............. 150
Twentieth st., 2029, N., William R. Matchett to Edward F. Smith, Nov. 19, 1886, 15 ft. by 68 ft. 7⅝ in.; *Mtge.* $2500... 2,600
Twenty-third st., E. s., 252 ft. 11 in. N. Berks, Henry R. Shoch to Geo. H. Rusling, Nov. 17, 1886, 16 ft. 2 in by 75 ft.................................. 4,500
Thirty-eighth st., E. s., 135 ft. S. Aspen, William R. Nicholson et al. to Walter S. Hinkel, Nov. 20, 1886. 2,000
Walter st., S. s., 123 ft. E. Thirtieth William L. Elkins et al. to Mary W. A. Ravior, Nov. 22, 1886, 14 ft. by 53 ft.. 6,600
Warnock st., W. s., 222 ft. N. York, Girard Life Insurance, Annuity and Trust Co. et al. to Gertrude Wisner, June 17, 1886, 14 ft. by 48 ft. nom.
Watkins st., N. s., 88 ft. E. Second, Park B. Tucker to Henry Oyen, Nov. 5, 1886, 13 ft. by 78 ft. 6¾ in... 700
Willington st., W. s., 322 ft. 2 in. N. Jefferson, J. H. Carver to Theod. A. Faust, Nov. 15, 1886, 15 ft. 8 in. by 70 ft. 10 in......... 3,800
Wildey st., S. W. cor. Ash, Hy. Kessler to Geo. Kessler, Nov. 6, 1886, 20 ft. by 80 ft; W. s. Eleventh, 123 ft. N. Norris, 17 ft. by 100 ft.; S. W. s. Collar, 217 ft. S. E. Gird ave., 36 ft. 6 in. by 43 ft. 11 in................ 8,600
Norris st., N. E. s., 198 ft. N. W. Belgrade, Geo. Kessler to Hy. Kessler, Nov. 6, 1886, irreg. shape; also S. E. s. Cabot and N. s. Pepper...... 7,800
Woodlands ave., 4802-4806, Wm. S. P. Shields to Edw. R. Wood, Nov. 22, 1886, irreg.; *mtge* $10,500........... 7,500
Wyoming ave., S. W. cor. Broad, A. J. Loecker to J. Bertram Lippincott, Nov. 10, 1886, irreg. shape; *Mtge.* $6000.......................... .. 4,000
Fairmount ave., N. s., 47 ft. W. Twenty-fourth, Richard W. Cleaver to Mary McLaughlin, Nov. 15, 1886, 15 ft. by 102 ft., *Mtge.* $2750... 1,600
State rd., N. W. s., 820 ft. N. W. Cottman, Tacony Land Company to Valentine Lambert, Nov. 1, 1886, 33 ft. by 180 ft.............................. 500

FRIDAY, November 26, 1886.

Beach st., 976, Wm Dermody Trustee, to Mary McMurry, Nov. 15, 1886, 20 ft. by 100 ft.; *Mtg.*, $1400............ 1,000
Brown st., 309, Keystone R. E. Ass'n to Mary B. Williamson, Nov. 19, 1886, 18 ft. by 91 ft.; *Mtg.*, $2000...... 1,450
Broad st., S. W. cor. Girard ave., T. B. Peterson to John F. Betz, Jr., Nov. 18, 1886, 70. ft. 3½ in. by 160... 47,500
Camac st., 1819, Richard J. Wissman to Josephine Oulton, Nov. 12, 1886, 16 ft. 2 in. by 75 ft. Also, 1814 Mervine, 16 ft. 2 in. by 75..................... 7,000
Clarion st., E. s., 158 ft. 1⅞ in. N. Morris, Rebecca J. Miller to Elizabeth Doak, Oct. 18, 1886, 14 ft. by 48 ft.. 1,300
Columbia ave., 1305, Edwd Nichols to Ellen B. Myers, Nov. 24, 1886, 16 ft. by 70 ft................................. 8,000
Deal st., 23d ward, S. W. s., Franz Lachenman to Chas. Schmiederer, Nov. 23, 1886, 15 ft. 27 in. by 164 ft. 200
Dean st, W. s., 14 ft. N. McKean, Jas. W. Pollock to Aquila Nebeker, Nov. 18, 1886, 14 ft. by 49 ft........... 1,000
Dorrance st., E. s., 72 ft. S. Ellsworth Jno. White to Hy. B. Thompson, Nov. 2, 1886, 14 ft. by 50 ft. 6 in..... 1,900
Evergreen ave., S. E. s., 268 ft. N. E. 25th, Jno. J. Macfarland to Hy. Earle, Oct. 27, 1886, 50 ft. by 123 ft. 5⅝ in... 4,350
Fifteenth st., W. s., 49 ft. S. Susquehanna ave., D. R. Souder to Josephine Oulton, Nov. 12, 1889 16 ft. by 75 ft...... 3,500
Cope st., S. W. s., 76 ft. 11⅝ in. S. E. Amber, Jas. C. Moore to Jno. Crawford; Nov. 17, 1886; 15 ft. by 75 ft. 1,500
Cope st., 2119, 15 ft. by 75 ft............. 1,500
Fifteenth st., W. s., 81 ft. S. Susquehanna ave., D. R. Souder to Chas. H. Oulton; Nov. 12, 1886; 16 ft by 75 ft........ 3,500
Fifth st., 243 S., Dan'l B. Cobb to V. Clement Sweatman; Nov. 22, 1886; 18 ft. by 75...................................... 9,500
Germantown ave., N. E. s., 55 ft. 7 in. S. E. Collom, Moiety of Sam'l F. Bockius; July 10, 1886.; irreg........ 4,000
Kater st., 2220, Fred Chase to Wm. Pearsall; Nov. 9, 1886; 18 ft. 2 in. by 43 ft. 9 in.; *g. r.*, $36................ 2,000
Lambert st., N. W. cor. Tasker, Saml. S. Taite to Frank G. Taite; April 12, 1886, to Isaac S. Stackhouse; Nov. 22, 1886; 14 ft. by 44 ft......... ... . nom
Napa st., E. s., 256 ft., N. Wharton, J. Wm. Shaw to Wm. S. Ringgold; Nov. 22, 1886; 14 ft. by 53 ft.; *Mtge.*, $628. 66......... 321
Nicholas st., 2534, Casper Eberwein to Sadie E. Mills; Nov. 19, 1886; 14 ft. by 60 ft....................... 2,400
Ninth st., W. s., 336 ft. 4½ in. S. Huntingdon, Jno. Loughram to Jno. W. Silvis; Nov. 22, 1886; irreg. shape. Also, N. E. s. Tyson, 119 ft. W. Hutchinson; irreg. shape........... 2,700
Ninth st., W. s., 277 ft. 4½ in. S. Huntingdon, Jno. Loughran to Eugene H. Hill; Nov. 23, 1886; 14 ft. 9 in. by 81 ft. 6 in.................................. 3,100
Oakford st., N. s., 76 ft. and 241 ft. W. 22d, H. R. Coulomb to Moses A. Johnson, Nov. 6, 1886, each 15 ft. by 61 ft.; also, N. s. Oakford, 2 6 ft. W. 22d, 15 ft. 0⅞ in. by 61 ft.; each subject to *g. r.*, $48................. 2,700
Sansom st., S. s., 430 ft. W 32d, Fire Ins. Co. of Phila. to Fras. L. Moore, Nov. 23, 1886, 16 ft. by 75 ft. 3,000
Second st., near Martin's Mill rd, Peter Fesmire et al. to Alfred L. Hellerman, Oct. 28, 1886, 1½ acre... nom.
Sharpnack st., N. E. cor. Musgrove, Martin Hetzel to Herbert E. Currier, Nov. 20, 1886, 19 ft. 11 in. by 118 ft. 3¾ in.. 2,500
Somerset st., N. E. cor. 4th, Albert Kirn to Chas. C. Moore, Nov. 12, 1886, 102 ft. 6 in. by 63 ft. 7¾ in; also, Oriana, W. s., 67 ft. 1¾ in. N. Somerset, 224 ft. by 42 ft.; also, E. s. 4th, 67 ft. 1¾ in. N. Somerset, 224 ft. by 57 ft................................... 20,000
Somerset st., N. s., 29 ft. E. 7th, Thos. S. Shoemaker to John Donnelly, Nov. 23, 1886, 14 ft. by 72 ft.; *g. r.*, $81.............................. 1,150
Seventeenth st., E. s., 144 ft. 6 in. S. Tasker, Andrew Miller to Dan'l Doak, Oct. 29, 1886, 16 ft. by 70 ft... 2,600
Spring Garden st., N. s., 253 ft. W. 17th, Frank C. McCown et al., ex'rs, to Geo. Allen, Nov. 10, 1886, 36 ft. by 170 ft. 11 in..................... 19,000
Taney st., 1223, Jos. M. Reeves to Hy. Howson, Nov. 20, 1886, 13 ft. 3 in by 50 ft 1,800
Taney st., E. s., 205 ft. 9 in. N. Girard ave., Jos. M. Reeves to John Moseback, Oct. 30, 1886, 26 ft. 6 in. by 50 ft.............. 3,600
Tenth st., W. s., 16 ft. N. Tasker, Margaretta Hoffman to Julius Peiser, Nov. 19, 1886, 16 ft. by 54 ft. 2,600
Thirteenth st., E. s., 215 ft. N. Wharton, George Galloway to Elizb'h Ellinger, Nov. 11, 1886, 15 ft. by 60 ft.; *g. r.*, $69............................ 1,300
Mascher st., 2421, Alonzo W. Allen to Mary E. Culp, Nov. 24, 1886, 18 ft. by 95 ft. 6 in...... 2,000
Tulip st., N. W. s., 107 ft. 10½ in. N.

E. Washington, Hamilton Disston to Samuel M. Lane, Nov. 20, 1886, 50 ft. by 180 ft..... 7,000

Twentieth st., E. s., 90 ft. S. Fontain, Wm. R. Matchett to Eleanor C. Murray, Nov. 17, 1886, 15 ft. by 68 ft. 7½ in..... 4,500

Twentieth st., N. E. cor. Mountain, Jos. Murphy to Hugh Tinney, Nov. 16, 1886, 17 ft. by 68 ft.; *g. r.*, $96..... 2,600

Watkins st., S. s., 102 ft. 4 in. E. 2d, John Dolan to Jos. Moore, Nov. 20, 1886, 15 ft. by 32 ft.; *g. r.*, $18..... 1,000

Witte st., N. W. s., 70 ft. S. W. Westmoreland, Robert Lomori to John F. Fox, Nov. 15, 1886, 17 ft. by 75 ft..... 250

York st., N. E. cor. 25th, Meyer Seidenbach et al., ex'rs, to Babette Seidenbach, Nov. 23, 1886, 70 ft. 9½ in. by 225 ft..... nom.

Adelena st., N. E. s., 124 ft. S. E. Emerald, Wm. Howard Wriggins et al., ex'rs, to Jos. A. Wilt, Oct. 28, 1886, irreg. shape; *g. r.*, $72..... nom.

SATURDAY, November 27, 1886.

Aspen st., S. W. cor. De Kalb, Wm. R. Nicholson et al. to Geo. W. Brown Nov. 24, '86, 14 ft. by 71 ft... $2,400

Bancroft st., W. s., 32 ft. 3 in. S. Morris, Samuel Chestnut to Thos. P. Twibill, Nov. 23, 1886, 42 ft. by 53, ft. 3 ground rents, $48 each..... 1,950

Berks st., N. s., 15 ft. E. 24th, T. W. Smaltz to Caroline Hand, Nov. 23, 1886, 14 ft. by 66 ft. 6 in..... 3,500

Broad st., W. s., 188 ft. S. Dauphin, Edward B. Hubley et al. to Thos. H. Walker, two-sevenths interest, Nov. 1, 1886, each 17 ft. by 88 ft. 11 in..... 900

Cantrell st., N. E. cor. 7th, Samuel D. Jones to Jos. Hellwig, Nov, 15, 1886, 15 ft. by 48 ft., *g r.*, $40..... 760

Cass st., 1218, Jno Linnartz to Auguste Buck to Thora Linnartz, Nov. 20, 1886, 15, ft. by 48 ft..... nom

Chew st., N. E. s., 20 ft. N. W. Mill, Alex'r Kinnier to Wm. Kinnier, moiety, Nov. 23, 1886, 20 ft. by 100 ft 1,500

Clermont st., N. s., 59 ft. 3 in. E. 45th, Mary Haines to Wm. M. O'Donnell, Nov. 23, 1886, 20 ft. 9 in. by 20 ft..... 1,600

Same, to Wm. D. Haines, Nov. 21, 1886..... 1,600

Columbia ave., N. s., 92 ft. W. Beechwood, Ella Hewson to Susan Twining, Nov. 23, 1886, 18 ft. by 90 ft.. 6,000

Cone st., N. E. s., 121 ft. S. E. Amber, James C. Moore to Rosanna Brown, Nov. 6, 1886, 15 ft. by 75 ft. 1,500

Cypress st., 304, Wm. C. Stout et al., ex'rs, to Gabriel Hirsh, Nov. 4, 1886, irreg. shape..... 2,400

Decatur street, S. W. s., 100 ft. S. E. Union, Geo. T. Miller to John W. Rippel, Nov. 15, 1886, 100 ft. by 340 ft..... 1,500

Eighteenth st., E. s., 235 ft. 6 in. N. Oxford, William H. Peterman to Lawrence H. Clark, Nov. 6, 1886, 15 ft. 11 in. by 100 ft..... 4,650

Fifth st., N. W. cor. Sigel, 20 lots, Daniel McArthur to Geo. O. Neill to Hugh McNeill, Nov. 23, 1886. Also, 20 lots S. s. Sigel, Fifth to Sixth sts..... nom.

Fox st., 2520, Sheldon Potter et al., ex'rs, to Clara Loulsa Potter, Nov. 24, 1886, 12 ft. by 67 ft. 6 in. Also, 2150 Percy, 14 ft. 3 in. by 53 ft..... 2,150

Frankford st., E. s., 279 ft. 5 in. N. James, M. B. Booz to Mary Dunn, Nov. 22, 1886, 40 ft. by 152 ft. 6½ in. 1,900

Front st., N. E. cor. Master, James Judge to Mathias Diehl et al., Nov. 24, 1886, 18 ft. by 91 ft. 1½ in..... 8,900

Gerhard st., 1905, Hy. B. Foulke to M. Hawley McLaughlin, Nov. 23, 1886, 14 ft. by 46 ft. 6⅝ in.; *Mtge.* $1,000..... 500

Howard st., E. s., 10 ft. 3⅜ in., N. Hancock ½ interest, Leonard Wehr et al. to Jos. Schmitt, June 21, 1886, irreg. shape..... 3,000

Howard st., 2343, Conrad Brown to Gottlieb H. Mertz, Nov. 23, 1886, 15 ft. by 56 ft. 6 in..... 2,200

Ingersoll st., 3 lots S. s. W. 22d, G. M. Walton, adm'x, to Annie F. Baker, Nov. 26, 1886..... 800

Jefferson st., N. W. s., 202 ft. S. W. Gillingham, Susan B. Roberts to Chas. W. Kunstman, Nov. 23, 1886, 18 ft. by 100 ft..... 2,200

Lawrence st., E. s., 66 ft. N. Indiana, Charles T. Harrison to Jesse H. Knight, Sept. 15, 1886, 32 ft. by 92 ft 1,000

Lehigh ave., S. W. s., 80 ft. S. E. Martha, Emmeline M. Slocum to Jno. M. Parry, Nov. 1, 1886, irreg. shape, *g. r.* $45..... 50

Market st., N. W. cor. 5th, Thos. Kennedy to Leopold Sternberger, Nov. 23, 1886, 18 ft. by 100 ft. 6 in., *g. r.*, $1125..... 30,000

Mount Pleasant ave., S. E. s., 100 ft. S. W. Mower, Jno. B. Crowson to Chrissie and Lottie Lamb, Nov. 19, 1886, 35 ft. by 113 ft. 9½ in..... 450

Juniata ave., N. W. s., 64 ft. and 80 ft. N. E. Wayne, T. H. Sweeting to Jos. Atkins, Nov. 20, 1886, each 16 ft. by 80 ft.; *mtge.*, $600..... 1,500

Ninth st., E. s., 357 ft. N. Poplar, Frank A. Hartrantt to Harry H. Owens, Nov. 24, 1886, 80 ft. by 100 ft; *g. r.*, $290 *mtges.*, $15,000..... 100

Nineteenth st., N. W. cor. Fernon, James Milnamow, Jr., to Margaret McCaffrey, Nov. 24, 1886, 18 ft. by 46 ft.; *g. r.*, $90..... 1,250

Rittenhouse st., 1920, Angelique D'henin to Jas. Harkinson, Nov. 16, 1886, 16 ft. by 86 ft..... 6,500

St. Mark's sq., E. s., 226 ft. 8½ in. S. Walnut, P. P. Bowles to Nathan H. Davis, to Lizzie T. Bowles, Nov. 24, 1886, 17 ft. 7½ in. by 118 ft.. 6,000

Second st., W. s., and N. s. Green, Hy. Guggenheimer to Daniel Meenan, Nov. 12, 1886, 20 ft. 6 in. by 58 ft..... 11,500

Seybert st., 1812 and 1814, Philip J. Miearhaifer to Andrew Miller, Nov. 24, 1886, 14 ft. by 64 ft..... 2,900

Sixty-third st., E. s., 250 ft. N. Callowhill, Samuel Warren to James Mellen, Oct. 25, 1886, 50 ft. by 225 ft..... 300

Sixty-fourth st., E. s., 75 ft. N. Callowhill, David J. Hoar to John L. Sides, Nov. 13, 1886, 50 ft. by 125 ft 300

Frankford rd., S. E. cor. Culvert, 25th Ward, Hy. A. Merkel to Frederick Dietrich, Nov. 27, 1886, 10 ft. by 88 ft. 7½ in..... 700

Frankford rd., S. E. s., 90 ft. N. E. Westmoreland st., Henry A. Merkel to Frederick Dietrich, Nov. 1, 1886, 36 ft. by 101 ft. 7½ in..... 1,400

Susquehanna ave., 519, A. H. Smith, admr., to Anna R. Boyd; Nov. 20, 1886; 174x70; *mtge.*, $2000..... 825

Tasker st., S. W. cor. Rosewood—Thos. P. Twibill to Geo. W. Steinbach; Nov. 18, 1886; 48x64.9. N. W. cor. Morris and Rosewood; 335. 6 in.x48 6 in.; *Mtge.*, $1000..... 16,000

Twenty-fifth st., 1734, F. E. Smith to Wm. A. Grissinger: Nov. 24, 1886; 15x67..... 4,250

Twenty-sixth st., S. W. cor. York—Geo. L. Paul to Wm. F. Albrecht; Feb. 18, 1886; 3 lots; *mtge.* $7000 6,000

Real Estate at Auction.

1020 Race street..... $8,650
905 Wood street..... 3,950
336 Master street..... 3,600
616 South street..... 4,800
913 Walnut street..... 19,000
1120 Walnut street..... 21,000
3945-47 Mount Vernon street..... 13,125
1008 Milton and 1007 Hall, subject *g. r.*, $33..... 1,550
Southeast corner Berks and Camac streets..... 6,800
620 North Second, and smith shop in rear..... 5,925
Lot, Twenty-sixth above Susquehanna avenue..... 425
2066 Memphis street..... 1,450
Lot, Ninth below Venango street..... 200
Lot, Mount Airy avenue below Boyer, 150x162..... 3,500
2 irredeemable ground rents, $27.92 each, No. 331 Bainbridge and 320 Front alley..... 1,100

Labor Matters.

—A Knight of Labor says there is a widespread dissatisfaction among the Philadelphia Knights with the way the General Executive Board and the Executive Board of District Assembly No. 1 are managing affairs in this city. The textile workers and the bolt makers, and the stove workers are loud in their protests. The dissatisfaction is so strong that it is effecting the membership of the order. District Assembly No. 1 owes the local assembly of stove workers $4,000 for strike benefits and is either unwilling or unable to pay it. It is said the same condition of affairs exists in other local assemblies. There are 4000 iron workers in this city who, it is said, are tempted to withdraw from the order.

—The Annual Session of the Federation of Trades Unions will begin December 9th at Columbus, Ohio. Another meeting will be held at the same time in the same city by the Trades Union's Conference Committee. It is probable that a combination of these two wings will be made.

—The Building Trades Council held a meeting on last Thursday evening at which business in the different trades was reported as good. The carpenters and sheet iron workers and slate roofers were all received into the council.

—The six local assemblies of brick makers in this city sought to obtain a charter for a district assembly but were refused one. There is trouble among the maltsters of the city. Only one of the brewery employers is paying the wages asked by the unions. A new association of carpenters will be established for the accommodation of those residing in Kensington and Frankford.

—So far as mill construction is concerned, the system of longitudinal girders has been absolutely condemned as unsuitable both from the engineering point of view, with a view to light, with a view to economy of material, and with a view to safety. For what reasons is it adopted in the construction of warehouses?

—J. C. Bullit is at the head of a syndicate of Philadelphia capitalists which has purchased a large tract of land on the boundary of Washington City, known as Kalomamo Heights. The track embraces 86 acres of land and cost $400,000. $200,000 will be immediately expended on improvements. This will be made a very desirable spot for residences. It is within easy reach of the city, and all that will be necessary will be sufficient railway facilities, which will no doubt be supplied.

FURNITURE

MANUFACTURERS.

BUY OF THE MAKERS,

If You want to Save Money.

WEBER & WEINMAN, Retail Store, 927 Market Street.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

THE BEST

WINTER BOOT

CENTLEMEN'S CORK SOLE

(DAY-SEWED)

BUTTON OR LACE,

$5.00.

We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most

Comfortable and Durable Winter Boot

Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.

THE DAY SEWED SHOE MFG. CO.

Under the management of W. W. APSLEY.

No. 23 NORTH EIGHTH STREET

PHILADELPHIA.

MR. HARRY S. BEEBE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

PIANOS. SHEET MUSIC. ORGANS.

Browning, King & Co.

910 & 912 CHESTNUT STREET,

Offer Special inducements in

OVERCOATS.

We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:

Men's Chinchilla Overcoats at $6.00 and upwards.

Boys' Chinchilla Overcoats at $5.00 and upwards.

Children's Chinchilla Overcoats at $4.00 and upwards.

Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.

R. T. COODRICH, Manager.

HALE & KILBURN'S FAMOUS FOLDING BEDS

Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.

RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.

ODORLESS COMMODES Air-tight Joint. Best ever made.

Nos. 48 & 50 N. 6th St., PHILA, and No. 706 Broadway, N. YORK.

Send for Catalogue, and kindly mention this paper.

OUR PIANOS AND ORGANS

Represent the Best Makers in the World.

M. DE LONG & CO

1117 Chestnut Street.

THE *Iron Age* says that the iron market is extremely firm. Pig iron during the last two month shows an advance of from $2.50 to $3.00 per ton, very few speculative buyers. Heavy sales but nearly all or them to consumers.

THE LARGEST AND FINEST STOCK OF MUSICAL GOODS IN PHILADELPHIA

Knabe, Guild, Vose & Son's Pianos.

Wilcox & White's Parlor and Chapel Organs.

Low Prices and Easy Terms.

All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.

F. A. NORTH & CO., 1308 Chestnut St

—Damp Cellers.—We are asked by a correspondent what to do with a cellar that is too damp to keep vegetables or milk in. It is not easy to answer the question without knowing just what the cause of the dampness is. Sometimes there are springs about the cellar, and sometimes there is nothing more than the usual dampness that comes from the earth. If the cellar should be well cemented, that would remedy the trouble. Dig down on the outside and cement the walls, and cement the bottom of the cellar. Tile drainage will do good, and sometimes entirely remedy a trouble like this. Perfect ventilation will often be all that is necessary. Many cellars have no ventilation at all. There is still another means that will prove valuable. It is placing fresh lime in the cellar. Lime is very absorptive, and a half peck of it will absorb as much as two quarts of water. It is the custom of some people to place a lump of lime in their stoves that they put away for the summer, and when it is done it will prevent the inside of the stove from rusting, a fact that shows the value of lime for drying a damp cellar.

—Reeves & West obtained the contract for plumbing the Municipal Hospital, for $467.50.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

THE CONNOISSEUR NEW ILLUSTRATED

Fills a special field, with no rival.

Quarterly Magazine of Art and Decoration, Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.

ONLY 50 Cts. A YEAR

Copies, 15 Cts.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,

JOHN NESBITT,
Yonkers, N. Y.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.

PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

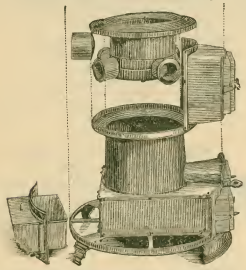
1783. **Established 1783.** 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible] years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,
→STOVE COMPANY,←

MANUFACTURERS OF
BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.
OFFICES:—123 N. Second St., Philada.
143 W. Pratt St., Baltimore.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

If you want a Reliable
PIANO or ORGAN
at a Moderate Price, for cash or on easy terms, call on
A. G. CLEMMER,
1423 Chestnut St.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Street.

DON'T
BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.

Men's Overcoats.
OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00

Men's Suits.
SUITS, $6.50 Worth $9.00
SUITS, $9.00 Worth $13.00
SUITS, $12.50 Worth $16.00
SUITS, $15.00 Worth $20.00
SUITS, $18.00 Worth $22.50
We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00
Will exchange Clothing for Real Estate.
D. KLEIN & BRO.,
918 Market Street, Philadelphia.
Established 1854.

H. Muhr's Sons, 629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.
OFFICES: New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 48. PHILADELPHIA, MONDAY, DECEMBER 6, 1886. PRICE 15 CENTS

Items of News.

—The Henry Horst estate is valued at $10,000.

—In Judge Wilson's Court on Tuesday last the Church of the Covenant, Filbert street, west of Seventeenth, received a verdict against the Pennsylvania Railroad Company for $19,333.33 for injuries to the property by the construction of the Filbert street elevated railroad.

—Mrs. Emily Pearce was given an award against the city by referee George W. Norris for $8594, and Mrs. Susanna Sykes, for $8485.75, as damages for land taken in the opening of Fifty-second street, from Warren to Lancaster avenue; these awards include interest from July 3d, 1885, when the properties were taken.

—At the regular annual meeting of the Philadelphia Chapter, A. I. A., the following officers were elected:

President, Theophilus P. Chandler, Jr.; Vice-President, Edward Hazlehurst; Treasurer, John Stewardson; Secretary, Arthur Truscott; Executive Committee, Messrs. Charles Balderston, Walter Cope, James H. Windrim.

—Two buildings on South Fourth street, above Walnut, opposite the site of the Fourth Street National Bank, have been purchased by the Insurance Company of the State of Pennsylvania. The company intends to tear the old buildings down as soon as the necessary arrangements can be made, and to erect a large and handsome new building on the site. The price paid for the two properties is said to be $60,000.

—At the December meeting of the Illinois State Association of Architects, the Committee on Revision of Sanitary Law will report a bill for special discussion, which is of great importance so far as the sanitary construction of all new buildings is concerned. The bill is entitled

"An Act to provide for the regular inspection of the sanitary construction and alterations or modifications of buildings in cities and villages, and to secure proper ventilation and sewerage systems for habitable buildings, and declaring certain things to be nuisances, providing penalties, and for the issuing of injunctions in certain cases."

—Judging from the number of churches that have been built in this city within a year, and the number projected for construction next year, it would seem that the spirit of Christianity is gaining ground. Among a certain class of people, at least, there is an increasing attendance. Hospitals and Homes are also increasing in number and extent. The same increase is observable throughout the West. A spirit of charity is taking practical shape and wide scope, and opportunities are being offered whereby the sick, lame, halt and blind will be better taken care of than they have been. This is certainly a creditable phase of human nature. Money which is gained often in speculation and by sharp commercial practices, finds its way in course of time in channels where it is expended for the good of those who were crushed by those who first gathered it together.

—$200,000 worth of Real Estate jeopardized through a lawyers error:—"An important equity suit, involving property valued at $200,000 and which in 1884, the year of the great flood, sold for $850, will be on trial at this term of court. The case is one of unusual interest and strikingly illustrates how a little mistake in the transfer of property leads in a few years to great difficulties, especially where real estate is continually increasing in value.

"Henry Jent was a farmer, who, twenty-five years ago, owned a large tract of land a short distance east of town near the old race track, described in the legal papers as south half of the northeast quarter and the north half of the southeast quarter of section 34, township 50, range, 33. January 16, 1884, Silas Holmes bought the land consisting of 160 acres for $850. Jent gave him a warranty deed, but by an oversight in drawing the deed, conveyed a portion of the land only, and another piece of land in section 34, to which Jent had no title or claim, making however, the correct number of acres. Holmes himself overlooked the error and took possession of the property first described, with the knowledge of Jent, both parties to the transaction supposing that all was right. In 1855 Silas Holmes died, leaving the estate to his widow and his only children and heirs. A decree was rendered by the court by which the land was partitioned.

"All of the purchasers have brought suit to obtain just titles to the land which Jent intended originally to convey."—*Kansas City Times.*

—*Building* says the conclusion arrived at by investigators in regard to the use of lead pipe for conducting water is, that it is, in their judgment, impracticable to replace lead service pipes by iron pipes, or by pipes of tinned lead, and that it would be a huge undertaking to apply some protective coating to lead pipes. As regards tinned lead pipe the tinning is found to be not only detrimental to the strength of the lead, but it is likely, unless the coating be perfect, to assist the dissolution of the lead. Iron pipes, although strong and safe so far as health is concerned, are more likely to break, more difficult to adjust and repair, very easily oxidisable, and liable to obstruction from accumulation of rust. They suggest the lining of iron pipes with Angus Smith's solution, or a silicious glazing as a possible remedy, without, however, referring to the Bower-Barff process of making iron rustless.

For a while it was accepted that soft waters acted to a greater extent on lead pipe than hard water. This theory has been upset.

Recent investigations of Mr. Lory, of Grenoble, seem to lend strength to the opinion entertained by many that water containing organic matter in solution attacks iron pipes very speedily. If this be true, it is easily understood why in some cases, iron pipes remain quite free from corrosion, whereas in other cases they become covered with rust carbuncles.

—"Artus," in *Building*, throws out some good suggestions concerning the preparation and use of asphalt: For flat roofs not having a greater inclination than one in ten, asphalt may be used with much success. It is usually put down in two separate layers, to a depth of about ¾ inch, on either a bed of felt soaked in pitch, or concrete resting on rough boarding secured to the roof. The material is also frequently used to cover in the extrados of an arch to prevent the percolation of water, a thickness of ½ inch being sufficient for the purpose. Beyond having the advantages of being impervious to moisture and resisting the weight, the material is very suitable for this purpose, as should the arch settle, of which there is every likelihood, and the asphalt crack, it will generally join of itself again by contact.

It is frequently found that a pavement of asphalt will continually present an appearance more or less damp, and it is sometimes thought that such an appearance is inseparable from the use of the material itself, but this is not so. In most of such cases the dampness is probably due to the condensation of moisture caused by a want of ventilation in the building, and as the asphalt does not absorb the damp it naturally becomes more conspicuous.

What is known as asphaltic mastic differs materially from the ordinary asphalt in composition. It is formed of the following materials, in about the proportions given, viz: Asphaltic cement, 50 per cent.; sand, 34 per cent.; petroleum and limestone powder, each 8 per cent. The addition of too great a quantity of petroleum renders the material liable to become too soft in hot weather, while an insufficient quantity has the effect of causing it to crack. Pavements or roads laid with this mastic are very little slippery, as the large proportion of sand used in its composition gives it a roughened surface.

It should be remembered with regard to the advantages of asphalt, that when once a perfect foundation is obtained the asphalt will take some considerable time to wear out—twenty years has been given as the average time it lasts in a roadway exposed to the heaviest and most continuous traffic—and that it can be taken up and a fresh coat laid at comparatively small expense on the old foundation, which will be uninjured, not having been subjected to wear. Thus a roadway may be kept in excellent order at a minimum cost.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
REAL ESTATE RECORDER

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW.
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS..... *$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. 1.—NO. 48. PHILADELPHIA, MONDAY, DECEMBER 6, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

THE new East Park drive has just been opened. It runs from the tunnel on the Schuylkill to Strawberry Hill.

So far, this year, 3744 building permits have been issued. The number of operations are 8772 against 7681 operations for the same time last year. This shows an increase of about 1100 operations or about 14 per cent. Even at this late date a good deal of building work is talked of. The permits for the month of November number 239, embracing 418 operations.

THE River Front Railroad Company is having its fair share of legal difficulty. The accusation made by the petitioners, James V. Watson and the Baltimore and Ohio Company is that the River Front Road is controlled by the Pennsylvania Company, and that company is desirous of breaking its monopoly which it now has. The Philadelphia and Reading Railroad Company has also filed a bill in equity.

REPRESENTATIVES of 60,000 Knights of Labor in Chicago met and passed resolutions of a friendly character to the condemned Anarchists. The public who roundly denounced the Richmond Convention for a resolution of sympathy do not understand the heart of labor. Labor sympathizes with its fellows of whatever state or opinion and under all circumstances. The Anarchists, the Chicago workingmen think, were honest at heart though bordering on insanity in their methods.

THE Twentieth Annual Convention of the American Institute of Architects opened in the Mutual Life Insurance Building, New York, on Wednesday. Only forty members responded to the first roll call. The total membership is 161, with 90 associate members. A number of interesting papers were read upon questions connected with architecture, both home and foreign. There are twelve chapters, mostly in the Western States. Our Eastern architects do not recognize or appreciate the value of organization. It is to be hoped that a stimulus will be given to organize among the architects. A more fraternal spirit would be productive of good.

THE Citizens' Municipal Association adopted a series of resolutions declaring that it had been credibly informed that the work on the Market Street Bridge was not being done according to specification. The matter is to be looked into. It certainly seems very strange that any attempt should be made by such a firm as Malone & Son to disregard the terms of the contract, and we await with interest the investigation which is to be made. The piling which is used and which is the subject of complaint, may be and may not be just as good as white oak, but nevertheless the contract calls for white oak, and unless some very good reason can be shown to the contrary, none other should be used.

THE special order of the day for next Tuesday is the consideration of the South Mountain Water Company's proposition to furnish a water supply to the city of Philadelphia. An invitation is extended to persons both for and against the proposition. It is to be hoped that this invitation will not be ignored by those in opposition to it. It is charitable to their judgment to say that they do not know what the South Mountain Water Company really means. Will they attend and hear? It does not follow because an infamous gas works lease is being pushed through City Councils that therefore the water project should be stamped as doubtful. If there are any weak spots in the proposition, let them be laid bare. We speak for property owners, manufacturers, and the public generally, in saying that the matter of the future water supply ought not to be postponed.

TWO HUNDRED AND FORTY-SEVEN thousand dollars seems a mere bagatelle to the Pennsylvania Railroad, for this is the amount it has just paid to the trunk line pool, because its earnings amounted to that much over its quota established by the combination, and yet it complains that it is compelled to pay over a million dollars a year to the other companies in the pool to make even the allotments of the trunk line traffic. In other words, the stockholders are robbed to maintain weaker trunk lines, the manufacturers and people of Pennsylvania are robbed by cruel and unjust discrimination in order that dividends may be paid and deficiencies occasioned by this million dollar subsidy made good. A little Congressional law against trunk line pools might relieve the people and protect the honest stockholder.

WE are glad to observe that more attention is being given to those who engage the services of builders in reference to the execution of contracts according to specification. There is a constant tendency to slight work among certain contractors whose reputations have not been firmly established. First-class contractors need no supervision, and in fact are themselves the best inspectors of work. Of all the work done in this city not 2 per cent. has been badly done. This is saying a great deal. Builders of Philadelphia have a pride in their work, and it is to be said that the great bulk of it is done fully up to specifications. In fact there is no disposition to do other than the very best of work, and there is a general anxiety upon the part of all who have work in hand to not only render satisfaction to those who employ them, but to do creditably the work for the work's sake.

THERE seems to be a general disposition upon the part of railroad managers, manufacturers, big and little, jobbers and workingmen to advance the cost of what they have to sell or the services they have to render. This is human nature. So long as there is a strong basis for such action, there is nothing to be said against it. Just what the results will be it is not easy to say. One thing we can say, viz., that where the advances are, universal as they seem to be, we are left just about where we started. Higher cost of living and of traffic and of travel, higher rents and higher prices in every direction absorb the increased cost of labor or products of labor. Still there is no help for this, it is the way things go. People seem satisfied when prices are advancing. It encourages enterprise and strengthens confidence, yet as stated above the practical results are doubtful. Fortunately there is an abundant supply of money in the country and a great many opportunities for the full employment of labor and capital.

THE people of Kensington are complaining about the Delaware river water. Coun-

cils have set apart $300,000 to complete work on the Cambria and East Park reservoirs next year. The water authorities desire to get along with as little Delaware river water as possible but are obliged to use it on account of the fact that the storage facilities elsewhere are temporarily cut off. The building of the Baltimore and Ohio Railroad tunnel has obliged the cutting off of nearly all of the mains of the Fairmount reservoir. Mr. Ogden said that a 48-inch main could be laid from the Spring Garden station to the Lehigh avenue reservoir at a cost of $300,000, or a main could be laid south from Frankford to connect with the present system at a cost of $160,000. The water in the Lehigh avenue reservoir is not sufficient and it is therefore necessary to pump water directly into the mains. This water not being filtered is unfit for use, and this action is therefore the subject of protest and complaint by the citizens and the sanitary authorities. These facts only emphasize the necessity for some radical and statesman-like management upon the part of the city's authorities.

When William M. Tweed was in the zenith of his glory and with voluptuous munificence was lavishing his ill-gotten gains upon his thousands of retainers, and Judges and Legislators were fawning at his feet and the "old man's" power seemed unlimited and interminable, there suddenly came a turn of the tide, an outraged people rose in judgment against him and the poor "old man" divested of his pomp and power writhed in the hands of justice, and with shame and misery and death, paid back measure for measure all the wrong he had committed.

The time will surely come when history will repeat itself right here in Philadelphia, and an outraged and greatly wronged people will bring to justice the arrogant knaves who, with the effrontery of the devil, barter away her best interest under the searching lash of their masters. What a humiliating spectacle the scene presents—Councilmen beseeching the bosses to withdraw, or so modify their commands that they need not vote for the gas lease and thereby lose their chances for re-election. The sacred nature of their obligations, and the more sacred duty of citizenship, stand for nothing against these municipal potentates.

If there is one thing more than another that will weaken the confidence of workingmen in their labor organizations, it is the custom of making large assessments for strikes and other purposes. Mr. Powderly has just appealed for an assessment of 25 cents upon all the local assemblies of Knights of Labor to help the families of the Knights of Labor out of work. This is a humane, charitable and most creditable act. It is to be hoped that the 25 cents will be at once forthcoming. Even with all our activity and prosperity there is need of this assessment. The practice of making assessments will develop a humane feeling among the workingmen which is needed, but we speak of this for another purpose. There are tens of thousands who are really unable to spare such a trifling amount as this. It means five loaves of bread or three pounds of beef, and this is a great deal to men who are making from $1.25 to $2.00 per day. The organizations will respond promptly to the first and perhaps to the second assessment, but the danger is that more frequent assessment may become necessary, and the fear of this will exercise an unfavorable influence upon the membership.

The Council Finance Committee has completed its work upon the appropriation bills. The total appropriations foot up $9,854,643,08. The estimated expenditures for next year are $13,072,586,94. The appropriations for the current year were $8,763,829.06. The highest item in next year's appropriation is the bill for water, which calls for $2,444,000. The next is education, calling for $2,172, 958.-35. The third is police, calling for $1,613,254.-73. Next highways, $1,270,000. Next public buildings, $1,226,637,26. The House of Correction laid out $195,355; the receiver of taxes $115,180; the Department of Surveys $509,706; the Electrical Department $178,114. The report stated that there is about $1,500,000 more money available for next year than was appropriated this year from the tax rate; $50,000 was granted to be used by the Board of Education in increasing the salaries of assistant teachers. This important work has been very well done but the only mistake was in not making the tax rate five to ten cents higher in order that certain very important pieces of work could be at once prosecuted.

The amounts for permanent improvements figured up by the committee are: Pavements, $150,000; main sewers, $150,000; water-pipes, $300.000; new bridges, $100,000; underground cables, $50,000.

The list of railway enterprises that have been talked of lately would fill a column. One of the latest is in the hands of Mr. Wharton Barker. He proposes to raise money through the help of English capitalists to build a railroad across the State of Pennsylvania to the Ohio border connecting with western lines at that point, thereby establishing a new trunk line and increasing the trouble which already exists between these trunk lines. An enormous amount of railway construction is projected, not only in the Middle States but in the far West. No doubt as much as 15,000 miles of railway will be laid next year. A great deal of this mileage will be in the way of repairing. The cause of this activity is in part due to the purchases of a great many railroad companies who, for the past two or three years have made very few purchases. The activity in traffic during the past few months has increased the necessity for repairing and increased their ability to purchase. The railway activity will extend throughout the entire country. Long lines are projected in the South and South-west. The influx of $10,000,000 manufacturing capital for a month in the Southern States is stimulating rail road building, and the favorable returns made by the railroad managers in the South are strengthening the confidence of investors both American and foreign.

It will not go well for those councilmanic statesmen whose constituents own property or have business interests on the streets bordering on the Delaware river front, if they do not give efficient aid in passing the new elevated railroad bill when it is presented.

The business men of North Second street and the property owners on North Front and Water streets regard the elevated railroad as the dawning of a new business era, and that it will add a decided increase to the valuation of property in that section, there is but one opinion. The sentiment along the river front is unanimous for the elevated, as it will bring Frankford and other outlying districts to their very doors.

The conduct of the managers of the two great railroad monopolies of the State of Pennsylvania towards its manufacturers is simply disgraceful, their exhorbitant tariff exactions on coal alone is enough to compel an abandonment of the iron interests in the State altogether. No sooner does the iron interests feel the beneficial effects of the increased demand for its products when an advance is ordered in both the price of coal and the cost of transportation, and even then stability is not assured for the railroad companies give the manufacturers to understand that a further change is liable to occur at any time after January 1st, next.

This policy is simply suicidal and must in the end drive our furnaces in quest of cheaper fuel and greater advantages.

The iron interest of the State is in no condition to be handicapped with railroad coal combinations. The South already promises too formidable rivalry, and if half the reports be true we may look forward to a gradual loss of our former prestige as the iron State, and our railroads may as a consequence be compelled to carry their coals to New Castle and even then go begging for a market.

The declaration of Mr. Garrett, President of the Baltimore and Ohio Railroad, to the effect that that company will at least keep faith with the people of this city, and that, notwithstanding the conciliations held forth by the Pennsylvania Railroad Company, the original purpose of building a through line from Baltimore to New York will be strictly adhered to, can very justly be regarded as an exceedingly good omen for the future of Philadelphia. It seems like the dawning of a new era, and that the time has come when the withering influences of the worst monopoly that ever cursed a State will for the first time be counterbalanced by healthful competition and progressive influences. That President Roberts has more than found his match in the wily Garrett the officers of the Pennsylvania Railroad Company now fully realize; they also recognize the coming of the Baltimore and Ohio Railroad Company to this city as the entering of the wedge that

will divest their company of a large part of its wonderful power and influence all over the State. For the first time in the history of the road its officers have been out-generaled; they have played every card, and played well, but they have lost every trick, and, as a last resort, sought by cajolery and subterfuge, to honey-fuggle the Baltimore and Ohio people into a compromise, which Mr. Garrett's better judgment and sense of duty to the people of this city would not permit him to entertain.

All the moral support and patronage that the people of this city can give to the Baltimore and Ohio Railroad Company it now justly merits, for its through line when completed will infuse new life and vigor into the business interests of the State, and to a large extent it will remove the aggravating restrictions, amounting practically to an embargo, which the Pennsylvania Railroad Company has heretofore placed upon Western and Southern purchasers who decided to bestow a share of their patronage upon Philadelphia merchants and manufacturers.

MESSRS. WM. CRAMP & SON'S success in obtaining the contract for the new United States war vessels is certainly a masterpiece of good luck for the mechanics of this city. The constant employment of a thousand mechanics and laborers for nearly two years is such a streak of good fortune that no city in the Union could afford to sneeze at it.

A PROMINENT dealer in machinery stated last week that it is very difficult at present to place an order for new machinery of any considerable size, as most of the large shops had already taken more orders than they can fill. This fact, together with the booming condition of the pig-iron market, certainly means prosperous times ahead. It is said that there is not a furnace in Pennsylvania that will now take a large order, because there are on hand orders enough to run for two or three months.

THE population of this city is certainly increasing at a more rapid rate than most people suppose. The comparatively few houses to rent, notwithstanding the great number of dwellings that have been erected during the year, shows that building has not been overdone, and that the demand is equal to the supply. The building outlook for next year is not only good, but the probabilities are that in new dwellings, at least, 1887 will discount the present year. Material will no doubt be much higher, but with the evidences of prosperity ahead this will have no retarding influence. The fact that families are not doubling up is in itself sufficiently significant to make the coming year one of great expectation for the building interest.

LAST week we referred to the action taken by a self-constituted committee who undertook to tell the citizens of Philadelphia that the ablest engineers the country affords were not as well posted in engineering matters as they. On last Tuesday the Citizens' Committee submitted to Councils a memorial in which they stated that the water of the Schuylkill river is chemically as pure as any that can be brought to the city from further points and that the quanity in the river is now sufficient to supply the city for generations to come. The Committee urges that the present sources of water supply should be relied upon and that other schemes and projects should not be considered. The Sanitary Committee which has been investigating the Kensington Water Supply has declared that the water taken from the Delaware in front of the city is a nuisance and prejudicial to public health. We are suprised, and we are not surprised at the short sighted action of those who are seeking to chain the city of Philadelphia down to what is little better than a mud-puddle. The statement that the Schuylkill is a pure and sufficient source for the future supply of water is not a truthful statement in the opinion of such engineers as Ludlow, and Herring and many others who have examined this question. It will be strange if the recognitions of tinkers and tailors and candle stick makers will be accepted in the place of the statements of proven civil engineers who have nothing to gain or lose. There is in truth very little room for argument. If the Schuylkill river is such a sufficient source of supply why is it, it might be asked, that the water has been so impure for many years, and so unfit for use for long periods of time. The fact of the matter is simply this, that there is something behind these distinguished citizens, as they are called, and it is probable their judgements are not altogether disinterested. It is not surprising that such a great enterprise as this should meet with opposition. Every great public benefit that has ever been secured has had its obstacles to fight and those who raised them were generally distinguished citizens. We all remember how the distinguished citizens of fifty years ago fought the introduction of gas. We can call to mind ever since then how distinguished citizens fought every municipal improvement that has been established: not only has this been the case in our own city but in all large cities throughout the country. The people of New York fought the Broadway Street car line until it was an established fact, and now they could not be induced to part with it. The distinguished citizens of Philadelphia who perhaps do not take a drink of water four times a year, being able to use something more agreeable, are quite willing that the million people of this City who are less able to drink other fluids should be compelled to put up with such impure water and suffer the consequences of such impurity.

—The referee in the suit of Frederick Sheeler against the city for groceries supplied to the Almshouse in 1882, warrants for which were issued to Major Phipps but never received by Sheeler, returned a verdict in favor of the plaintiff for $4,799.35. It is now supposed that Phipps forged Sheeler's name to the warrants.

THE Directors of the New York Real Estate Exchange have declared a three per cent. dividend. The annual report shows that there has heen a steady increase in revenues. The membership is growing, and the Exchange is in a very healthy condition.

A GREAT deal of vacant real estate in New York is selling. Most of the buyers are persons of moderate means. A great many people are purchasing properties immediately north of the Harlem river. Real estate speculators are watching the tendency with a view of purchasing for speculative purposes.

F. E. KIDDER is furnishing a series of very interesting articles in New York *Building*, which throw a good deal of light upon a neglected question, namely, the heating and ventilating of buildings. Great progress has been made in this department during the past few years, but still neglected, is observable in some of our finest buildings even now; the reason is that the principles underlying heating and ventilation are not properly understood. We go by all rules which are good enough in small houses, and still are, but we draw inferences which do not hold often, when we come to supply heat and ventilation to some of the larger structures. There are many nice points to consider, such as the philosophy of air, the effect of friction upon it, by angles in pipes and flues, and by eddies or counter currents. Ventilation is a purely mechanical problem, but it requires close figuring sometimes to secure it to the best advantage.

THE discussion which the *Record and Guide* of New York started in regard to the right of dower and courtesy is very interesting to business men and lawyers. The discussions lean to the principle that when a lien is made it should be made upon all the husband's property. That paper is drawing attention to another more practical question concerning the railway terminal facilities of New York. Some radical departure is necessary in order to accommodate the increasing railway traffic. The Hudson river is now crowded with crafts, transferring freights from one place to another. The suggestion is that tunnels be constructed by which the Western traffic could be run direct into the city. It would be a valuable thing to have tunnels not only for freight, but for passenger traffic. New York, great as it is commercially, is sadly in need of improved facilities, and it will not be many years before railroad capital will solve the problem and construct tunnels. There is no other escape. We, of Philadelphia, however, cannot cast reflections upon New Yorkers. We are in far greater need than that city of improvements. Any one at all familiar with our needs could point out how one hundred million dollars could be expended in five years to our great advantage, in water, gas, parks, streets, roads, below and above ground, and in efficient railway terminal facilities,

the extent of which have not yet even been hinted at by those who talk about such things.

THERE is a strong tendency among American architects in our large cities to build houses in olden style. This tendency is particularly noticeable in New York. Several blocks of houses have been built in that city, which revives the architecture of two hundred years ago. One block of these houses has recently been completed at the corner of 78th street and West End avenue. The fronts are of Philadelphia and moulded brick, interspersed with terra cotta. The Mansard is of red Akron, diamond roof tile and cresting. The stoops and coping are of grey granite. The parlor windows have opalescent glass, and are executed in cabinet finish. The dining rooms and halls are in quartered oak or ash. With all our knowledge of architecture we have something to learn from the originality of our fore-fathers. There is no good reason why houses should be all alike, either inside or outside, nor is there any good reason why they should be built up closely one against the other, as though land was more valuable than light, health or convenience. Before the days of street cars there was reason why people should live close to their places of business. But now, with the probability of under-ground railways, there is no reason for such crowding, as has characterized our building policy for generations past. Hygienic and sanitary requirements call for more room and light. It is propable that the architects will encourage this tendency, and a reproduction of the architecture of the 16th and 17th centuries will be a welcome feature.

THE activity in real estate in Philadelphia markets might be much greater than it is; but when we go over the whole field we find that the activity is of that natural and healthy character which means a great deal more than large operations sometimes mean. Money enough could be found to go into real estate speculation if there were an opportunity. No such operations are known. Land is too plenty. Yet desirable sites are becoming scarce. During the past year negotiations have drawn about a thousand acres of good land into the market, that will be covered with houses. Some of the finest sites in Frankford, and one on the Jersey side below Camden, as well as along the P., W. & B. and the B. & O. have been bought up, and are now or will be in the market next year for the benefit of lot buyers. Upwards of three thousand lots have been sold within the past year for building purposes, a good many on monthly payments. The purchasers are persons earning from ten to twenty-five dollars per week, who are anxious to get out of narrow streets and into the country. Those who have purchased these properties, and are now selling them out, will realize excellent margins, provided they sell all they have purchased. Philadelphia is a growing city, and all of these sites will be in demand, in a comparatively short time, by lot buyers who are anxious to get away from city surroundings. Those who are obliged to hold portions of their purchases for three or five years will be better pleased than were they successful in selling out every lot at present prices. So far this year we have built 6,500 houses, and that means that we will build 7,500 houses next year. The building of manufacturing establishments and shops will keep pace with the enterprise that has been exhibited this year, but the fact must be kept in mind that we cannot afford to ignore the urgent requirements of better and cheaper gas, and better and cheaper water, and better and cheap traveling facilities. All these things underlie industrial prosperity. If we do not keep these factors in mind, other cities will grow at our expense, and industry and business which belongs here will go where it is more welcome.

Councils Doings.

Common Councils passed several ordinances, among which was one, for the erection of a school-house at Forty-third and Ogden streets, Twenty-fourth ward; to appropriate $3,468 to reimburse William M. Singerly for grading streets in the Twenty-eighth ward; to prevent the balances of the Departments of Highways, Surveys, Law, City Property, Police and Electrical, the Boards of Guardians of the Poor and Education, and the Park Commissioners from merging December 31.

Mr. Jenks, of the Twenty-fourth ward, introduced an ordinance to expend $25,000 on the Mill Creek sewer.

Mr. Hall introduced an ordinance to appropriate $10,000 for repaving a portion of Hamilton street; to construct a sewer between Ontario and Tioga streets, and to grade a number of streets in the Twenty-third ward by the use of House of Correction labor.

Ordinances were introduced in Select Council to put down an improved pavement on Locust, from Fourth to Broad. Several Common Council ordinances were concurred in: to lay water pipes on certain streets, and appropriating $13,887 for a new school-house in the Twenty-second ward.

An ordinance was also introduced designed to regulate the stopping of horse-cars only at the intersection of cross-streets and before churches, theatres and other public halls.

Proposals are to be invited by the Public Building Commission for the granite bond-stones to cover the masonry of the tower, also for the girders and beams for its final floor, and for all the bricks, cement and coal needed for 1887. It will cost, according to the estimate of Mr. Howard Murphy, $6,000 to bring the water main for the public building across the Market street bridge.

The citizens of the Municipal Reform Association, propose to see to it, that new buildings are erected according to the ordinance of 1884, which provides that on Chestnut street that no new building shall be built or old building re-built or altered, which is not placed back 30 feet from the middle of the street.

The New-Yorkers expect to have a new Custom House building in the near future. The present house was intended to be a residence for the President of the United States. The managers of the House of Refuge want to sell that property to the State for $550,000; that money will enable them to rebuild farther out in the country. The present building could be used as a prison or State reformatory.

"The Connoisseur."

The second number of Messrs. Bailey, Banks & Biddle's *Connoisseur* has come to us laden with much that is worthy of commendation, and little or nothing that calls for adverse criticism. The present number is a great step in advance of No. 1.

Jno. V. Hood writes on "The Art of Jewelling." Fannie M. Atwell submits three capital translations from the French: "The Court Balls of Marie Antoinette," by Henri De Chennevieres; "The Study of Interior Decoration," by George Duplessis and "The Muff," by Octave Uzanne; "Three Great Artists," by Paul Lepricur; a song by William M. Briggs; a rondeau by Robert Edwards, and "The Limoges Exhibition," offer a variety of good matter to the general reader, while "Philadelphia Homes" and "Old English Iron-Work," the latter by Reginald T. Blomfield, M.A., merit the attention of architects and builders.

The embellishments are from such well known artists as Percy and Leon Moran; Designs by C. E. Dakin; sketches by F. E. Lummis, and an engraving of unusual merit by Reed & Williams. *The Connoisseur* is one of the best of its kind, and reflects great credit upon the enterprise and energy of the gentlemen under whose supervision it is published; and it may be hypercritical to suggest any improvement in a magazine combining so much that is excellent in art matter and make up; but if Messrs. Bailey, Banks & Biddle would reach the very "high top gallant" of artistic success, it can be done by eliminating some of the process work, and giving us more like "At the Art Gallery," on page 31, engraved by Reed & Williams. the pen and ink sketch on page 22 by Leon Moran, and the designs by Dakin, engraved by T. E. Sugden. *The Connoisseur* is only 50 cents per year, and to those interested in art and home decoration any one number is worth the yearly subscription.

City Tax Receipts.

The amount collected for City tax thus far for 1886 is $9,615,800.19. This is an excess of the total amount collected for 1885 of $311,-312.61.

For State taxes $400,061.69 have been paid in up to December 1st. This is an excess of $79,387.66. This makes a total excess of $390,700.27 received for the first eleven months of this year over the same period of 1885.

A Great New Church.

THE NORTHWEST CONVOCATION RECEIVES A GIFT OF $250,000 FOR ITS ERECTION.

AN adjourned meeting of the Northwest Convocation of Philadelphia was held last night in the Guild room of the Church of the Epiphany, Fifteenth and Chestnut streets, Rev. Dr. Miller presiding. It was reported that a lot had been purchased for $28,000 on the Northwest corner of Eighteenth and Diamond Streets, on which the New Memorial Church will be built, for the erection of which two ladies, acting through Richard Y. Cook, have given $250,000. The building is to be a memorial to a deceased relative of the donors. The lot extends on Diamond Street to Gratz 177 feet and in Eighteenth Street 200 feet. Ground is to be broken in the Spring. A chapel costing $25,000 will first be built, after which the church will be erected. On the lot now stands the mansion of the Longstretch family and this will be leased to the Northwest Convocation preliminary to the erection of the church buildings, in order that the House-to-House Mission may have a centre.

Rev. T. William Davidson, secretary of the Convocation, was appointed to the new mission for six months, and $400 which had been set aside for the mission work was allotted to him. It was stated that Bishop Stevens approved the choice of Mr. Davidson as missionary. A committe of three clergymen and two laymen will be appointed to assist Mr. Davidson in his work, which he proposes to begin next Sunday morning. A resolution was adopted, thanking the ladies and Mr. Cook for the church.—*Press*, Nov. 23, 1886.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

BUILDING ASSOCIATION.

A feme-covert, who is a stockholder in a building association, cannot bind her separate real estate for more than the amount actually loaned, with legal interest; unless the loans were made for the improvement of her separate estate.

If a member of a loan association fail to exercise his right of applying his payments to the reduction of mortgage debt to the company, a Sheriff's vendee of the mortgaged premises has no right to make such application.

DEED.

An immaterial alteration will not avoid a deed, nor a material one if made by a stranger.

A reservation of the pine timber upon the land conveyed, with the right to enter, cut and remove the same within a fixed term, confers no right in the timber not removed within the term specified; it becomes the absolute property of the grantee.

GROUND RENT.

The owner of a lot of ground out of which a ground rent is reserved is liable therefor during his tenure; the delivery of a deed to a purchaser of the property will not be presumed prior to the date of the acknowledgment and record.

HIGHWAYS.

Where a city corporation gives bond for the damages to be sustained by the opening of a street, and on an appeal from a report of viewers a judgment is recovered, the primary fund for the payment of such damages is the assessment for benefits against other property, which must be first exhausted before recourse can be had to the bond.

LANDLORD AND TENANT.

Where a tenant holds over a parol agreement made by the lessor, varying the time for the payment of the rent, is binding between the parties; it is not void for want of consideration.

A landlord has no right to distrain upon the goods of an insolvent deceased tenant, on the demised premises, in the hands of his administrator; they are *in custodia legis*.

Where the lease provides that goods removed from the premises shall remain liable for a period of 30 days thereafter, the landlord cannot follow and distrain upon such goods for rent that was not due at the time of removal.

MECHANIC'S LIEN.

A mechanic's claim cannot be made to embrace other buildings on which no labor was bestowed and to which no materials were furnished, unless connected with or indispensable to the enjoyment of the main construction.

MORTGAGE.

Where a mortgage is paid in fact, by one who has covenanted to pay the same, he cannot take an assignment of it and keep it alive for the purpose of compelling contribution by one who is jointly liable.

A foreclosure sale destroys a wife's inchoate right of dower.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE dwelling 925 Spruce St., 18½ by 63 feet, sold for $9,000.

W. H. JANVIER will build a $16,000 dwelling at Villanova, Pa.

A. K. MCCLURE will erect a two-story brick dwelling at Wallingford, Pa.

BUILDING operations were never more active in West York than at this time.

THE Society for Organizing Charity has expended in the last seven years $2,790,996.-24.

THE brown-stone dwelling N. W. corner Broad and Brown Sts., sold by auction for $40,000.

JOHN A. BETZ will tear down the old Peterson mansion, at Broad street and Girard avenue, and erect thereon a handsome residence.

J. S. ALLEN of South Bethlehem has bought property in that place which he will improve.

THE Odd Fellows of Langhorne, Bucks county, will erect a handsome building in that place.

THE members of the Spring City Methodist Church will erect a church edifice in Royersford.

A NEW mill for the manufacture of pipe is to be built by the Reading Iron Works at Reading, Pa.

THE personal estate of Samuel F. Troth is appraised at $79,476,30, and of Edward J. Robinson at $63,351.66.

LEOPOLD STERNBERGER has purchased the store N. W. corner 5th and Market Sts., 18 by 100 feet, for $30,000.

THE gross receipts of the Philadelphia Post Office for November were $149,735.73, against $134,595.65 last year.

CHARLES OSMOND has sold his house and lot near Langhorne, of ten acres, to Daniel LaRue, of Philadelphia, for $4,000.

THE Pennsylvania R. R. Co. bought a property north side Market street, east of 18th street, 84 by 180 feet, for $27,000.

JOHN F. GREINER, manufacturer of shoe uppers and leather goods, on North Fourth street, died on Wednesday, aged 50 years.

ARTHUR H. WILLIAMS has the contract for a new bank building, north-east corner 3d and Market streets, Camden, New Jersey.

A BUILDING and loan association has been formed at Wayne under very auspicious circumstances. Building operations are very active there.

A NEW cotton mill, five stories high, and to cost $175,000, is to be built at Newark, New Jersey, for the Clark Mile End Spool Cotton Company.

A MEETING was held at City Hall, Franklin, Venango county, on Friday evening last, for the purpose of organizing a building and loan association.

AT Harrisburg, recently, the Broad Street and Wyoming Avenue Mutual Land Association, of this city, was chartered, with a capital stock of $75,000.

THE twenty-acre lot of Joseph H. Leary, on the Durham road, in Buckingham township, Bucks county, has been purchased by Henry Watson for $5000.

T. B. PETERSON, the book publisher, has sold his splendid property S. W. corner Girard avenue and Broad street, 70½ by 160, to John F. Betz, Jr., for $47,500.

MESSRS. HOLLINGHEAD & NEWKIRK, 927 Broadway, Camden, N. J., have sold a frame house on 7th and Mt. Vernon streets, for $1,100; 6 rooms. Lot 20 by 100 feet.

WILLIAM DOLON, of Kensington, has bought twenty-six acres of the farm of the late Mark Watson, on the Bustleton turnpike, near Wheat Sheaf, for $375 per acre.

BROAD ST. properties are in demand; a house and lot east side, above Poplar, 20 by 160 feet, sold for $13,000; and a house and lot east side, 23 by 130, below Wallace, brought $6,900.

A NEW club house is to be erected on Girard avenue, east of Fortieth street, for the Pennsylvania Bicycle Club. It is to be 40x42 feet, and two stories high. It is to be built of brick with red stone trimmings.

MR. WILLIAM B. RAMBO, of Upper Merion, Montgomery county, has purchased Mr. J. Gardner Cassatt's house, No. 1320 Locust street, Philadelphia, and with his family has taken up his residence therein.

L. B. HUMPHREY, 3d and Market streets, Camden, N. J., has made a sale of a three-story property, 407 Friends ave., for $1,050, brick and rough cast; also 804 Federal street, three-story white marble front, for $2,850.

THE Mechanics' Mutual Improvement Club is a new organization at Bristol which has made application for a charter. The membership is about one hundred, and its object is to aid and foster building improvements.

DURING the present year 3744 building permits, representing 8772 operations, have been issued. During 1885, 3551 permits, embracing 7681 operations, were issued. November of this year includes 239 permits with 418 operations.

IT is proposed to organize a stock company, with a capital of $50,000, divided into 1000 shares of $50 each, for the purpose of purchasing and operating the "Girard Roller Mills," formerly owned by Mr. Samuel Hartranft.

THE farm of Isaac N. Urner, known as the Stover farm, containing 260 acres and 61 perches, located in North Coventry twp., Chester county, was sold at public sale on Thursday afternoon, of last week, to George Smith, Jr., of near Birdsboro, for $100 per acre.

$500,000 was paid by Messrs. John C. Bullitt, Geo. F. Tyler, W. W. Kurtz, Wm. L. Elkins, P. A. B. Widener and Robt. Glendenning, for the Kalorama property in Washington, D. C. The property is to be graded and divided into building lots.

BY the will of Margaret S. Lewis, which was admitted to probate in Philadelphia yesterday, the sum of $30,000 is bequeathed to the Home for Children at Angora. It is understood that with this sum, extensive improvements will be made to the institution.

FINZELL BROS. have sold the properties 1219 and 1221 Market street, to Henry C. Lea, for $100,000. The buildings are to be torn down and a new six-story warehouse and factory will be erected for Trimby Hunt & Co. Work will begin about February next.

THE farm of 95 acres belonging to the estate of Wm. Hanna, deceased, near West Spring Mill Station, Montgomery county, has been sold at public sale to Letitia Lovett, of Lower Merion, for $125 per acre. It is understood that a number of dwellings are to be erected thereabouts.

ROBERTS & COHN made a sale of 7 five room houses on Clinton street, Camden; also 14 four-room houses on Edward street. Mr. Cohn has just purchased a lot on 2d and Cooper streets, 54 by 114 for $3,400, on which he will in the spring erect three dwellings.

W. A. TURNER, 904 Broadway, Camden, N. J., sold a property at 4th and Mt. Vernon streets, three-story brick, for $1,300; also 309 Mt. Vernon street, four rooms, frame, for $600; also 626 Chestnut street, frame, four-room house, for $800; a lot N. E. corner 4th and Chestnut streets, 20 by 90 feet, for $800; also a house on 3d street, No. 1213, for $900.

THE Moore property, located near Darby, containing 48 acres of land, with improvements, was sold last Thursday by the executor. Ten acres of the tract adjoining the borough here sold for $1,200 per acre, and was purchased by Mr. Barry of Philadelphia. The remaining 38 acres, with improvements, brought $340 per acre. The Moore farm is a part of a tract of 500 acres, which was conveyed by deed from William Penn to Margaret Thomas in 1683.

MR. BENNAGE, of the firm of Bennage & Elliott, 112 South 11th street, sold properties 1902 and 1904 Fairmount avenue, three-story back and front, eleven rooms, for $7,500 each; also 672 North 19th street, fancy press brick, also three-story, eleven-room house, for $5,750. Mr. Bennage has just purchased a lot 32 feet front on 6th street, above Race, Nos. 212–14, on which he will erect two eleven-room houses early in the spring. The cost of the lot was $5,000.

THE courts will be compelled to settle the question as to the validity of the city ordinance of 1884, establishing a new building line on Chestnut street. City Solicitor Warwick having notified Mr. Doherty, who is erecting a new front to his building, 1433 Chestnut street, that he is violating the law by re-building on the old line, and unless the law is complied with he will issue an injunction. Mr. Doherty will appeal to the court and thereby test the validity of the law.

A LANGHORNE, (Bucks County) correspondent says:—Beside the continued sales of the improvement land, other real estate is changing owners. The "Scott" farm recently purchased by James W. Hibbs has been sold at private sale to his brother, Spencer F. Hibbs, on private terms. Frank. R. Osmond has bought James N. Newbold's farm of 114 acres, at Wildman's Corner, for fifty eight dollars an acre. Daniel La Rue, of Philadelphia, has purchased of Charles Osmond, near Janney station, a house and ten acres of land for $4000, They will all take possession in the spring.

The following are some recent sales at Wayne:—Mr. D. H. Lane's property on Bloomingdale avenue, which was sold to Miss Pugh, residing near Devon, for the sum of $7,650 cash. This was a good sale for Mr. Lane, and a better purchase for future value to the buyer. Miss Pugh will make considerable improvements to the cottage under direction of her relative, Theo. F. Ramsey. The other property was one belonging to Mr. F. X. Kelly, which he sold to W. E. Sharpe, Esq., and is located on the west side of North Wayne avenue. The price was $5,500. Terms not made public.

A LOT has been purchased on the north-west corner of 18th and Diamond streets, for $28,000. The lot extends on Diamond street to Gratz street, 177 feet, and on 18th street 200 feet. It is intended to erect in the spring a chapel to cost $25,000, after which a fine church will be built. On the lot now stands the mansion of the Longstretch family which he leased to the North-west Convocation preliminary to the erection of the church buildings, in order that the house to house Mission may have a centre. Two ladies acting through Richard Y. Cook have given $250,000. The building is to be a memorial to a deceased relative of the donors.

THE *Media American* relates this: "One of the most successful real estate ventures we have heard of recently was that wherein a certain gentleman of a western township in Delaware county, purchased a tract of land containing over a hundred acres, in one of the northern townships. The sale was made last spring. A month ago a portion was sold at a fair profit, and then a second, and finally the remainder was disposed of. It is said the gentleman made over $6,500 by the transaction. The property is nicely located, of good farming land, but the real cause of the advance was that it was in close proximity to the long contemplated railroad which is to run through that section of the county.

THE following sales of real estate have recently been made in Lancaster:—Henry Shubert, auctioneer and real estate agent, sold at public sale, November 24, at the Franklin House, the property belonging to the estate of Mary Ann Killian, deceased, situated on the west side of North Mulberry street, No. 112, to Harry A. Shenk, for $1,700. The property of Mrs. Mary Fite, No. 437 North Mary street, offered at public sale on Wednesday evening, was withdrawn at $1,100. Henry Shubert, auctioneer and real estate agent, sold at private sale the property belonging to the estate of A. W. Russell, deceased, situated on the east side of South Queen st., between Vine and German streets, No. 113, to B. F. Keen for $4,000. Also the property belonging to Mrs. J. P. Swarr on the south side of East Walnut street, between Duke and Lime streets, No. 156, to A. Settley for $3,500.

Building Permits.

A bicycle clubhouse, 40x42, Girard avenue and Fifty-ninth street, to Pennsylvania Bicycle Club.

Henry Ashworth, Ridge and Paoli avenues two 2-story houses 10x38, Paoli and Ridge avenues.

W. H. Messide. 723 Walnut st., a 2-story house, 14x27, Tasker, above Front st.

J. H. Smaltz, 1545 Hutchinson st., eighteen 3-story houses, 16x60, 12 on Sixth and 6 on Marshall st., above Berks.

William C. Mackie, Chestnut Hill, a 3-story house, 65x78, Thirtieth, above Hartwell st.

Oliver P. Fisher, Germantown, two 3-story houses, 17x42, East Washington Lane and Chew st.

Allen T. Weed, 780 N. Twenty-seventh st., one-story back building, 11x9, 879 Taylor st.

Elanage & Stewart, American and Diamond sts., eleven 2-story houses, 13x26, Orianna and Norris st.

John Foreman, 1007 Wistar st., a 3-story house, 13x26, Burns and Brown sts.

Robert Montgomery, 1836 Wharton st, thirteen 2-story houses, 16x42, Sixteenth, above Tasker st.

Wm. R. Matchett, 1515 South Broad, thirty-six 2-story houses, 16x42, eighteen on both sides of Hicks, between Tasker and Morris sts.

Thirty-six 2-story houses, 16x42, eighteen on both sides of Mole, between Tasker and Morris, to same party.

Six 3-story houses, 16x52, Tasker, above Hicks st, to same party.

Six 3-story houses, 16x52, Morris and Hicks sts., to same party.

George F. Gibson, 2248 Master st., seven 2-story houses, 15x40, Tioga, above Sixth st.

J. Schieber, 309 W. York st., 2-story store, Fairhill st. near Cambria 17x49.

A. Rienhard, Allen's lane, 1-story frame building, Allen's lane near Quincy st., 12x20.

D. Marshall, 1945 Garrett st., four 2-story houses, Tasker and Leber streets, 16x40.

J. Donahue, 2530 Biddle st., underpinning foundation wall, 534 N. Twenty-fourth st.

A. McClay, 2702 E. Ann st., five 2-story houses, Birch st. near Edgemont, 14.4x36.

G. J. Littlewood, Green lane, Manayunk, 2-story addition, Main st.. below Shur's lane, 24x45.

Blamber & Shuck, Walker st., near Funk, 2-story house, 16x42.

C. McClain, 2-story frame house, Brewster ave., below Seventy-eighth st., 14x32.

P. Ferley, Jefferson st., near Smick, wall to coal shed, Washington st. above Center, 20 ft.

McCartney & Oler, 2355 E. Dauphin st., 2-story machine works, Beach st., near Norris, 60x240.

Erbon, Search & Co., 106 Chestnut st., 3-story woolen factory, Delaware ave., near Magee la., 210x228.10.

Fiedler & Hassenauer, 2005 Sepviva st., 2-story back building, 2117 Germantown ave., 16x52.

E. Luckhardt, 1928 N. Fiith st., 1-story warerooni, Manakin st., above Norris, 14x3.

L. Koder, 1520 Fairmount ave., new bulks, Sixteenth st. and Fairmount ave.

—. Ralthouse, 1-story mule-pen, Penn Hotel, Market st below Thirty-ninth, 46x100.

J. Laughran, 2542 N. Eighth st., five 2-story houses, Tyson st. below Huntingdon, 13x27.

W. Steele & Son, 2434 N. Front st., four 2-story houses, Orchard st. near Church, 14x38. Also, 2-story, mill Orchard st. near Church, 47x80.

J. V. McGervey & Son, 1931 Vine st., 2-story back building, Nineteenth st. and college ave., 12x12.

J. C. Terry, 1113 S. Twenty-fourth st., 1-story kitchen, 10x16.

J. O'Donnell, 1161 S. Thirteenth st., 1-story kitchen, 1238 Ellsworth st., 12x12.

T. W. Sheppard, Mercer st., Germantown, two 2-story houses, Penn st. between Queen and Coulter sts. Germantown 16x44.

B. H. & H. Cramp, Thompson and York sts., an addition to a brass foundry, 30x65.

John J. Joyce, 223 Arrott st., Germantown, two 3-story houses, on Laurel st., between Shoemaker's st. and Germantown ave., 14x32.

JUDGMENTS.

PHILADELPHIA.

ENTERED November 26, 1886.

Andez B. and L. Asso—Caroline Blatz 3 S 86 ..... Equity
*Conway Margaret—B F Teller 3 S 86 242 300
Craig Davis S—A R Hall et al 3 S 86 235 41
*Davis Frank E—Jas C. Stillwell 3 S 86 250 225
Garrison Edmund A—Jos Stark 3 S 86 248 ..... E Judgt
*Gilmour John M—Frankford B. and L. (Bond and Warrant) 3 S 86 226 400
*Jendryk Paul and Caroline S—John Breidling (Bond and Warrant) 3 S 86 240 1000
*Jones Margaret—Mrs L S Elsroad 3 S 86 241 100
*Knipe Jacob H—B F Teller 3 S 86 251 150
*Lieder A—Jacob Schmitt 3 S 86 243 400
*McConnell Neil—Thos A Fahy 3 S 86 238 25
*Murray Annie—John E Allen 3 S 86 244 24
O'Kane Arthur—Eleanor McGory 3 D 86 644 3024

*Stuart Edward—Alfred P Trotter 3 S 86 245 500
*Stuart Edward—Alfred P Trotter 3 S 86 246 500
*Stuart Edward—Wm B Smith 3 S 86 247 500
Sheard Wm C—R E Smith 3 S 86 239 95
*Steinman Jacob C—Buchanan Smedley et al (Execution issued) 3 S 86 237 81
Steiger Jacob, Bloecklinger Xaver—Louis Kennel et al (Treasurers Bond) 3 S 86 230 500
*Schwalber Chas J—Chas Theis (Bond and Warrant Execution issued) 3 S 86 231 8,000
Sallinger Isaac—Rika Sallinger 3 S 86 232 600
Taylor Benj F and Wardle—H H Gardner et al 2 S 85 387 ver 375
Wood Saml H—A R Hall et al 3 S 86 236 48

ENTERED November 27, 1886.

Beittenmiller Chas—C B Duncan 3 S 86 275 $89
*Ballantyne Wm, Slaine H—Phil McManus 3 S 86 259 77
*Cruice Robt B—Lewis H Redner 3 S 86 260 2000
*Child Edwd S and Thos H—F W Ayer et al 3 S 86 264 16,731
Deeney Kath exrx and H—J J Morrison et al 3 S 86 273 58
Davis John E, Duffy John S and Saml—Cath Dougherty 3 S 86 262 300
*Doerle Philip H—John Colls 3 S 86 263 200
Eastburn Samuel B, Thomas Robert, com—Edwd Eastburn 4 S 81 288 S F
French H B—George Grayson 2 S 86 286
Gibson Geo F—Peter S McTague 3 S 85 250 Costs
Glassmire Chas—John W Smith 2 S 86 140 123
*Galligan John—F A Poth 3 S 86 256 600
*Gamber Geo—Walter Hinchman 3 S 86 274 200
Hong M C, Grugan John—City (Bond) 3 S 86 267
Hong Marshall C—E O Michener 1 S 86 821 107
*Haldeman J Clayton—J and T Gillespie 3 S 86 267 505
Hilbronner David and Morris—Chas L Harding 2 S 86 359 2515
Johnson Edwd, Briggs Theo—Comth to use 3 S 86 358 400
*Lehr Geo—F A Poth 3 S 86 257 150
Livingston John—Thos W Derousse 3 S 86 266 64
*Martin A—Geo Hirschfeld (Execution issued) 3 S 86 272 16
Mealy Michael—Michael Ulman 2 S 86 216
Penn Electric Light Co, Lehr Geo and Andrew—City (Bond) 3 S 86 268
Robinson Frank A—Jacob Mitchel 3 M 80 170
Sheard Wm C—Richd Gray & Co 2 S 86 164
*Street Edwd C—Penna R R Co 3 S 86 265 134
Scott J Fredk—Eli W Bailey 1 M 84 246
Sprague Emerson E—H R Laka 2 S 85 363
Shuff Chas W—E Silberstein 1 S 86 195 158
Taylor Edwd J and Sarah M—Thos J Martin 2 S 86 265
Tomlin W L and Mary Ann—John Gwilliam 4 J 75 1222
*Them August, Davison Wm S—Cohansey Glass Co (Execution issued) 3 S 86 252 424
Same—Cohansey Glass Co (Execution issued) 3 S 86 253 1042
Umbach Christopher—William W Dickhart 3 S 86 261 300
*Wilson Maurice H—B F Teller 3 S 86 271 275
Watson Wm and Thos—John Dignan 1 S 79 159 S F

ENTERED November 29, 1886.

*Cox Elizabeth N—Active B and L (Bond and Warrant) 3 S 86 280 $700
Cox Elizabeth—J G Williams 4 J 86 220 ver 124
*Devaux Julius F—Danl Henon 3 S 86 279 250
Felten Lewis C—J H Wagner 1 S 86 600 152
Fitzgerald P J—Pittsburg Carbon Co 1 S 86 833 136
Graham Archibald H, Loder Theo H, Wiggan Alfred R—Geo P Ide et al 1 S 86 301 1509
*Gillespie Bernard J—Ann Howell 3 S 86 284 200
*Gute Fredk W—W W Hood 3 S 86 286 100
Groome Saml W and Nancy—Chas H Burrell 4 J 86 110 ver 501
Haines Wm L—S McCollin 4 J 86 191 ver 352
Hall Danl A—L L Kenyon et al 3 J 85 554 1273
Hazlehurst Jas W—H A Rennett 3 S 86 292 60
*Howell John—Ann Howell 3 S 86 283 200
*Matlack Lydia B—John M Matlack Jr 3 S 86 278 200
Mack John M and Joseph P—City (Bond) 3 S 86 281
*McGarrigle Richd—Edwd Welch 3 S 86 285 1000
Noble Chas dec, Noble Sallie C admx—A H Ladner 4 J 86 85 ver 198
Naulty Lawrence—Geo W Middleton 4 J 86 139
Renner Christian—Eble & Herter 3 S 86 289 53
*Sheaker Sallie J—A A Hirst 3 S 86 291 300
Stehr Geo W dec, Stehr Elizabeth G exer—Sarah Barker 4 J 86 82 701
Same—Guarantee Trust Co 4 J 86 121 1502
*Schmid V—Weisbrod & Hess 2 S 86 290 100
Street John Sr—Central Nat Bank 3 D 86 155 Sheff Costs
*Scheu C Fredk and Louise—R J Wissman 3 S 86 276 200
*Steel Ferdinand, Moss Antrom, Pollock Wm J—Grandom Institution (Bond and Warrant) 3 S 86 277 1000
Stringfellow Saml F—E C Flint et al (Treasurers Bond) 3 S 86 282 500
Thomas Penrose W—Boston Excelsior Co 1 S 86 705 170
Vandyke Wm B and Amy—Comth of Pa (Bond) 3 S 86 288 300
Welsh Edwd—City (Bond) 3 S 86 287 334
Walker Danl S and John G—M G Kinney 1 S 86 300

ENTERED November 30, 1886.

*Arthurs Wm—Harry M Fox (Execution issued) 3 S 86 298 76
Brady James A—Phila N C B Socy. (Treasurers Bond) 3 S 86 297 1000
*Burk Henry, Trucksess Andrew—Girard Ave B and L (Bond and Warrant) 3 S 86 302 1500
City of Phila—Emily Pearce 4 J 86 527
City of Phila—Geo S Sykes 4 J 86 649
*Carr A B—John H Ficken (Execution issued) 3 S 86 296 47
*Crawford James, Wm and Thos—Wm F Harrity 3 S 86 305 118
Gerstlauer David, Bauer Chas W—Jno E Grusz et al (Treasurers Bond) 3 S 86 294 400
Greger Robt, Renz Jacob—Mut Benefit B and L (Bond of Indemnity) 3 S 86 301 1200
Horn Eliza and Mary Ann—E R Fisher D C D 65 366 S F
*Horst Wm H—Rebecca A Reed 3 S 86 300 400
*Kemble John W and Sallie R—Danl B Smoyer 3 S 86 303 150
Naulty Lawrence—Edwd Trainor 4 J 86 138 40
*Steyer John J—John H Craven 3 S 86 299 500
*Stewart A A—Geo Kays 3 S 86 295 600
*Schmid Val—Eble & Herter 3 S 86 293 700
Thomas John J—Wm H Lex 1 M 79 953 S F
Wister Francis—W. R Wister 4 D 76 834 and 909 S F

ENTERED December 1, 1886.

Anderson Elias L, Johnson Jos A—Lewis Shallcross 1 D 81 310 S F
Baldt John S and John H, Wilt Jos A—Susan Johnson (Bond and Warrant) 3 S 86 314 1500
Bailey Edwd, Maxwell John—D H McGookin 2 D 85 68 (M L D) S F
*Burns Chas A, Sweeney John T—Alexr Sweeney (Execution issued) 3 S 86 312 3300
*Brinkmann Chas—Geo Myers 3 S 86 308 300
City of Phila—Fredk Sheeler 1 D 84 825½ 4779
Coates Henry T assignee, Davis Edwd T, Claxton Edmund and Robt B—Jas S Lever 4 J 86 223 ver 353
*Gundel Christian—Paul M Elsasser (Bond and Warrant Execution issued) 3 S 86 309 2000
Knighton S N—C F Schroeder 4 J 86 453 95
*McGarvey Anthony J—Chas T McGarvey 3 S 86 307 233
*O'Kane Patrick—R Haines et al 3 S 86 313 984
*Phila Traction Co—Wm Bird 4 S 86 199 750
Roberts Elizabeth—B F Teller 3 S 86 310 700
Sullivan Wm H—P J Murphy 2 S 81 180 S F
Watt F H—Michl Keegan 2 D 81 376 S F
*Wallace Geo H—Penn Township B and L 3 S 86 306 2600
Wright Katharine—Lucy G Carr 3 S 86 311 35

NOTE.—Executions were issued Nov. 30, '86 on three judgments entered Nov 19, '86, by J Malseed Bell against Thos R Bell.

ENTERED December, 2, 1886.

*Blyler Daniel—A Beitney 3 S 86 338 175
*Beck Isaac L—Thos McManemy 1 D 81 513 570
Baggs Nicholas—Mary Gibson et al 4 D 80 56 S F
Chalfant Benj W—Nat. Bank Republic 1 D 81 213 S F
Fox Chas H—Nat. Bank Republic 1 D 81 212 S F
Gibson Joseph—Cope & Hutchinson 2 D 81 603 S F
*Germania T Verein—A E Eldridge et al 3 S 86 318 2200
Handy Lawrence—John Dignan 3 M 79 256 S F
*Holmes Benj—P McCaffray (Execution issued) 3 S 86 316 600
Jones H Morgan—Nat. Bank Republic 1 D 81 214 S F
*Jester Saml T—E W Hans 3 S 86

339..... 80
*Koller John—Chas F Linde (Execution issued) 3 S 86 334..... 100
*Lynch John—Mary Cannon 3 S 86 332..... 41
*Lynch Edwn—J M Hummel et al (Bond and Warrant) 3 S 86 342..... 2333
*Milligan Geo. McCandless Thos H —Sarah J Crowe 3 S 86 319..... 800
*Macdonald A G—Castor & Hood 3 S 86 333..... 44
*Moyer J W—Weisbrod & Hess (Execution issued) 3 S 86 340..... 165
O'Sullivan Patrick M—John Dignan 1 D 78 938..... S F
*O'Brien John—Thos Byrne 3 S 86 320..... 200
*Oppermann Christian—Geo Bille 3 S 86 343..... 300
*Scholl August J—Chas Wolters 3 S 86 331..... 2000
Schuster John Geo dec, Fisher Sophia admx—Louis Reutter 2 M 81 552.. S F
*Snyder Franklin—John F Reichardt Jr 3 S 86 317..... 2000
*Taylor Wm C—Edwd Hopper 3 S 86 435..... 200
*Yates Lewis L—Joseph Mercer 3 S 86 341..... 75

Judgments Marked to Use.

A Wilkinson—Harper & Ternan 3 M 81 787..... 72
Marked to use of Abraham Stewart
Enoch L. Taylor and Elizth N Cox —Jas R Dever 1 J 86 627..... 115
Marked to use of Jos Chapman
Geo Banks Wilson—Potter & Seymour 1 M 77 699..... 863
Marked to use of F V Van Artsdalen
F F Bernadon—Hay & Co 1 J 84 102 22,201
Marked to use of Helen H Halstead
Scofield & Dodgson—Manayunk Bank 4 J 84 720..... .....
Marked to use of Geo P Sheldon
John Claxton et al —Jas Gillespie 2 D 81 373..... 150
Marked to use of Edwin Montgomery
Cyrus Hoult et al—City of Phila 4 M 80 751..... 300
Marked to use of Exers of Wm Adamson dec
Same—Same 4 M 80 752..... 300
Susanna N Canby—Chas D Middleton 1 J 86 376..... 3500
Marked to use of Anna H Edmunds

Mechanics' Liens.

James J Loughrey owner and cont—Hugh McNeile claimant, 4 bldgs S W cor 11th and Pierce st..... 659
Same—Same, 4 bldgs N s Moore st, 66 ft to 114 ft W of 11th st..... 604
Same—Brennan & Bro, 4 bldgs N s Moore st, 70 ft to 118 ft W 7th st.... 338
Same—Same, 4 bldgs S W cor of 11th and Pierce st..... 205
Emmie Silberman, Harold Silberman owners and conts—Wm Tecklenburg claimant S E cor Franklin and Oxford st..... 2559
Patrick Brady owner, H C Wright cont—S S Keely & Sons claimants, S W s Sarah st, 182 ft N W of Hermit st..... 271
Frank Brady owner, H C Wright cont—S S Keely & Sons claimants, S W s Sarah st, 182 ft N W of Hermit st..... 271
Allen A Moore owner and cont—Jno Cross claimant, S E s Holstein ave and S W s 86th st..... 67
Henry C Altemus owner and cont—James A Mundy & Bro claimants, 7 bldgs S s Berks E of Ringgold and E s of Ringgold S of Berks street..... 111
Henry C Altemus owner and cont—Jas Flinn & Co claimants, 7 bldgs S E cor Berks and Ringgold streets 212

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, November 29, 1886.

Buist ave. S. E. s., 125 ft. S. W. Sixty-second, George Laycock to Daniel Schreiber, Oct. 14, 1886, 25 ft. by 128 ft.; *Mtge.* $1000..... 1,100
Callowhill st., 829, Sarah H. Jones to Jas. A. Laws, July 14, 1886, 12 ft. front..... 2,500
Clearview, lots 2466 and 2467, sec. 71, John H. Scott to Mary Russell, Nov. 22, 1886..... 135
Clearview, lots 2465, sec. 71, John H. Scott to Mary Robinson, Nov. 22, 1886..... 135
Clearview, lots 2468 and 2469, sec. 71, John H. Scott to Henry Russell, Nov. 22, 1886..... 270
Clearview, lots 2463 2464, sec. 71, John H. Scott to Isabella Laughlin, Nov. 22, 1886..... 270
Cope st., 2126, James C. Moore to Harry S. Giles, Nov. 18, 1886, 15 ft. by 75 ft..... 1,500
Cresson st., S. W. s., 20 ft. 2 in. N. W. Grape, Susan Dunlap et al. to Ann Higgins, Oct. 30, 1886, 13 ft. 1 in. by 55 ft. 6 in..... nom.
Eighth st., E. s., 35 ft. 2 in. N. Evangelist, Julius Kutner to Pasquale Valinote et al., Nov., 17, 1886, 18 ft. by 77 ft. 6 in.; *Mtge.* $3200..... 2,550
Eleventh st., E. s., 148 ft. N. Berks, Willimantic B. and L. Association to James R. Tempest, Nov. 16, 1886, 16 ft. by 70 ft..... 3,500
Eighteenth st., E. s., 235 ft. 6 in. N. Oxford, Lawrence H. Clark to C. Harry Showaker, Nov. 6, 1886, 15 ft. 11 in. by 100 ft.; *Mtge.* $3500..... 1,900
Bodine st., 2941, T. M. Montgomery to Jeremiah Desmond et ux., Nov. 29, 1886, 12 ft. 9⅜ in. by 58 ft. 4¾ in.. nom.
Dickinson st., E. of Cedar, 5 lots, E. S. Radley to Caroline Muller, Nov. 23, 1886..... 2,400
Emlen st., S. W. s., 162 ft. S. E. Memphis, E. S. Buckley to William and Josephine Knecht, Nov. 29, 1886, 18 ft. by 52 ft. 3 in..... 1,800
Fifteenth st., S. E. cor. Cumberland John M. Sharp to Patrick Daly, Nov. 19, 1886, 16 ft. 10½ in. by 50 ft..... 5,300
Fifteenth st., E. s., 172 ft. N. Susquehanna, Eugene E. Ingram to Mary Ann Spicer, Nov. 8, 1886, 17 ft. by 177 ft. 10 in..... nom.
Fifteenth st., N. Susquehanna ave., Geo. F. Spicer et ux. to Kate L. Ingram, Nov. 8, 1886, 11 lots..... nom.
Fifty-second st., N. W. cor. Paschall, Charles H. Gross to John De Barry, Jr., Nov. 17, 1886, irreg..... 10,000
Franklin st., W. s., 51 ft. 2½ in. N. Master, Conrad Munch to Isaac Wasserman, Nov. 24, 1886, 16 ft. by 100 ft.; *Mtges.* $1800..... 4,600
Germantown ave., rear 4809, Henry Stutz, Jr., to William S. Clower, Nov. 6, 1886, irreg. shape..... 1,500
Girard ave., 3948 to 3956 and 3960, Jacob Schoening to John De Barry, Jr., Nov. 18, 1886, each 18 ft. by 111 ft..... 30,000
Indiana st., 514, John Schieber to Mary Hewitt, Nov. 27, 1886, 13 ft. 2 in. by 61 ft..... 2,000
James st., N. W. cor. Washington, B. Pratt ex., to Dennis Kennedy, Nov. 23, 1886, irreg. shape..... 2,000
Johnson st., S. E. s., 200 ft. 3-16 in. N. E. Germantown ave., moiety, Wm. Guyer to Casper Guyer, Nov. 24, 1886, 40 ft. by 142 ft. 6 5-16 in..... 1,750
Huntingdon st., S. s., 45 ft. W. Ninth, John Loughran et al. to Wm. A. Mooney, Nov. 18, 1886, 15 ft. by 70 ft..... 3,200
Lehigh ave., N. W. cor. Orkney, William F. Norris to John J. Torpey, Nov. 15, 1886, 59 ft. 6 in. by 100 ft.; *g. r.* $372..... 500
Leithgow st., W. s., 296 ft. N. Susquehanna, William W. Leavitt to Margaret Paisley, Nov. 13, 1886, 12 ft. by 40 ft..... 1,300
Lombard st., N. s., 122 ft. E. Eighteenth, Frederick W. Hammett to Christian Falkenstine, Nov. 19, 1886, 17 ft. by 60 ft.; *g. r.* $96..... 1,200
Marlborough st., N. E. s., 76 ft. N. W. Belgrade, Anne Rodgers et al. to Frances Michael, Nov. 19, 1886, irreg. shape..... 6,000
Marshall st., W. s., 48 ft. 6⅜ in. N. Columbia, Congregation Adath Jeshurun to Philip Hammerschlag, Nov. 23, 1886, 70 ft. by 64 ft. 10 in.. 4,900
Mather st., E. s, 120 ft. S. Venango, Thos. B. Roberts, et al. to Samuel R. Hilt, Oct. 26, 1886, 20 ft. by 72 ft. 10 in..... 400
Mather st., E. s., 100 ft. S. Venango, Rebecca Reilly et al., ex'rs, to Sam'l R. Hilt, Oct. 26, 1886, 20 ft. by 72 ft. 10 in..... 400
Mather st., E. s., 140 ft. S. Venango, Susan Lawson to Samuel R. Hilt, Oct. 25, 1886, 20 ft. by 72 ft. 10 in... 400
Melon st., 1010, D. M. Bowen et al. to Henry F. Bowen, Nov. 15, 1886, irreg. shape..... 3,000
Montgomery st., N. E. cor. Bouvier, Thos. Mecouch to Emily T. Focht, Nov. 21, 1886, 18 ft. 3 in. by 90 ft..... 9,300

Nineteenth st., 133 N., ¼-interest, Edward A. Schwarz to Catharine C. Schwarz, Nov. 26, 1886, 15 ft. by 107 ft........ 200
Norwood st., 29, Alb. T. Courtright to Thos. Wood, Nov. 11, 1886, 15 ft. by 68 ft........ 3,150
Orkney st., 2336, Jas. A. Haas et al. to Andrew Ortlieb, Nov. 10, 1886, 14 ft. by 39 ft........ 1,200
Orkney st., A. S. Letchworth to Alb. E. Eldridge, et al., Nov. 15, 1886, 143 ft by 38 ft........ 3,575
Paschall ave., N. W. cor. Fifty-second, John DeBarry, Jr., to Jacob Schoening, Nov. 17, 1886, irreg. shape........ 30,000
Philadelphia and Trenton Railroad, 55 acres, Jas. Gillender to John H. Currier, Nov. 1, 1886........ 39,000
Pine rd., S. E. s., 250 ft. 2½ in. S. W. Solly, Benj. Benner to Isabella T. Barras, Nov. 24, 1886, irreg. shape; *Mtge.* $1,200........ 372
Powelton ave., 3723, John Edw. Siddall to Ann C. Miller, Nov. 19, 1886, irreg. shape; *Mtge.* $3,700........ 997
Morris street, 824, Hugh McNeile to Fredk. H. Jantzen, Nov. 26, 1886, 16 ft. by 55 ft. 6 in........ 1,700
Reed st., S. s., 113 ft. W. Seventh, Wm. H. Price to Susan Sticher, Nov. 24, 1886, 16 ft. by 67 ft........ nom.
Ridge ave., S. W. s., S. E. Jefferson, Wm. H. Taylor et al., trustees, to Harry Rowland, June 28, 1886, 2 lots........ 1,000
Somerset street, 637, Thos. S. Shoemaker to Ellen P. Miller, Nov. 20, 1886, 14 ft. by 72 ft.; *g. r.* $81........ 1,150
Spring st., N. W. s., 133 ft. 9⅛ in. N. E. Church, Margaret F. Gensel et al. to Catharine Carter, Nov. 20, 1886, 39 ft. 1 in. by 107 ft. 4 in........ nom.
Spruce st., Jos. M. Bennett to Emma J. Pennington, Nov. 24, 1886, 18 ft. 6 in. by 83 ft........ 9,000
Sixth st., 237 S., Samuel H. Weller to Edwin S. Armstrong, Nov. 24, 1886, 19 ft. 3 in. by 100 ft.; *Mtge.* $5,000........ 9,000
Mifflin st., 1202, 1204 and 1223, Thos. McFarland to Rebecca Stevens, Aug. 6, 1886, each 16 ft. by 56 ft........ 2,300
Seventh st., E. s., 16 ft. N. Snyder ave., Robert Alexander to Mich'l Fritz, Nov. 20, 1886, 5 lots, 16 ft. by 54 ft. and 56 ft.; each subject to *g. r.* $72........ 4,750
Seventh street, W. s., 180 ft. 6 in. N. Dickinson, Octavius A. Law to Jacob Mills, Nov. 23, 1886, 16 ft. by 65 ft........ 650
Sixteenth st., E. s., 175 ft. S. Dickinson, Geo. A. Wagner to Anna Rasbold, Nov. 16, 1886, 16 ft. by 68 ft.; *g. r.* $51........ 1,700
Seventeenth st., E. s., 128 ft. 6 in. S. Tasker, Andrew Miller to Mary Sheridan, Nov. 13, 1886, 16 ft. by 70 ft.; *Mtge.* $1,300........ 1,300
Taylor st., 844, Chas. W. Henry to Eliz'th Smith, Nov. 1, 1886, 16 ft. by 50 ft........ 4,800
Twelfth st., 1807 N., John S. Donalson to Gustave Youngblood, Nov. 18, 1886, 16 ft. 2 in. by 78 ft........ 3,950
Twenty-third st., 1942 N., Geo. H. Rusling to Anna G. Richards, Nov. 25, 1886, 16 ft. by 75 ft.; *Mtge.* $3,000........ nom.
Twenty-fifth street, W. s., 108 ft. N. Spruce, Edward H. Suplee to Robt. Garrett, Oct. 30, 1886, irreg. shape........ 34,000

TUESDAY, November 30, 1886.

Aspen st., N. s., 151 ft E. Thirty-ninth, Jacob Rightly to Turrell Tuttle, Jr., Sept. 11, 1886, 15 ft. by 80 ft., *g. r.* $108........ $1,000
Cantrell st., S. s., 289 ft. and 317 ft. W. sixth, Samuel B. Reichner to Charles S. Menige (moiety), Nov. 26, 1886, each 14 ft. by 48 ft........ 400
Chestnut st., N. s., 76 ft. W, Thirty-fourth, Charles W. Budd to Chas. Harris, Nov. 27, 1886, irreg. shape. 8,500
Cope st., James C. Moore to Terence Reilley, Nov. 17, 1886, 16 ft. by 54 ft........ 2,600
Cope st., S. W. s., 166 ft. 11⅝ in S. E. Amber, James C. Moore to Aug. F Dittrich, Nov. 24, 1886, 15 ft. by 75 ft........ 1,500
Crothers ave., S. E. s. and S. W. s. Eighty-ninth, Elmwood M. L. & I. Co to Thomas Norman, 50 ft. by 100 ft........ nom.
Emily st., S. s., 195 ft. 6 in. E. Sixth, Wm. W. Dickhart to Christopher Umback November 19, 1886, 14 ft. by 44 ft........ 1,200
Fourth st., 13 lots, E. s., 68 ft. etc., S. Indiana, Thomas H. Flood to Jona. R. Seltzer, Nov. 27, 1886, each 14 ft. by 56 ft. 6 in........ 29,250
Fifth st., 530 S. T. Hargagon to Nathan Snellenburg, Nov. 16, 1886, 12 ft. 6 in. by 45 ft........ 3,500
Forty-second st., N. E. cor. Reno., William D. Kelly to Edward R. L. Driver, Nov. 20, 1886, 15 ft. by 76 ft. ⅛ in........ 3,200
Miller st., S. E. and S. W. s. Bryan, Chas H. Weiss to Gavin Neilson et al., Sept. 11, 1886, irreg. shape... 6,500
Mt. Pleasant ave., N. W. s., fr. Boyer to Chew, C. C. Van Riper to Ashton Y. Tourison, Nov. 22, 1886, 601 ft. 4¼ in. by 299 ft........ 9,000
Rear Mt. Pleasant ave., G. Neilson to Octava Gavell, Nov. 13, 1886,..... 350
One to John T. Walker, Nov. 13, 1886........ 133
Two to Thomas B. Cope, Nov. 13, 1886........ 1,133
One to Thomas B. Cope, Nov. 13, 1886........ 233
Ninth st., E. s., 203 ft. 2 in. S. York, Nicholas S. Bowers to Daniel Shively, Nov. 23, 1886, 16 ft. 10 in. by 114 ft. 1⅛ in........ 1,800
Parke ave., W. s., 20 ft. N. Columbia ave., Tradesmen,s Building and Loan Association, No. 3, to Willoughby Evans, Nov. 22, 1886, 19 ft. 7 in. by 80 ft........ 6,500
Queen st., S. s., 832 ft. 3 in. E. Fifth, Albert List to Peter Monroe, Nov. 19, 1886, 20 ft. by 60 ft........ nom.
Sixth st., W. s., 67 ft. 11¾ in. N. Norris, William Howell to James Gourley, Nov. 5, 1886, 16 ft. by 108 ft. 2 in........ 4,700
Sixteenth st., E. s., 250 ft N. Tioga, Chas. E. Coulston to Chas. Marder, Nov. 26, 1886, 26 ft. 9½ in. by 172 ft. 10 in........ 1,500
Sixty-third-and-a-half st., E s., 86 ft. S. Vine, Ella Bartleson to Isaac A. Wilker, Nov. 21, 1886, 14 ft. by 75 ft., *g. r.* $21........ 1,000
Snyder ave., S. s., 36 ft. E. Seventh, Samuel D. Jones to Thomas Gillespie, Nov. 15, 1886, 33 ft. 6 in. by 61 ft. 9 in., *g. r.* $69 and $72.38........ 1,675
Funk st., N. E. s,, 150 ft. S. E. Ditman, Wissinoming M. L. & I. Co. to Anna B. Haug, May 27, 1886, 50 ft. by 100 ft., and S. E. s. Walker 135 ft,, N. E. Vankirk 35 ft. by 200 ft........ 250
Gratz st., 1914, J. Louis. Kates to Annie E. Kerbaugh, Nov. 27, 1886, 15 ft. by 85 ft. 4 in........ 5,300
Haverford st., N. S., 131 ft. 8 in. W. Thirty-second, Howard Watkins to Sallie A. Zook, Nov. 24, 1886, 16 ft. 4 in. by 90 ft........ 5,600
Lawrence st., E. s., 271 ft. 3⅝ in. S. Cambria, Harry Brocklehurst et al., to Maria Pfeiff, Nov. 26, 1886, 13 ft. 8⅝ in. by 52 ft. 8 in........ 2,600
Marshall st., 449, George F. Graig et al. to Lewis Breitinger, Nov. 23, 1886, 18 ft. by 78 ft. 6 in........ 6,000
Gay st., S. E. s., 89 ft. 1¾ in. S W. Latch's ave., Mary Rodgers to Geo. J. Brown, Nov. 29, 1886, irreg. shape........ 1,650
Somerset st.. N. E. s., 40 ft. N. W. Edgemont, Martin Gleeson to Mary Ann E. Gleeson, Sept. 24, 1886, 18 ft. by 106 ft., *Mtge.* $2250... nom.
Stillman st., W. s., 233 ft. N. Columbia ave., Joseph D. Thornton to Emily W. Kline, Nov. 18, 1886, 14 ft. by 44 ft., *g. r.* $35........ 1,100
Morris st., S. s., 86 ft E. Ninth, T. Foster et al. to James Garnier, Nov. 19, 1886, 16 ft, by 96 ft........ 875
Thirteenth st., 1751 N., T. L. Viguers to George W. Seeler, Nov. 29, 1886, 17 ft. by 116 ft., *Mtge.* $5000........ 2,000
Twentieth st., E. s., 256 ft. S. Vine, Isaac Detwiler to William Oliver, Nov. 27, 1886, 20 ft. by 92 ft........ 9,100
Washington ave., S. s., bet. Front and Otsego and W. s. Otsego. 142 ft. N. Prime, Charles H. Clark to William J. Moss, Nov. 17, 1886, irreg. shape........ 13,500
Wellington st., 1832 to 1850, Samuel H. Brown to Edwin S. Armstrong, Nov. 22, 1886, each 14 ft. by 78 ft. 6 in........ 13,000
Wilder st., N. s., 120 ft. W. Fifth, George J. Byrne to Henry Gauler, Nov. 23, 1886, 14 ft. 6 in. by 48 ft. 3 in........ 1,500
Hutchinson st., 2535, John Loughran to Jacob E. Hutzell, Nov. 12, 1886, 13 ft. by 53 ft 6 in........ 1,800
Hutchinson st., E. s., 238 ft. S. Huntingdon, 2537, John Loughran to Harriet C. Fetters, Nov. 12, 1886, 12 ft. 10 in. by 53 ft. 6 in........ 1,800

WEDNESDAY, December 1, 1886.

Bexley st., S. E s., 190 ft. S. W. Morris, Patrick Sheehah to Philip Reilly, Nov. 9, 1886, 40 ft. by 68 ft. 4 in $1,800
Broad st., E. s., 85 ft. N. Poplar, William C. Smythe to Rudolph G. De Ginther, Nov. 27, 1886, 20 ft. by 60 ft........ 13,000
Broad st., E. s., 40 ft. S. Wallace, Edward Wildman to Charles K. Marklee, Aug. 24, 1886, 23 ft. 3 in. by 130 ft.; *g. r.* $84; *Mtge.* $2500........ 3,000
Broad E. s., 56 ft. S. Norris, Charles C. Moore to Ellen E. Miana, Oct. 19, 1886, 18 ft. by 150 ft........ 12,000
Clearview, Twenty-seventh Ward, lots 610 and 611 in section 21, John H. Scott to Gottlob Lagtenschlager, Nov. 29, 1886........ 295
Columbia ave., N. s., 130 ft. E. Thirty-second, Martha Pemberton to William Howell, Nov. 26, 1886, 40 ft. by 115 ft........ 1,200
Crothers ave., Twenty-seventh Ward, N. W. s.. 450 ft, 300 ft. and 350 ft. N. E. Eighty-seventh, Elmwood M. L. and I. Co. to Samuel H. Toy, Dec. 1, 1886, 50 ft. by 100 ft........ nom
Eleventh st., E. s., 76 ft. S. Wharton, Second Monumental B. L. and S. Association to Henry T. Davis, Nov. 20, 1886, 15 ft. by 110 ft.; *g. r.* $18.75........ 1,200
Eleventh st., E. s., 32 ft. S. Mountain, John Scully to Frank Lemmo, Nov. 15, 1886, 16 ft. by 59 ft. 6 in.; *g. r.* $48........ 850
Ellsworth st., S. s., 271 ft. E. Eighteenth, George F. Barnes to John O'Donnel, Nov. 17, 1886, 16 ft. by 80 ft.; *g. r.* $45........ 1,550

Fairmount ave., 1203, David Fuerstenberg to Jacob Batteaux, Nov. 29, 1886, 18 ft. by 80 ft 3,550
Federal st., N. s., 44 ft. E. Ninth, David Conrade to Margaret Aikens, Nov. 22, 1886, 14 ft. by 40 ft.; *g. r.* $39..... 1,350
Gray's ave., N. W. s., and N. E. s. Fifty-seventh, E. L. Devine et al. ex'rs. to Jos. Beaston, Jr., et al., Nov. 10, 1886, irreg. shape..... 4,170
Herbine st., S. s., 303 ft. 6 in. W. Fifteenth, John S. Serrill to Frances Steinhart et al., Nov. 23, 1886, 14 ft. 6 in. by 55 ft. ½ in.; *g. r.* $108..... 1,800
Ingersoll st., 2432, Matthew McEntee to Henry Haines to Matthew McEntee, et ux., Nov. 30, 1886, 13 ft. 10 in. by 43 ft. 2 in..... 1,200
Lawrence st., 2903, Emil Bethel to Caroline Chretien, Nov. 20, 1886, 15 ft. 10 in. by 51 ft..... 2,600
Leithgow st., W. s., 179 ft. S. Berks, George Pugh to William G. Serrill, July 1, 1886, 24 ft. by 38 ft. 5⅝ in.; W. s. Leithgow, 203 S. Berks, irreg. shape, and W. s. Leithgow, 231 ft. S. Berks, irreg. shape..... nom
Market st., N. s., 64 ft. E. Eighteenth, Richard D. Barclay to the Pennsylvania Railroad Company, Oct. 30, 1886, 84 ft. by 180 ft..... 27,000
Gowen ave., E. cor. Ardleigh, Twenty-second Ward, F. B. Gowen, trustee, to James E. Hood, Nov. 1, 1886, 106 ft. by 230 ft..... 2,750
Market st., N. s., 178 ft. E. Thirty-third, Ann C. Law to John M. Erickson, Nov. 30, 1886, irreg. shape, and one lot on Lancaster ave.; *Mtge.* $4000..... 4,000
Eighteenth st., 1712, Alex. Rickey to David Seeley, Nov. 27, 1886, 25 ft. by 117 ft. 10 in..... 9,500
Marriott st., Nicholas Roberts to Mark Malatesta, Nov. 20, 1886, 32 ft. by 43 ft. 8 in..... 1,950
Mill Road, N. W. s. 126 ft. 11½ in. N. E. Meridian, Geo. T. Mills to Chas. Wm. Sowerby, Nov. 15, 1886, irreg. shape..... 100
Nineteenth st., S. E. cor. Ellsworth, John White to Michael Callahan, Nov. 19, 1886, 17 ft. by 62 ft..... 5,500
Nineteenth st., W. S. 200 ft. s. Tasker, Jas. Milnamow to Bartholomew M. Lowry, Nov. 27, 1886, 16 ft, by 68 ft.; *g. r.* $75..... 625
Oakland st., S. E. s. 75 ft. N. E. Meridian, Chas. W. Sowerby to Washington Clift, Nov. 20, 1886, 25 ft. by 162 ft..... 100
Orkney st., E. s., 189 ft. 7½ in. N. Cambria, John H. Craven to John J. Steger, Nov. 22, 1886, 23 ft. 8¾ in. by 40 ft. 9 in..... 2,700
Passyunk rd., 1629, Wm. G. Foulke to George Wieland, Nov. 29, 1886, irreg. shape..... 2,800
Passyunk rd., S. E. s., 335 ft. N. E. Morris, C. W. Littell, trustee, et al. to Robert Steever, Oct. 21, 1886, 14 ft by 57 ft..... 2,300
Paul street, S. E. s., 43 ft. 4 in. N. E. Meeting-house lane, L. D. Knowles to Sarah Faber, Nov. 26, 1886, 40 ft. by 94 ft..... 3,000
Pennypack Creek, Twenty-third Ward, Alfred L. Dungan to Benj. S. Saul, Nov. 12, 1886, 8 acres 9 perches..... 2,900
Potts st., 1209, Alex. Glenny et al. to Jas. Sadler, Nov. 26, 1886, 12 ft. by 34 ft.; also, N. s. Potts, 129 ft. W. Twelfth, 12 ft. by 35 ft..... 3,000
Second st., 2261 N., Joseph Crowe to Geo. Milligan, Nov. 12, 1886, 16 ft. 4 in. by 70 ft.; *g. r.* $60..... 1,800
Sixth st., 923 N., Moses Levi to Jacob R. W. Jackson, Nov. 26, 1886, 19 ft. by 89 ft..... 4,500
Seventh street, E. s., 74 ft. S. Callowhill, Emma Vaders to Alex. Yorke, Nov. 12, 1886, 16 ft. by 50 ft.; *g. r.* $44, *Mtge.* $1,000..... 2,000
Seventh st., 1636 N., Katharine Kammerer et al. to Wm. J. Kammerer, Nov. 19, 1886, 15 ft. 2 in. by 50 ft.; *g. r.* $84.50..... 1,100
Sevill st., S. E. s., 92 ft. N. E. Cresson, Mary Harkins to Mary McCue, November 11, 1886, 20 ft. by 88 ft..... 2,000
Somerset street, N. E. s., 20 ft. S. E. Salmon, John Carr to Toal Kelly, Nov. 27, 1886, 20 ft. by 84 ft..... 2,900
Somerton road, Henry Hogeland to Kate Easton, Sept. 20, 1886, 93 sq. perches..... 1,100
Taylor st., 1905, Henry R. Shock to John F. Coleman, Nov. 29, 1886, 14 ft. by 50 ft.; *Mtge.* $1,000..... 1,100
Tioga st., N. s., 21 ft. 8½ in. E. Mather, Daniel McNeil to Solomon Nittrouer to Daniel McNeil, Dec. 1, 1886, 24 ft. 8½ in. by 100 ft..... 13,000
Tioga st., N. E. cor. Waterloo, John G. Wiehle to Caspar Muth, Nov. 29, 1886, 17 ft. by 68 ft. 6 in..... 2,600
Tioga st., N. W. cor. Amber, C. A. Max Wiehle to Rachel W. Price, Nov. 29, 1886, 19 ft. by 68 ft. 6 in.... 3,400
Warrington ave., N. W. s., 82 ft. ⅜ in. N. E., W. C. & Phila. R. R., Nov. 29, 1886, 20 ft. by 95 ft..... 275
Watkins st., 837, Hugh McNeile to Geo. Canning, Nov. 23, 1886, 13 ft. by 40 ft. 6 in.; *g. r.* $48..... 650
Welsh rd., 37 ft. S. E. Fox, Hbg., D. M. Hess to Johanna Schnitzer, Nov. 13, 1886, irreg..... 400
Wharton street, S. W. cor. Twenty-seventh, John De H. Haubert to John L. McDuffee, Nov. 13, 1886, irreg. shape..... 2,150
Wister street, N. W. s., Edwin R. Cochran to L. A. M. Camp. Oct. 26, 1886, 100 ft. by 235 ft..... 6,500

THURSDAY, December 2, 1886.

Bainbridge st., N. s., 192 ft. E. 22d, Albert W. Cox to Jas. E. Dalbey, Nov. 22, 1886, 16 ft. by 71 ft. 3 in.; *g. r.* $83..... $2,358
Berks st., S. E. cor. Lambert, John L. Carre to Chas. T. Colladay, Nov. 24, 1886, 15 ft. by 61 ft..... 1,700
Bringhurst st., 209, Wm. H. Berry to Elma J. Davis, Nov. 30, 1886, 40 ft. by 134 ft. 5½ in.; *Mtge.* $2,000..... 900
Broad st., 1945 N., Chas. C. Moore to Frederick H. Hahn, Nov. 27, 1886, 18 ft. by 150 ft..... 12,000
Broad st., E. s., 118 ft. 9 in. S. Oxford, Daniel Focht to Jno. Sullivan, Nov. 11, 1886, 26 ft. 9 in. by 164 ft.; *Mtge.* $12,000..... 3,500
Brown st., S. s., 178 ft. 4 in. W. 39th, William R. Nicholson et al. to Ann C. Law, Nov. 30, 1886, 48 ft. 6 in. by 88 ft..... 12,900
Clearview, lots 2529 and 2530, sec. 73, Lewis G. Dutton to Thos. E. Wheatley, Nov. 30, 1886,; each subject to a *g. r.* of $48..... nom
Cope st., N. E. s., 61 ft. S. E. Amber, James C. Moore to Jeremiah Cooper, Oct. 23, 1886, 15 ft. by 53 ft 3 in. 1,500
Crothers ave., lot 8, sec. 39, Elmwood M., L. and I. Co. to Wm. Simpson, Nov. 17, 1886, 50 ft. by 100 ft..... nom
Cumberland st., N. s., 55 ft. E. Lawrence, Robt. Buchanan to Fras. Schneider, Nov. 24, 1886, 17 ft. by 90 ft..... 4,400
Eleventh st., W. s., 17 ft. S. Locust, H. Alexis Pintard, ex'r, to Eliza M. Jones, Nov. 23, 1886, 17 ft. by 100 ft.; *Mtge.* $3,000..... 6,400
Fifth st., 1916 N., Wm. H. Gosnell to Chas. F. Kent et ux., Nov. 22, 1886, 16 ft. by 70 ft. 10½ in..... 1,433
Filbert st., N. s., 269 ft. 3½ in. E. 37th, William A. Stewart et al. to Peter Burns, Nov. 29, 1886, 15 ft. front..... 1,150
Cambridge st., N. W s., 100 S. Duncan, Benjamin S. Saul to John Fairhurst, Nov. 27, 1886, 22 ft. by 100 ft..... 1,200
Fortieth st., E. s., 157 ft. 11½ in. N. Powelton ave., Chas. J. Rourke et al. to Emory S. Bortel, Nov. 19, 1886, 25 ft. by 90 ft..... 3,000
Frankford rd., 3009, Peter K. Young to Emma K. Smith, Nov. 30, 1886, 18 ft. by 105 ft. 3½ in..... nom
Fifty-second st., S. Elm ave., L. M. P. Mitchell et al. to Mary B. Chambers, Nov. 2, 1886, irreg. shape..... 5,000
Fulton st., 2243, 2245 and 2247, Ann R. Albertson to Louis Middleton, Dec. 1, 1886, each 13 ft. 6 in. by 51 ft. 1 in..... 1,800
Germantown ave., E. s., 380 ft. N. Angle, David A. Kilpatrick to Sarah D. Toy Davis, Nov. 30, 1886, irreg. shape; *Mtg.* $2,200..... 3,600
Hancock st., N. E. s., 271 ft. 6½ in. S. E. Armat, Eliza Ann Bingley to Mary Jane Riley, Nov. 27, 1886, irreg. shape..... 1,500
Hedge st., S. E. s., 129 ft. 9 in. N. E. Unity, Thos. P. Dale to Elizabeth Ulrich. Nov., 23 1886, 20 ft. by 86 ft. 6 in..... 1,500
Huntingdon st., 2180 E., Jos. Mercer to Wm. McCouch, Nov. 4, 1886, 18 ft. by 82 ft. 6 in..... 2,400
Highland ave., N. E. s., 428 ft. 11½ in. S. W. Twenty-seventh, Joseph Eisele to Sarah K. Still, Oct. 7, 1886, 120 ft. by 200 ft..... 9,300
Kales st., N. W. s., 220 ft. N. E. Manayunk ave., Benjamin Fawley to Mary Newton, Nov. 26, 1886, 24 ft. by 88 ft..... 2,100
Lambert st., S. cor. Tioga, Wm. C. Ludwig to Alex. Balfour, Nov. 13, 1886, 140 ft. by 130 ft. Also, S. E. s. Cooper, 60 ft. S. W. Tioga, 110 ft. by 140 ft. Also, S. E. s. Bank and S. W. s. Tioga, 280 ft. ⅜ in. by 112 ft. 6 in..... 5,000
League st., 1909, Wm. Taite to Wm. Hamilton, Nov. 26, 1886, 15 ft. by 46 ft.; *g. r.* $45..... 1,000
Lehigh ave., 2018 E., D. B. Wendle to Cecelia Lilley, Dec. 1, 1886, 13 ft. 10 in. by 60 ft. 9½ in..... 1,050
Ninth st., E. s., 16 ft. S. McKean, Sallie C. Shaw to Robt. H. Young, Nov. 24, 1886, 30 ft. by 52 ft.; 2 *g. r.* $54..... 2,000
Ogden st., N. W. cor. Forty-second, Geo. G. Buhl to Bertha Danzeisen, Nov. 30, 1886, 15 ft. by 65 ft..... 3,725
Olive st., 1625–1627, Virgil W. Walter, to Sarah Kaas, Nov. 29, 1886, irreg. shape..... 2,750
Palethorp st., S. W. cor. Dauphin, Jas. Bonner et al. to Jas. Graham, Oct. 4, 1886, 18 ft. by 37 ft..... 2,033
Powelton ave., N. s., 145 ft. E. Thirty-fourth, Sanford P. Campbell to Phebe W. Groning, Nov. 22, 1886, 24 ft. by 118 ft..... 11,800
Indiana st., 512, John Schieber to Rosine C Lauxmann, Dec. 1, 1886, 12 ft. 10 in. by 61 ft. 4½ in..... 2,050
Sepviva st., S. E. s., 56 ft. N. E. Sergeant, Geo. Buld et al. to John Baumgartner; Nov. 24, 1886; 13 ft. 6 in. by 53 ft..... 1,650
Sixth st., W. s., 194 ft. 2 in. S. Diamond, Solomon M. Shelly to Alex. Mitchell and Geo. Shepherd; Nov. 30, 1886; 50 ft. by 171 ft. 2 in.; *Mtge.*, $5000..... 1,850

Sixteenth st., 1416 N., Harriet S. Ogden et al, to Amos W. Bacon; Nov. 27, 1886, 24 ft. 6 in. by 172 ft. 10 in.... 15,000
Tenth st., 657 N., Wm. S. P. Shields to Thos. M. Barnett; Nov. 24, 1886; 18 ft. by 109.... 11,000
Tenth st., W. s., 18 ft. N. Berks, Thos. Magee to Frd'k W. Hammett; Nov. 30, 1886; 18 ft. by 54 ft. *Mtge.*, $1800.... 1,000
Tioga st., N. E. s., 31 ft. N. W. Trenton ave., Jno. G. Wiehle to Fred'k E. Naumann; Nov. 30, 1886; irreg. shape.... 2,750
Cumberland st., 2051, Wm. Fitzpatrick et al. to Pat'k J. Redfern; Nov. 18, 1886; 14 ft. 78 ft.... ......
Thirteenth st., 1631 S., Wm. R. Matchett to Augustine Thivaites and Henry H. Smith, Nov. 29, 1886; 16 ft. by 100 ft.... 3,500
Twenty-third st. 1921 and 1923 N, Hy. R. Shoch to Ebenezer Wood; Nov. 24, 1886; 30 ft. 6 in. by 75 ft... 9,000
Walnut st., S. E. s., 140 ft., N. E. Wayne, Edmund B. Seymour to Mahlon Bryan; Nov. 24, 1886: irreg. shape.... 962

FRIDAY, December 3, 1886.

Addison st., 1808, Elizabeth White to Andrew F. Stevens; Nov. 27, 1886, 16 ft. by 40 ft.; *g. r.*, $54.... $1,695
Cambria st., S. E. cor Trenton ave., Ellwood Bonsall et al., ex'rs, etc.; to Sarah Taffe; Feb. 5, 1886; 100 ft. by 47 ft. 6½ in.... 700
Cambria st., 28 ft. 6 in. E. C. st., Chas. H. Camp to Peter F. Sullivan; Nov. 17, 1886; 28 ft. by 50 ft.... 880
Cumberland st., 1504, Jacob Lutz to Anna, Gerlach; Dec. 1, 1886; 15 ft. 2¾ in. by 66 ft.... 3,000
Dorrance st., W. s., 15 ft. N. Washington ave., John Ferguson; Nov. 13, 1886; 14 ft. by 50 ft.; *g. r.*, $33.. 550
Dorrance st., E. s., 30 ft. S. Carpenter, Jas. Irwin to Eliza Reilly; Nov. 29, 1886; 14 ft. by 50 ft.... 1,350
Dorrance st., W. s., 211 ft. S. Wharton, John Magann to Bartholomew M. Lowry; Dec. 1, 1886; 16 ft. by 37 ft; *g. r.*, $36.... 612
Fifth st., W. s. 15th, S. Wood, Mary M. Truman et al., ex'rs, to Alex'r Simpson; Nov. 16, 1886; 15 ft. by 60 ft.... 2,900
Frankford rd., N. W. s., 151 ft. 7 in. S. W. Somerset, Geo. Walton to Louis Sautter; Nov. 30, 1886; irreg. shape.... 4,000
Franklin st., 826, Peilip B. Grove, ex'r, to Julia Goodman; Nov. 19, 1886; 18 ft. by 79 ft.... 6,000
Front st., 308 S, John M. Maris et al. to Clement M. Wainwright et al., to Sarah L Maris et al.; Dec. 1, 1886; 16 ft. by 50 ft.... 6,000
Germantown ave., S. W. s., 456 ft. 1¾ in. S. E. Queen, Chas. Hacker, ex., to Edw. C. Williams; Nov. 19, 1886: irreg. shape.... 18,200
Germantown ave., part of the above, Edw. C. Williams to Elizabeth Hacker et al.; Nov. 26, 1886; irreg. shape.... 12,000
Green st., N. E. s., Edw. C. Williams to Chas. Hacker, Nov. 26, 1886, irreg. shape.... 6,000
Hamilton st., S. s., 115 ft. W. Thirty-second, N. R. Haines to J. Roberts Foulke, Nov. 29, 1886, 20 ft. by 100 ft.... 4,125
Lawrence st., E. s., 50 ft. S. Dauphin, Richd. Gorman to John J. McCaffrey, Nov. 23, 1886, 14 ft. by 45 ft.; *Mtg.* $1,000.... 800
Lawrence st., 2922-2924, Jno. H. Craven to Geo. Wahl, Nov. 27, 1886, 23 ft. 3¼ in. by 43 ft. 6 in.... 3,200
Lawrence st., E. s., 162 ft. S. Clearfield, Joseph H. Gilbert to Thos. L. Kelly, Nov. 18, 1886, 32 ft. by 92 ft. 6 in.; *g. r.* $42.... 500
Melon st., 3923, Martin Cleary to Bernard McGeoy, Nov. 9, 1886, 13 ft. 9 in. by 60 ft.... 1,850
Milton st., N. s., 204 ft. E. Eleventh, Andrew M. Martin et al. to Robt. McFadden, April 5, 1886, 15 ft. by 58 ft.... 133
Mount Pleasant ave., S. E. s., 549 ft. 2½ in. S. W. Germantown avenue, Robert Christy to Maria J. Filson, Nov. 24, 1886, 35 ft. by 200 ft.... 875
Nineteenth st., 1230 S., John Kelly to Michael Barth, Nov. 17, 1886, 16 ft. by 69 ft.... 4,250
Lambert st., 2164, John Harley to Olivia Henry, Nov. 26, 1886, 15 ft. by 60 ft.... 800
Ontario st., S. s., 140 ft. E. Twenty-second, Fred'k Klemm to Marian Klemm Beale, Nov. 27, 1886, 20 ft. by 112 ft. 6 in.... 5,700
Philip st., S. W, cor. Norris, James Donahue to Jas. K. R. Gavitt, Oct. 20, 1886.... 2,800
Queen st., S. E. s., 196 ft. 10¾ in. S. W. Pulaski ave., Ann D. Rittenhouse to Elmer E. Lutz, Nov. 29, 1886, 6 ft. by 250 ft.... 200
Bichmond st., W. s., and N. s. Lefevre, D. S. English to Henry Sloman, Dec. 1, 1886, 20 ft. by 144 ft. ⅝ in.... 600
Ross st., S. W. s., 44 ft. 1 in. N. W. Penn, Thomas Greeves to Edward Potterton, Nov. 30, 1886, irregular shape.... 7,500
Sixth st., N. W. cor. 6th—W. F. Peace to Philip P. Peace, Nov. 27, 1886, 24 ft. by 130 ft.... 200
Sixth st., E. s., 233 ft., 4 in. S. Huntingdon—Richard Gorman to James E. Gorman, Aug. 27, 1884. 16 ft. 8 in. by 136 ft. 10 in.; *g.r.*, $60 2,000
Sunnyside st., N. W. s, 100 ft., N. E. 35th—G. E. Abbott to Jno. F. Reichardt, Jr., Nov. 22, 1886; 80 ft. by 100 ft.... 1,600
Sunnyside st., N. W. s., 180 ft. N. E. 35th, 28th ward—G. E. Abbott to Franklin Snyder, Nov. 22, 1886; 32 ft. by 100 ft.... 666
Taney st., E. s., 164 ft. N. Girard av. —Jos. M. Reeves to Jno. F. Monroe, Oct. 30, 1886, 15 ft. 3 in. by 50 ft. 1,800
Taney st., 1225 and 1231—Jos. M. Reeves to Clement M. Divine, Nov. 20, 1886, each 13 ft. 3 in. by 50 ft.... 3,600
Twelfth st., E. s., 40 ft. S. Wood—Wm. M. Marshall et al. to Clarence M. Busch, Nov. 22, 1886, 13 ft. 3 in. by 41 ft. 3 in.; *Mtge.*, $500.... 1,080
Twentieth st., W. s., 16 ft N. Tasker —O. B. De Morat to J. Wesley Holden, Dec. 2, 1886, 16 ft. by 66 ft.... 600
Twentieth st., S. E. cor. Page—Frank N. Gray to Wm. O'Brien. Nov. 30, 1886, 16 ft. by 75 ft.; *Mtge.*, $3000... nom.
Vine st., N. s., 220 ft. E. 18th—Louisa S. Birch to Milton Birch, Nov. 24, 1886, 20 ft. by 125 ft.... 9,000
Wensley st., N. E. s., 81 ft. S. E. Kensington av.—Thomas P. Twibill to Wm. D. Neilson, Dec. 1, 1886, 15 ft. by 72 ft. 6½ in.; *g. r.* $60.; also, N. E. s. Wensley, 111 ft. S. E. Kensington, 14 ft. by 72 ft. 6½ in.; *g. r.*, $60.... 700
Wharton st., S. s., 35 ft. 11 in. E. 9th—Comly R. Jones to Fras. J. McGovern, Nov. 26, 1886, 15 ft. 11⅝ in. by 60 ft.... 2,500
Ditman st., S. E. s., 196 ft. 2 3-3 in. S. W. Longshore—Mary Disston to Geo. Dungan, Nov. 4. 1886, 25 ft. by 180 ft.... 350
Hansberry st., N. W. s., 199 ft. 9 in. S. W. Wayne—Chas. Disston to Isaac Jeanes, Sept. 14, 1886; irreg. shape.... 1,666

SATURDAY, December 4, 1886.

Longshore st., S. W. s. and S. E. s., Torresdale ave.—Mary Disston to Michael McNally; Dec. 23, 1886, and N. E. s., Longshore, 35 ft. 4¼ in. S. E. Vandike, 23d ward; irreg $675
Longshore st., N. E. s. and S. E. s. Vandike—same to same, Nov. 29, 1886; irreg.... 375
Atlantic st., N. s., 209 ft. 6 in. W. 39th—Theodore Miller to Jas. Harlan et ux.; Nov. 20, 1886, 14 ft. by 64 ft.; *Mtge*, $1500.... 600
Broad st., W. s., 223 ft. N. Susq. av. av.—Wm. L. Elkins to Elizth. E. Buckley, Nov. 19, 1886; irreg.... 7,500
Clinton st., S. W. of Wyoming av.—Jas. E. Cooper to Conrad F. Ran, Dec 1, 1886, 13 acres 17 perches.... 15,727
Cresson st., S. W. s., 50 ft. E. Grape—Francis Flemming to Patrick Bourke, Dec. 2, 1886; irreg shape... nom.
Cumberland st., 2013 E.—Sarah Ann Lindley to John G. Sting, Dec. 2, 1886, 13 ft. 9 in. by 78 ft; *g. r.*, $48... 1,300
Darien st., E. s, 38 ft. 8 in. N. Berks —Patrick Boland to Christian Opperman, Nov. 27, 1886.... 1,525
Ditman st., S. s., 80 ft. W. Ann—J. M. Rile to Augustus Wilson, Dec. 1, 1886, 40 ft. by 100 ft.... 350
Dorrance st., E. s., 118 ft. N. Washington ave.—Eli Krupp, executor, to David Gromley, Dec. 1, 1886, 14 ft. by 50 ft.... 524
East st., N. W. cor. Terrace—Joseph Green to Patrick McDevitt, Nov. 11, 1886, 18 ft. by 78 ft.... 3,900
Eighth st., E. s., 250 ft. W. Poplar—Charles Bloomingdale et al. to Julius S. Daniels et al., Nov. 22, 1886, 25 ft. by 114 ft.... 9,950
Eleventh st., W. s., 64 ft. S. Somerset—Joseph Lomax, Sr., to Joseph Lomax, Jr., Nov. 17, 1886, 16 ft. by 90 ft.... 3,750
Fifth st., W. s., 140 ft. N. Tioga—John McGinley to Patrick McGrother et ux., Nov. 18, 1886, 20 ft. by 113 ft. 8⅝ in.... 3,200
Forty-fifth st., E. s., 16 ft. S. Fairmount ave.—Robt. G. Black to Augustus Heaton, Nov. 1, 1886, 4 lots, each 16 ft. by 80 ft.... 10,000
Frankford rd., 2729—Adolph Fischer to Jacob Knight, Nov. 30, 1886; irreg.... 6,700
Franklin st., E. s., 358 ft. 2 in. N. Huntingdon—Courtland Rhodes to David J. Hunter, Nov. 24, 1886, 14 ft. 2 in. by 66 ft. 6 in., *g. r.*, $90.... 1,050
Frelinghuysen st., N. W. s. and S. W. s. Bradford, Edwin Stafford to Mary O. Collinson, Dec. 1, 1886, 2 lots and one on Mallory st.... 500
Green st., N. E. cor. 13th, Sophia A. Young to Isadore H. Sultzbach, Nov. 18, 1886, 16 ft. by 53 ft ½ in... 11,000
Haines st., S. E. s., 540 ft. N. E. Stenton ave., Wm. F. Crawford to Dorothea Freas, Dec. 2, 1886, 40 ft. by 266 ft.... 1,416
Howard st., W. s., 134 ft. S. Cumberland, Geo. P. Reuter to Henry T. Young, Nov. 20, 1886, 18 ft. by 55 ft. 6 in.... 3,000
Lancaster ave., S. W. s. W. of 33d, Augustus G. Heaton to Augustus Heaton, Nov. 12, 1886, 50 ft. by 98 ft.... 5,000
Lancaster ave., S. W. s., 99 ft. 6 in. Sallie Markoe Caldwell, ex. to Cath. B. Unger, Nov. 19, 1886, 16 ft. 6 in. by 115 ft.... 3,500

Manton st., N. s. 195 ft. W. 22d, H. R. Coulomb to Wm. H. Wilson, Dec. 3, 1886, 14 ft. by 55 ft., *g. r.* $34..... 950
Master st., N. E. cor. Mascher, Jacob Knight to Adolph Fischer, Nov. 27, 1886, irreg shape..... 6,700
Melon st., 1010, Henry F. Bowen to Phebe H. Longaker, Nov. 29, 1886, irreg. shape..... 3,000
Mole st., W. s., 73 ft. 4 in., and 227 ft. 3 in. N. Tasker, Jno. Friel to Jno. Devlin, Oct. 30, 1886, 14 ft. by 49 ft. each; each subject to a *g. r.* of $42..... 2,300
Mountain st., S. s., 156 ft. E. 20th, Jno. Devlin to Charles H. Armbrust, Nov. 30, 1886, 14 ft. by 45 ft.; also one same size 170 ft. E. 20th st.; each subject to a *g. r* $39..... 1,400
Mount Vernon st., 1330, 1334, Wm. Fay to Ebenezer Baptist Church, Dec. 3, 1886, 43 ft. by 90 ft. 1 in..... 12,000
Moyamensing ave., S. W. cor. Christion, Chas. H. Hey to Jas. Sweeney, Nov. 24, 1886, 24 ft. by 62 ft..... 9,000
Ninth st., 2518 N., Jno. Loughran to Mary J. O'Leary, Dec. 1, 1886, 14 ft. 9 in. by 81 ft. 7⅞ in..... 3,100
Olney rd., N. W. Clinton st., 22d Ward, Sarah F. Reese to Stephen Girard L. and B. Asso., Dec. 2, 1886..... 2,200
Oxford st., 240, Margt. A. Byrnes et al. to Milton H. Neidig, Nov. 23, 1886, 14 ft. by 40 ft. 5 in.; *Mtge.* $1,000..... 800
Philadelphia and Reading Railroad, Germantown Branch, N. W. s., and middle Roberts ave., Twenty-second Ward, Jos. R. Carpenter et al. ex'rs, to Midvale Steel Company, Nov. 9, 1886, irreg. shape..... 16,500
Poplar st., S. s., 219 ft. 4 in. W. Thirteenth, Fidelity Ins. T. and S. D. Co., to Caroline Victor, Nov. 17, 1886, 18 ft. by 100 ft. 2 in..... 4,300
Poplar st., N. s., 190 ft. W. Twenty-ninth, Isaiah L. Shoemaker to Julius Seelhorst, Nov. 27, 1886, 14 ft. by 103 ft.; *g. r.* $75..... 1,700
Ridge ave., S. W. s., 107 ft. S. E. Jefferson, Harry Rowland to Jacob Miller, Nov. 9, 1886, irreg. shape... 2,560
Ridge ave., 1248, W. S. Stokley to Isadore H. Sultzbach, Nov. 16, 1886, 16 ft. by 21 ft. 9 in. by 33 ft. 3 in..... 5,500
Second street, E. s., 289 ft. 8 in. N. Spruce, John M. Strong to Allen J. Alexander, Dec. 2, 1886, 14 ft. 4 in. by 9 ft. 1 in..... 11,000
Seminole st., S. W. s., 110 ft. 5 in. N. W. Haines, Geo. T. Meacham to Benj. M. Meacham, Oct. 27, 1886, irreg. shape..... 1,300
Seventh street, E s., 93 ft. N. Carver, Fifth Ward, interest of Wm. C. Bolivar to Medora V. Needham, Dec. 1, 1886, 15 ft. 6 in. by 52 ft. 6 in. Also, interest in 3 lots on Minster and Madison ct..... nom.
Spring Garden st., N. s., 57 ft. W. 36th, Jennette Grier to Jno. A. Kelley, Nov. 15, 1886, 24 ft. by 100 ft..... 9,600
Spruce st., 122, Benj. Crabtree to Hugh Fitzpatrick, Nov. 27, 1886, 18 ft. by 102 ft..... 7,000
Taylor st., E. s., 16 ft. N. Berks, H. R. Shock to Elizabeth A. Snyder, Nov. 29, 1886, 14 ft. by 50 ft..... 2,000
Tinicum ave., S. E. s., 250 ft. W. 89th Elmwood M. L. and I. Co. to Michael E. McNamara, June 23, 1886, 50 ft. by 100 ft..... nom
Torr ave., S. s., 477 ft. 2½ in. E. Meeting-House lane, Chas. C. Van Riper, trustee, to Rebecca Jatho, Dec. 15, 1884, 25 ft. by 200 ft..... 400
Twenty-seventh st., E. s., 156 ft. 6 in. N. Jefferson, Chas. Yockel to Wm. Carlton, Nov. 17, 1886, 18 ft. by 87 ft. 6 in.; also W. s. Bailey, 156 ft. 6 in. N. Jefferson, 18 ft. by 87 ft. 6 in Wallace st., 1022, Thos. Hudson to Ellen Gormley, Oct. 18, 1886, 18 ft. by 125 ft. 6 in..... 1,300 5,600

Auction Sales of Real Estate.

At the Exchange on Wednesday last :

Ground rent, $10, on 307 S. Sixth, for..... $ 170
Ground rent, $10, on 309 S. Sixth, for..... 170
Ground rent, $20, on 311 S. Sixth, for 335
Ground rent, $20, on 313 S. Sixth, for 340
Ground rent, $26, on 930 Brogan, for 405
Ground rent, $26.25, on 1165 S. Ninth, for..... 420
Ground rent, $50, on 1218 S. Sixth, for..... 920
Two 3-story brick houses, Nos. 1163 S. Ninth and 1168 Sidney ; lot 100 ft. by 20 ft..... 3,900
3-story brick house, No. 1126 S. Ninth ; lot 17 ft. by 90 ft..... 3,225
3-story brick house, No. 1128 S. Ninth ; lot 17 ft. by 93 ft..... 3,300
3-story brick house, No. 1130 S. Ninth ; lot 16 ft. by 97 ft..... 3,100
3-story brick house, No. 1132 S. Ninth ; lot 18 ft. by 90 ft. 6 in. by 92 ft. 8 in..... 3,275
3-story brick house, No. 814 S. Seventh ; lot 16 ft. by 79 ft. 6 in..... 3,300
Three 3-story brick houses, Nos. 809-11-13 S. Seventh ; subject to a ground rent of $45..... 3,000
3-story brick house, 1021 S. Seventh, lot 13 ft. 7 in. by 61 ft..... 2,150
3-story brick store and dwelling, 744 Passayunk ave.; subject to a ground rent of $24; lot 20 ft. by 90 ft 6,575
3-story brick houses, Nos. 931 Washington ave. and 936 Suffolk ; subject to a ground rent of $60; lot 16 ft. by 83 ft. 7 in..... 3,250
3-story brick dwelling, 732 Poplar; subject to a ground rent of $37.50; lot 15 ft. by 75 ft..... 2,325
3 building lots, Westmoreland, W. of Ninetcenth, each 50 ft. by 250 ft. 4,250
2 dwellings, 936 S. Third and 913 Falkner, lot 15 ft. by 66 ft. 2 in. and 93 ft. 7 in..... 3,575
Building lot, Stillman, N. of Jefferson, 18 ft. by 88 ft..... 750
2 lots, Carlisle, S. of Dauphin, each 17 ft. by 88 ft. 11 in..... 750
Brick dwelling, 627 Moore; subject to a ground rent of $75; lot 16 ft. 10 in. by 65 ft..... 750
2-story brick house, 1512 Dorrance; subject to a ground rent of $51; lot 14 ft. by 48 ft..... 175
Frame house, 105 School, Germantown; subject to a ground rent of $6.50; lot 13 ft. by 100 ft..... 575
Lot, 103 School, subject to a ground rent of $7.50; 15 ft. by 100 ft..... 100

Locust st. wharf, Sch. per yr..... 125
Sansom st. wharf, Sch. per yr..... 125
Lombard st. wharf, Sch. per yr..... 160
Arch st. wharf, Sch. per yr..... 475
N. E. cor. Nineteenth and Chestnut. 24,900
Lot, Wallace, W. of Forty-fourth... 500
4405 Wallace..... 1275
4407 Wallace..... 1225
4409 Wallace..... 1210
4411 Wallace..... 1175
1303 Otis..... 2225
2532 Girard ave..... 1650
G. R., 819 N. 13th..... 1150
521 S. Fourth..... 2000
G. R., 2217 Clayton..... 705
G. R., 919 Lafayette..... 520
G. R., 923 Lafayette..... 495
Camden Co. farm, sub to *mtg.*, $600.. 500

2353 Dickinson st., two 2-story brick dwelling subject to a ground rent of $48..... 1,350
N. W. cor. Broad and Brown sts., Brown Stone Mansion with side yard, stable and carriage house to John Wanamaker for..... 40,000
3436 Lancaster ave..... 3,500
3620 Mt. Vernon..... 1,850

—Samuel F. Troth's estate has been inventoried at $79,476.30, and that of Mary Ann Robertson at $26,327, and that of Edward J. Robinson at $63,351.66.

A Hint for Boycotters.

Judge Brigham in the Salem, Mass., Boycotting case, recently tried at Plymouth, laid down the law, in the following unmistakable words:—"The right of a laborer to labor, or not to laborat his option, for any person, in any process of manufacture, for in the use of any material, is no more an established legal right, or more under the protection of the law, than the right of an employer of labor, at his option, to purchase for that labor and use materials of any quality, manufactured by any person. Such being the respective legal rights of laborers and manufacturers, any interference of either with the stated rights of either of the others, by fraudulent or forcible means, would be unlawful and criminal; and if two or more persons combined and conspired to use such means in such interference they would be guilty of a criminal conspiracy. The acts of conspirators in furtherance of a criminal conspiracy and the results of those acts are principally important as evidence of that conspiracy and its purpose and intent. It is not necessary that the acts which two or more persons criminally conspire to do should all of them be done by those persons, or that their scheme to do those acts in its full original purpose and intent should be consummated."

GUARANTEE
Trust & Safe Deposit Co.
CAPITAL, - - $1,000,000.
316, 318 and 320 Chestnut Street,
Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.
Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.
Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.
THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

FURNITURE

MANUFACTURERS.

BUY OF THE MAKERS,

If You want to Save Money.

WEBER & WEINMAN, Retail Store, 927 Market Street.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,

FIRST STORE BELOW MARKET.

THE BEST

WINTER BOOT

GENTLEMEN'S CORK SOLE

(DAY-SEWED)

BUTTON OR LACE.

$5.00.

We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most

Comfortable and Durable Winter Boot

Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.

THE DAY SEWED SHOE MFG. CO.

Under the management of W. W. APSLEY.

No. 23 NORTH EIGHTH STREET

PHILADELPHIA.

MR. HARRY S. BAEBE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

PIANOS. SHEET MUSIC. ORGANS.

Browning, King & Co.

910 & 912 CHESTNUT STREET,

Offer Special inducements in

OVERCOATS.

We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:

Men's Chinchilla Overcoats at $6.00 and upwards .

Boys' Chinchilla Overcoats at $5.00 and upwards.

Children's Chinchilla Overcoats at $4.00 and upwards.

Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.

R. T. COODRICH, Manager.

HALE & KILBURN'S FAMOUS FOLDING BEDS

Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious.

Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.

RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.

ODORLESS COMMODES Air-tight Joint. Best ever made.

Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.

Send for Catalogue, and kindly mention this paper.

OUR PIANOS AND ORGANS

Represent the

Best Makers in the World.

M. DE LONG & CO

1117 Chestnut Street.

THE *Iron Age* says that the iron market is extremely firm. Pig iron during the last two month shows an advance of from $2.50 to $3.00 per ton, very few speculative buyers. Heavy sales but nearly all or them to consumers.

THE LARGEST AND FINEST STOCK OF

MUSICAL GOODS IN PHILADELPHIA

Knabe; Guild; Vose & Son's Pianos.

Wilcox & White's Parlor and Chapel Organs.

Low Prices and Easy Terms.

All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.

F. A. NORTH & CO., 1308 Chestnut St

1783. Established 1783. 1886.

McALLISTER'S

Headquarters for

SPECTACLES AND EYE GLASSES

To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.

Carefully fitted by skilled assistants.

Drawing Instruments, Thermometers, &c.

Send for Catalogue.

W. M. McALLISTER,

No. 720 Chestnut Street, Philadelphia.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL,	$400,000.00
Reserve for Reinsurance and all other claims,	1,070,610.92
Surplus over all Liabilities,	447,821.13
TOTAL ASSETS, JANUARY 1, 1886,	**$1,918,432.05.**

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, John Welsh, John T. Lewis, Israel Morris, William W. Paul, Pemberton S. Hutchinson, Alexander Biddle, Charles P. Perot, Joseph E. Gillingham

THE BEST IN THE WORLD

FOR THE PRICE.

The West End Shirt

$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.

Sent by mail on Receipt of price with 12 cents each for postage.

Made only by

F. H. PEIRCE & CO.,

1416 Chestnut Stree:.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,

JOHN NESBITT,
Yonkers, N. Y.

WHY ARCHITECTS, BUILDERS and ROOFERS SHOULD PREFER TO USE

Stamped and Guaranteed Roofing Plates.

Every sheet of "Gilbertson's Old Method Extra Heavily Coated and Camaret Brands guaranteed Roofing Plates is stamped, not only with the name of the brand, but also its thickness—IC or IX.

SHANKS & BARRETT—PRACTICAL TINNERS.

RICHMOND, VA., October 12th, 1886.

Messrs. MERCHANT & Co., Philadelphia, Pa.

Gentlemen:—In reply to your letter in reference to stamping Roofing Plates would say that we recognize it as the only way by which we can secure honest competition, and, therefore, we are certainly in favor of stamping all sheets.

We would say of your Camaret brand that we have been unable to find its equal in the roofing line.

Hoping you will succeed in your good work for honesty, we remain

Yours very truly,

[Signed] SHANKS & BARRETT.

WARLICK & WINGATE—ARCHITECTURAL SHEET METAL WORKERS.

ATLANTA, GA., October 9th, 1886.

Messrs. MERCHANT & Co., Philadelphia, Pa.

Gentlemen:—Your letter in regard to Guaranteed Tin Plates at hand. In reply will say we heartily agree with you that the system of stamping each sheet is productive of fairer competition, and a thing no reliable firm need fear.

It should be a pleasure to any honest man to be able to prove to his customers that everything he does is according to plans and specifications.

STAMPED SHEETS enable him to do this in the roofing business. You have done a good work. Keep on.

Yours truly,

[Signed] WARLICK & WINGATE.

MERCHANT & CO.,

525 Arch Street, Philadelphia. 182 and 184 E. Kinzie St., Chicago.

90 Beekman Street, New York.

'OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

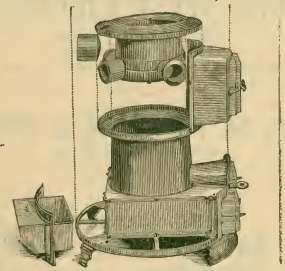
BILLMAN'S

Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for [illegible] years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL, STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List.

GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER,
1423 Chestnut St.

DON'T

BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.

Men's Overcoats.

OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00

Men's Suits.

SUITS, $6.50	*Worth $9.00*
SUITS, $9.00	*Worth $13.00*
SUITS, $12.50	*Worth $16.00*
SUITS. $15.00	*Worth $20.00*
SUITS, $18.00	*Worth $22.50*

We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00

Will exchange Clothing for Real Estate.

D. KLEIN & BRO.,
918 Market Street, Philadelphia.

Established 1854.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 49. PHILADELPHIA, MONDAY, DECEMBER 13, 1886. PRICE 15 CENTS

Items of News.

—Charles C. Phillips' personal estate has been appraised at $42,497.

—Dr. Charles N. Holbrook's estate is estimated between $150,000 and $250,000.

—A crystal palace, 200 feet by 260 feet, is to be built in San Francisco at a cost of $82,000.

—Professor Baird of Washington asks Congress to appropriate $250,000 for a new building.

—The *Ledger* has been doing good work in the crusade of the people against the lease of the Gas Works.

—The personal estates of John S. Haines and Edwin D. Woodruff are appraised at $14,056.39 and $51,428.12.

—Building permits all over the country foot up remarkably well, considering the lateness of the season.

—The Penn Electric Co. will lay underground conduits from Second to Eighth street on South street.

—The city will be divided into seven highway districts for 1887. This division will greatly simplify the work.

—The people of Phœnixville are interested in the establishing of a silk works at that place, which is to cost $15,000.

—Upper New York is to be supplied with several miles of new and well paved streets between 160th street and northward.

—The Pottstown Rolling mill is to be enlarged by the addition of a mill 32x54 feet. The development of the iron trade is making this extension necessary.

—The retrenchment policy resolved upon by the Reading Company is likely to stir up the locomotive engineers and the Knights of Labor.

—A new marble terrace is to be built around the south and west sides of the capitol at Washington, replacing the green earth works previously there.

—The cost of the Beacon street Church in Kensington was $80,000, of which $60,000 has been raised. Wm. Cramp & Sons gave $1,000 to it and Mr. J. H. Converse of the Baldwin Locomotive Works gave $1,000.

—The *American Architect* is receiving circulars giving lists of twenty books an architect can least afford to do without. The list will be a very interesting one when completed, and will no doubt show a wide difference of opinion upon the part of architects.

—The Coroner who investigated the case of Jacob Dicks who died from injuries received by the fall of a floor of the building at the S. W. corner of 4th and Chestnut streets, censured the contractor for carelessness. The cause of the accident was the giving away of a false girder, the location of which was not known.

—The Traction people spent some days in Washington in the interests of a Traction railroad company which proposes to operate in Washington City. The effort was made to get the bill before the last Congress but failed. The chances are against the enterprise, although the promoters of it know no such word as fail.

—The Public Improvement Association of the Twenty-fifth Ward is looking after the city improvements in that section of the city. The Bridesburg Improvement Association is co-operating with the Twenty-fifth Ward Association in order to bring about certain desired improvements in that section of the city.

—Controller Dechert on last Tuesday held a hearing concerning the paving of a portion of Front street below Christain with Belgian blocks by D & P. McNichol. Messrs. Hyle Bros., sugar refiners, claim that the blocks were too far apart. The existence of a culvert it was contented prevented better work, and it was explained by Mr. MacDonald that the work is to be gone over in the Spring.

—The Standard Oil Company has been called an octopus. It is entitled to the distinguished appellation. Every letter of the work means millions. Its last operations are in Lexington, Kentucky, where it has tossed an odd penny from its treasury in the shape of a half million dollars for the purchase of the Kentucky Union Railway, which penetrates the richest coal, iron and lumber fields of Eastern Kentucky. The purchase includes nearly a half million acres of land.

—The Board of Fire Commissioners met on Wednesday of last week at Race and Juniper streets, and awarded the following contracts: Henry Warden, two boilers, $671.94; the La France Company, rebuilding extra engines for Companies Nos. 1 and 20, $4000; the same company, one Hayes truck, $3000. The La France Company offered to build a new engine for $3100, and was the lowest bidder, but the Commissioners had only $2500 at their disposal for that purpose, and the bids were referred to the Committee on Supplies and Repairs, with power to act.

—*Journal of Progress* says that it has been suggested that in order to insure greater strength and consequently more safety in ropes used for scaffolding purposes—particularly in localities where the atmosphere is destructive of hemp fibre—such ropes should be dipped, when dry, into a bath containing twenty grains of sulphate of copper per litre of water, and kept in soak in this solution some four days. The ropes will thus have absorbed a certain quantity of sulphate of copper, which will preserve them for some time both from the attacks of animal parasites and from rot.

—The effect of a heavy weight resting upon the side of timber is very much greater and more injurious than when the weight rests upon the metal cap interposed between the floor timber and the head of the post. This bad effect more than offsets the slight additional weight which may be placed upon the floor constructed. In any mill of several stories, the shrinkage of the actual floor timbers is a matter of consideration with reference to the alignment of shafting, but where the opportunity for shrinkage is doubled by resting a fourteen or sixteen inch timber upon a girder of the same kind, the difficulty in keeping shafting well adjusted is doubled.

—Examinations made on the strength of columns, on the testing-machine at Watertown Arsenal, showed that the resistance of Southern pine columns to compression averages about 4450 lbs. to the square inch; while the transverse resistance of Southern pine to crushing was about 1750 lbs. to the square inch, or about 60 per cent. Therefore, a wooden column directly supporting wooden beams should have an iron cap at least two-and-a-half times the area of the cross section of the column, in order that the longitudinal resistance of the column and the lateral resistance of the beams should be required to resist intensity of pressure proportional to their strength in both instances.

—The new seven districts are: First, all streets South of South street between the Delaware and Schuylkill rivers; Second, between South and Vine streets and between the two rivers; Third, between Vine and Poplar between the two rivers; Fourth, between Poplar street and Lehigh avenue, from Broad street to Delaware avenue, including the Eastern portion of the Twenty-eighth Ward; Fifth, the Twenty-third and Twenty-fifth Wards; Sixth, the Twenty-first, Twenty-second, Twenty-ninth Wards, and the Twenty-eight Ward West of Broad street; Seventh, the Twenty-fourth and Twenty-seventh Wards, or all territory West of the Schuylkill River.

—The Pennsylvania Warehousing and Safe Deposit Company will erect an extensive warehouse on their property recently purchased from S. and J. Welsh, on South Delaware avenue, including Pier 34. It will have a frontage of 169 feet and a depth of 200 feet. It will be six stories high. This, in addition to their large warehouse at Front and Lombard sts., will furnish them with all the facilities they need at present. The Pennsylvania Co. will construct sidings into the projected warehouse. It is intended to greatly improve the freight facilities along South Delaware avenue. This company has also entered into a general banking business, and besides, will establish storage yards, particularly for iron, and they will advance money on merchandise held.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. Du BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE.
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected, Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE
EDWARD J. PAXSON,
CONVEYANCER,
No 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.
BROKER

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW.
22 EAST MARKET STREET.
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing.
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....$2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET,
EASELS,
PEDESTALS
PICTURE FRAMES.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
RENTS, SALES, MORTGAGES, ETC,

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken, Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO. 49. PHILADELPHIA, MONDAY, DECEMBER 13, 1886. PRICE 15 CENTS

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, DEC. 13, 1886.

WHAT an excellent thing it is for this city, that John Bardsley hasn't more eyes. If he can do so much harm "with an eye single in advancing the material interests of the city," there is no knowing what he might do with an eye double. The people ought to be very grateful.

THE managers of the new corporation for the distribution of light, heat and power, have not as yet perfected their preliminary work. Mr. S. B. Huey was seen by a REAL ESTATE RECORD reporter, and said that as soon as some matters of detail were completed, he would be at liberty to speak fully as to the specific plans of his company.

THE Evening *News* says:—"Philadelphia may be lamb-like, but she is not to be the prey of Wall Street Wolves:" The fact is the wolves at home possess such voracious appetites that by the time they get through there will not be much more than a few bones left. The *News* has kept very quiet over the gas lease, for decency's sake perhaps.

THE average unsophisticated man reasons, that if the Pennsylvania Company did not have to pay a million dollars a year to other companies to even up allotments of percentages, he might get lower and competative freight rates. The Directors of this Company at a late meeting, passed $274,000 over in one check for overs, and President Roberts said the advantages of such taxation were not quite as evident as sound business principles demanded, they should be, still the "combine" as the New York "boodlers" call it, must be kept up, and the poor public must pay the piper.

anufacturing interests of the country s apprehension this winter than during previous sessions of Congress on the tariff question. The country has spoken in a decided voice and it is probable that Congress will be less anxious to upset the verdict of the people. A feint will be made to introduce a bill for the purpose of reducing duties but it is not likely the bill will get much farther than an introduction. The Free Traders in Congress will feel that by raising this rod over the head of Protectionists they have done their duty and proven their bravery. They will be very careful not to bring it down on the heads of any one, because they have already felt the stripes on their own backs from their constituents.

Now that Mr. William M. Singerly has been made a Park Commissioner, the people, knowing, as they do, the tireless energy of the man, and his warm and unselfish interest in their enjoyment and welfare, will feel assured that much will be done that ought to be done and very little left undone, that will enhance the beauty of the Park, and add to the comfort of its many visitors. No man knows better than Mr. Singerly just what is needed; and it will be very strange if some cheap and comfortable mode of travel is not soon adopted, in order that the people may be enabled to visit remote sections of the Park, and enjoy its many attractions from which they are at present precluded by distance, and the want of cheap and proper transportation.

THERE is a good deal of cheap buncomb going the rounds among newspapers and politicians about the tax-burthened people of this country, but practical methods and consistent legislation, tending to relief, are extremely scarce. If President Cleveland had included in his message to Congress a recommendation that one cent letter postage, and an abrogation at least of the revenue laws be adopted at once he would have suggested a more practical method of relief than any idea expressed in his whole message. Horace Greeley's method of resuming specie payment was to resume, and as the people need relief from onerous taxation, the best way is to relieve them.

JOHN WANAMAKER has a right to feel indignant at the remarks of Mr. John Bardsley, made before Councils, upon Mr. Wanamaker's proposal to lease the gas works. Mr. Wanamaker is entitled to respect, and his proposition is entitled to the same consideration that has been given the Dolan, Barker Syndicate. Mr. Bardsley's motives may be perfectly honest, but he is certainly entirely too earnest in the interest of the syndicate, and the question has been frequently asked whether Mr. Bardsley, as Chairman of Council's Finance Committee, has really forgotten his official duty, and instead of manfully standing as a barrier against this piece of voluptuous piracy allowed himself to be seduced by the honeyed words and magnificent figures of the syndicate. There is one thing as certain as death itself, and will surely follow as a sequence of this gas lease business, certain gentlemen, who have hitherto commanded the respect and esteem of the people of this city, will, from the distinguished prominence they have assumed in the interests of this gas works grab, be consigned to well-merited oblivion and eternal insignificance.

WM. WILKINS CARR, has just published an interesting pamphlet concerning the city's future water supply. His pamphlet should be widely read because of its instructiveness. One paragraph states in reference to the Schuylkill Supply:

"The statutes against pollution and the stipulations in the contract with the Schuylkill Navigation Company as to its lessees of water power at Flat Rock are explicit, yet because their enforcement would affect injuriously large manufacturing interests they have become dead laws. Increased penalties and enlarged scope in the legislation are needed, but will never be secured by reason of the opposition of the manufacturers of the Schuylkill Valley. No adequate legal protection exists, because preliminary action of Councils is necessary to authorize suits being brought in the name of the city; and even if such authority were obtained, legal protection depends upon conclusive proof of such injurious pollution as would warrant a decree damaging manufacturing interests and would involve great expense and the unavoidable delay of earnestly contested lawsuits. So long as the city itself by reason of the drainage of its sewers, streets and property continues the chief offender against the law it is idle to expect private property owners to give it voluntary obedience."

One hundred years ago Benj. Franklin stated that the Schuylkill Valley was the natural drainage of a large territory of enormous mineral wealth yet undeveloped, and that no possible protection could be devised against the pollutions that must naturally come from that region into the Schuylkill river, but then Ogden thinks otherwise. Poor old Franklin did not know that there would be an Ogden in 1886. Great is Ogden, small is Franklin, smaller still is great Ludlow if anywhere. Put up a monument for Ogden.

The Real Estate Exchange.

The Real Estate Exchange has now fully completed its organization, George W. Hancock has been elected President, Lewis H. Redner and Samuel T. Fox, Vice Presidents, James L. Stevenson, Secretary and Richard M. Hartley, Treasurer. A suitable building will be secured at an early day, and no effort will be spared to make the organization what its name implies in every particular. The New York and Baltimore Exchanges have been visited by a committee of gentlemen, representing the Board of Directors, and much valuable information has been obtained. The committee in its report has expressed a decided preference for the style and manner of the Baltimore organization, deeming it more in keeping with the peculiarities of the real estate business of this city, than is the New York concern.

An effort is to be made to interest real estate men and builders in this organization, with the view of promoting united and harmonious action, and for the purpose of establishing just and equitable business principles. There is certainly a grand field of usefulness, and thorough and efficient work now open for this organization, much good can be done in shaping and controlling legislation, and no better opportunity can possibly be presented for the Exchange to make its influence felt than the present iniquitious gas works steal. For surely an interest involving a cool billion of dollars as does the real estate investments in this city alone, ought to make itself felt through its exchange in combatting, even through an interminable legal fight, if necessary, a transaction involving millions of dollars worth of the peoples property, and which through the sublime impudence of the people's? representatives is intended to enrich local political ringsters and their friends. What a grand chance The Real Estate Exchange has to make itself felt, honored and respected.

THE Commonwealth *versus* the Railroad Trunk Line Pool and Coal Combination.

Attorney-General Cassidy has filed bills in equity against the Trunk and Coal Combination, and has made the following railroad companies defendant's in the Trunk Line case :

The Grand Trunk Railway Company of Canada, the New York and Hudson River, the West Shore, the Delaware, Lackawanna and Western, the New York, Lake Erie and Western, the Pennsylvania, the Baltimore and Ohio, the Lehigh Valley, the Philadelphia and Reading, and George DeB. Klem, Stephen A. Caldwell and Austin Corbin, receivers thereof; the Allegheny Valley — John Scott and William H. Barns, receivers thereof; the Buffalo, New York and Philadelphia—S. Clinton Gardner, receiver thereof; the Cincinnatti, Washington and Baltimore, the Pennsylvania and Ohio, the Philadelphia, Wilmington and Baltimore, the Pittsburg, Cincinnatti and St. Louis, the Lake Shore and Michigan Central, the New York, Chicago and St. Louis, the Pittsburg, Fort Wayne and Chicago, and the Pittsburg and Lake Erie.

The Attorney-General asks that the above defendants make full discovery of all contracts and agreements and questions, and that they be prohibited from continuing the combination, the same being contrary to law.

In the coal pool case the Attorney-General asks the court to grant an injunction restraining the defendants from carrying out the coal pool agreement of December 31st, 1884, or any similar agreement and from uniting and confederating together to restrict the production of coal or the amount thereof to be marketed, or the time during which coal mines or any of them may be worked, or for regulating the prices to be charged, collected or paid for coal, and especially from discriminating in their prices against parties in this Commonwealth or in any part thereof, and such other further or different relief as may become necessary or proper in the premises. The following railroad and mining companies are made defendants:

The Philadelphia and Reading Railroad Company, the Philadelphia and Reading Coal and Iron Company, Stephen A. Caldwell, George DeB. Keim and Austin Corbin, receivers of said companies; the Lehigh Valley Railroad Company, the Delaware, Lackawanna and Western Railroad Company, the Delaware and Hudson Canal Company, the Pennsylvania Railroad Company, the Pennsylvania Coal Company, the New York, Lake Erie and Western Railroad Company, the Lehigh Coal and Navigation Company, the Lehigh Valley Coal Company, the Susquehanna Coal Company, Mineral Railroad and Mining Company, the Summit Branch Railroad Company and Lykens Valley Coal Company.

THE singular apathy and indifference of the citizens of this city in the face of an attempt to rob them of millions of property, and to deprive them of an investment which, if properly managed, could be made to earn a sum yearly equal to one-third of the entire expenses of the city, cannot be accounted for in any other way than extreme loyalty to party and party interest. This solution of this very problematical and enigmatical condition of the public mind at the present time may not be in keeping with the ideas of those extreme partizans who believe the king can do no wrong but what other interpretation can be given. True, some little indignation has been expresssed in one way or another, yet there has not been that outburst of popular indignation which carries everything before it, and impresses the originators and advocates of this iniquity that this trifling with the people's interest must stop.

The leaders of the dominant party have presumed upon the loyalty and fealty of their followers often enough to feel secure in this their masterpiece of villainy. Public opinion is divided, and, in fact, so perfectly secure do they seem to be hedged in by the popularity of their party that they intend pushing the gas lease through anyhow, and the only wonder is that it has taken so long to get the job done.

This state of municipal mismanagement and arbitrary misrule must last until our citizens arrive at a proper understanding of their duty. It is an outgrowth of party arrogance, and is simply impossible where a high standard of worth and integrity on the part of candidates for office command the respect and support of the citizen over party fealty or regular nomination.

The success of either political party in a city desiring the best and most economical government must be made a minor consideration, or good government is impossible. No citizen, whether Democrat or Republican, who takes an average interest in the city's affairs can, at the present time, feel other than humility and disgrace at the present condition of our municipal government.

There is no use mincing matters. Facts must be looked squarely in the face. Responsibility rests with the voters, and so long as ringsters and party hacks receive the support and votes of citizens simply because their nominations were regular, just so long will the present state of affairs exist, and millions of the people's property and wealth be dissipated.

Now that our own Real Estate Exchange is just making its bow to the public it may not be amiss to make a note or two of what our New York cousin is doing. During the past year thirty-seven stock members and fifty annual members have been admitted. Property amounting to $45,000,000 has been sold at auction. The revenue derived from annual members was $2 830, and from the auction room $13,838. The rents amounted to $25,795. The basement of the building having rented for $15 additional. The taxes amount to $8,611. The Bureau of Information is a very important feature of the Exchange. Information has been asked for during the three months ending November 30th on 7000 pieces of property as against 1280 similar applications during the corresponding three months of last year. The Exchange has also its own post office. The brokers' meetings have been found to be very advantageous. Several amendments to the charter will be made at the coming session of the Legislature. The contemplated changes involve an increase in the number of directors to twenty-one. The division of the capital stock will be made into 500 shares of one thousand dollars each. Certain modifications will be made in the declaration of powers as to the election, suspension or expulsion of members, and an endowment fund is also contemplated ; and a Committee on Arbitration will also be appointed. Circulars setting forth these contemplated modifications have been sent to the membership.

The Legislative Committee has done a great deal of valuable work. The Land Transfer Reform Bills will likely pass this Winter's Legislature It passed the Senate last Winter but failed in Assembly.

WITH the aid of rapid transit facilities and excellent water facilities New York is in the infancy of its development. The attention of builders and speculators is being drawn to the region beyond the Harlem. No doubt that vast section will shortly be thickly populated. One reason of this is that a road known as the Suburban road will shortly be constructed, or rather completed. This ought to be a hint to Philadelphia. They can do what New York is doing they cannot do this without doing ju New York has done. The wond

ing activity that has been going on all over the upper end of the island during the past one or two years would not have been possible but for the fact that persons could get there in a few minutes. The improvements in the real estate of Manhattan Island would pay the cost of the elevated railroad system over and over again. What the elevated system has done for New York can be done for Philadelphia. Farseeing New Yorkers recognize the fact that that section of country beyond the Harlem will become as important a part of New York City as that section above Fortieth street was fifteen years ago. West Philadelphia twenty years ago was the country; now it is a part of the city. Population has extended about as far as our mule system will allow. We must now either consent to be tied in the meshes of our own shortsightedness or move ahead through the adoption of the methods which our metropolitan cousin has adopted with so much profit, and which is within our reach.

THE New York Real Estate Exchange has had its attention called to the existence of abuses which have grown up in the selling of real estate at auction. The RECORD AND GUIDE recommends that the bill be drawn putting the legal sales on a more satisfactory basis than they are at present.

AN experimental test of the new fire-brick pavement is to be made by laying down a square or more. The REAL ESTATE RECORD would suggest that the experiment be tried on Market street, between the Delaware river and the Farmers' Market, but it is more than probable that Oxford street, or some other isolated spot, where there is scarcely any travel will be chosen.

Governmental Extravagance.

The annual report of Navy Secretary Whitney discloses some singular facts as coming from investigations made by the Inventory Board. Over $20,000,000 are lying idle, represented by an unnecessary accumulation of store and supplies, between three and four millions of this amount being obsolete and of no use, and requiring the expense of keepers and constant care to prevent decay. At the eight navy yards, there have accumulated 46,566 augurs and bits, of which 25,274 have been lying for several years at closed yards; 29,542 gross of screws are on hand, 10,896 gross lying at closed yards. There are 146,385 files in stock, 42,142 lying at closed yards. There are 11,813 paint brushes in stock, 2,246 of them lying at closed yards. All of these tools are not only serviceable, but are mostly new. There are over 12,000 tons of cast and wrought iron lying in scrap about the yards; 759,000 pounds of composition and brass; 159,000 pounds of old copper, and 193,000 pounds of old lead. Capt. Mead, President of the Inventory Board, in his report said: "In going through one of the yards where the construction department was short of cut nails, the store-house in charge of Steam Engineering was found filled from floor to ceiling with barrels of the needed nails. I asked the officer in charge, how long at his present rate of expenditure it would take to use up those nails that construction and repair so badly needed; 'Well sir, he replied, about fifty years.'"

THE New York correspondent of the Philadelphia *Record* says: The coming season promises to be the busiest one in the building line that was ever known. Plans are placed on record every week, for more than $1,000,000 worth of new buildings, in addition to alterations and improvements.

THE Real Estate Exchange through its attorney, has filed exceptions to the American Warehouse Company, changing its name to the Real Estate Exchange Company, of Philadelphia. It is claimed by the Real Estate Exchange people that the new company intends to interfere with the business of the exchange.

MR. P. PRUNER, a chemist, residing at 1223 Filbert street, in a protest which he makes against the Gas Works lease says: "The proposed processes to lessen the expense (of manufacturing gas), will produce sickness, as it creates oxide of carbon, the most treacherous air known, being not noticeable by smell but very deleterious and poisoning." Mr. Pruner says that this air would be even worse than permanent cholera.

THE real value of property on Chestnut street baffles even the best judgment of our most experienced real estate men. The recent sale of the old Post-Office property for $413,000 to Mr. A. J. Drexel shows an increased value of nearly fifty per cent. in a single year. At the first sale the fixed valuation of $300,000 made by the Government was considered by many real estate men entirely too high; at all events, $276,000 was the highest figure offered, and as a consequence the property was withdrawn. It is doubtful if the property could be bought today from Mr. Drexel for less than $500,000.

A Hospital for Animals.

A building costing $30,000, is to be erected for a hospital for sick and injured animals, its construction will be under the supervision of Mr. Robert Waln Ryerss, President of the Society for the Prevention of Cruelty to Animals, the hospital will be endowed with a fund amounting to $40,000. The erection and endowment of the hospital is in accordance with the will of Mrs. Ann Ryerss, who also by a codicil to her will, made the bequests conditional to the business prosperity of her son, Mr. Robert Waln Ryerss. Mr. Ryerss has generously withdrawn the codicil, and the building will be erected.

The Public Building.

$166,000 is the amount which the Public Building Commissioners have agreed to expend in erecting two granite staircases in the north-eastern and north-western corners of the Public Building. They are to be similar to those already erected in the southern corners of the building. There is a disposition on the part of the Commissioners to defer all work upon the tower after the marble is in place, and to spend all of the appropriations in completing the main building. As a consequence, this proposition, if carried out, will settle the clock question for several years at least.

Labor Matters.

—As it will cost only $15 to come from Liverpool to New York we may expect quite an influx of foreigners next year to profit by the opportunities afforded in this country for laboring.

—The building trades councils met Thursday evening and received encouraging reports from the various trades unions represented. The German carpenters met on Thursday evening and resolved to form a union to be composed of Germans only The political committee of the united German trades held a meeting on the same evening.

—The green glass blowers at Woodbury, N. J. have gone to work at a reduction of 5 per cent from last year's wages. The textile workers' union met and resolved to advise their membership to join united labor clubs. The co-operative board of the Knights of Labor is in session in this city to devise how to invest $40,000 intrusted to it by the Knights of Labor in a co-operative way.

—The old William Penn farm near Tullytown, overlooking the Delaware river about five miles above Bristol was sold December 8th on a foreclosure of mortgage. The farm is an historical one. Part of the old foundation wall of the house which was built in 1700 is still intact and a well sunk by Penn gives a good supply of water. The farm comprised 136 acres, and brought about $75 per acre.

Councils Doings.

Select Councils held a meeting on Thursday last, and transacted a great deal of business.

The bills made appropriations to the Departments of Port Wardens, Boiler Inspectors, Sinking Fund, Ice Boats, Prothonotary, City Treasurer, Coroner, District Attorney, Law, Sheriff, Recorder of Deeds, Clerk of the Quarter Sessions, Register of Wills, County Controller, Receiver of Taxes, Board of Revision of Taxes, County Commissioners and County Prison.

The following Common Council bills were also passed finally: To place on the city plan Cottman, Oxford, Spring, Wissinoming, Middleton, James, Edon, Keystone, Tulip, Edmund and Bleigh streets, in the Twenty-third Ward, and Orkney street, in the Twenty-fifth Ward; to permit James C. Biddle Cope to lay a pipe across Commerce street, east of Seventh; to permit Joseph Rieger to lay a two-inch galvanized iron pipe across Cadwalader street, between Columbia and Montgomery avenues; to grade Hicks, Mole and Morris streets, in the Twenty-sixth Ward, and to grade Tasker, from Broad to Sixteenth.

The Joint Committee on Estimates and Property of the Board of Education submitted its report to Select Councils, suggesting in expenditure of $1,212,600. To this the Committee on Finances has appropriated $1,935,765.35. The following is a list of the purchases recommended: First Section—Purchase of lot Eighth and Wolfe streets, $7,000; erection of a twelve-division schoolhouse, $36,000; Third Section—Purchase of properties of the West Side Fletcher Schoolhouse on Christian street, $7,000; Fourth Section—Purchase of lots adjoining the Ringgold School and for new building for the relief of the Ronaldson School, $60,000; Fifth Section—For purchase of properties near Wharton School, Third street, near Wharton, $12,000, and for properties adjoining Horace Binney School, $12,000; Sixth Section—For enlargement of schoolhouse, Crown street, above Race, $30,000; Seventh Section—For purchase of property adjoining schoolhouse at Nineteenth and Addison treets, $7,000; Tenth Section—For purchase of property, Race street, near Fifteenth, $21,000, and

at Nineteenth and Cherry streets, $16,000; Thirteenth Section—For addition to Wyoming schoolhouse, Sixth street and Fairmount avenue, $12,000; Fourteenth Section—For purchase of properties at Twelfth and Weston streets, also Twelfth and Ogden streets, $16,000; Seventeenth Section—For additional appropriation to that from gas loan, $45,000, where $75,000 is required, less the amount of $30,000 already appropriated, which will relieve the Harrison Building and give another eighteen-division building; Eeighteenth Section—The sum of $75,000 is asked to purchase ground and erect a twenty-one-division schoolhouse upon the site of the present Morris Schoolhouse, though the sum of $35,000—the appropriation is deducted, leaving the amount asked for as $40,000; Nineteenth Section—To add a story to schoolhouse at Fourth and Dauphin streets, now under contract, $14,000; for purchase of lot, Second street and Columbia avenue and erection of a building, $50,000; and for the same purposes at Seventh street and Cumberland avenue, $50,000; Twentieth Section—For additional appropriation for lot and erection of schoolhouse near Thirteenth and Thompson streets, $70,000, less present appropriation of $25,000, leaving the amount of $45,000 to be given; Twenty-first Section—To close contract for schoolhouse, Ridge avenue, near the Wissahickon Station, $1100; for additions to same to make it a twelve-division building, $20,000; Twenty-second Section—For six-division schoolhouse, at Franklinville, $20,000; also $10,000 for schoolhouse at Rowlandville; Twenty-third Section—For purchase of lot and erection of schoolhouse, Paul and Unity streets, $57,000, and for addition to the schoolhouse at Tacony, $14,000; Twenty-fourth Section—For the purchase of lots at Fiftieth and Parrish, Thirty-ninth and Parrish, and Forty-second and Girard avenue, estimated cost, $30,000, and for the erection of three twelve-division buildings on those lots, $106,000; Twenty-fifth Section—For erection of a fifteen-division building at Bridesburg, $45,000; purchase of lot and erection of a building near Halliwell schoolhouse, $45,000; for improvement of McClellan schoolhouse, No. 1, $10,000; Twenty-Sixth Section—For additions to schoolhouse of eighteen divisions at Sixteenth and Moore streets, $54,000; for additions to Landreth School and completion of the Alcorn School, $31,000; Twenty-seventh Section—For twelve-division schoolhouse, Thirty-sixth and Locust streets, $36,000; one house at Fifty-second and Baltimore avenue, $14,000; purchase lot and erection six-division schoolhouse at Sixty-second and Woodland avenue, $25,000; Twenty-eighth Section—For erecting a fifteen-division schoolhouse at Thirteenth and Somerset streets, $45,000; improvements, $2500, and purchase of lot and building, Twentieth and Tioga streets, $15,000; Twenty-ninth Section—For purchase of lot and erection of a building West of Thirtieth and Girard avenue, $50,000; Thirtieth Section—For purchase of a lot and improvement at Thirtieth and Catharine streets, $6,000; also of property in rear of Pierce School, $6000; Thirty-first Section—For purchase of lots and erection of houses between Norris and Otis and Front and Amber streets, $45,000, and in vicinity of Cumberland and Belgrade streets, $45,000.

Another hearing will take place on Thursday of this week in reference to the five cent fare case. Mr. N. DuBois Miller, the examiner, listened to Mr. Wm. Wharton, Jr., last Thursday, who testified concerning certain agreements. Nothing of very special interest has thus far been developed but a great deal of work remains to be done.

—The Capital Stock of the Manor Real Estate and Trust Company is to be increased from $100,000 to $100,000,000.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ACKNOWLEDGMENT.

A notary imposed upon by a personation is liable only for clear negligence. It is a legal presumption that he acted on reasonable information, and his absence of memory as to what occurred does not destroy that presumption. The function of an acknowledgment is two-fold—to authorize the deed to be given in evidence, without further proof of its execution, and to entitle it to be recorded. An acknowledged deed is good between the parties, and subsequent purchasers with actual notice.

DELIVERY.

The delivery of a deed in escrow contrary to the condition is voidable; but it cannot be avoided against a *bona fide* purchaser.

GROUND RENT.

The purchaser without notice of a ground rent charged upon a lot upon which three houses had been erected, is not affected with notice of an apportionment thereof between the several owners of such houses, in which the former owner of the ground rent had acquiesced for more than twenty-one years.

HIGHWAYS.

Against the owner, dedication may be proved by his express declaration, whether by deed or parol, or by any act unequivocally evincing his intention to dedicate, as by his opening a way for the public use over his land, or it may be implied from his acquiescence in the use of his land for a public highway. Where acquiescence is the only evidence of dedication, it must ordinarily have continued for twenty years; though any shorter period will suffice, if such acquiescence cannot reasonably be accounted for except upon the supposition of an attempt to dedicate. This intention is the indispensable ingredient of the proof against the owner of the fee.

LANDLORD AND TENANT.

There is no covenant or promise implied on the part of the landlord that he will make repairs; unless the landlord bind himself by an express covenant to repair, he is not liable for any repairs whatever.

There is an implied covenant upon the part of the lessee, that he will make fair, ordinary and tenantable repairs so as to prevent waste and decay of the premises, but the lessee is not bound to make extraordinary or substantial and lasting repairs.

A lease made by a married woman without the consent and joining in the lease of her husband is void. It may however be made valid by the woman when becoming a widow, accepting rent under it from the tenant.

A lease by a married woman must be acknowledged by her separate and apart from her husband before a proper officer designated under the acknowledgment acts.

MORTGAGE.

Where land has been sold by the sheriff, a mortgagee whose mortgage apparently does not cover the land so sold, will not be permitted to show a mistake in the description, so as to give him a priority over a judgment creditor, whose judgment is subsequent to the date of the mortgage. A mortgagor's equity of redemption can only be extinguished by his own agreement by some act which operates as an estoppel or by a judicial sale.

Where land is conveyed "under and subject" to a mortgage a contract of indemnity is implied, if the mortgage constituted a part of the consideration.

MUNICIPAL ASSESSMENTS.

If the property owners nominate a contractor for paving a street they may subsequently revoke their nominations.

Where a contract for paving a sidewalk has been substantially performed and accepted by the municipal authorities a property owner cannot resist payment, on the ground of an immaterial variance in the width of the pavement.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

Trade Notes.

In cements and plasters. Stocks are fair. Receipts are increasing. Some two or three new makes are coming into the market.

The brickyard men are now quiet, except at three or four places. A steady demand will be kept up all winter. The stocks are low, and in consequence, prices are firm.

Work among the engine and boiler makers, and makers of shop and factory machinery is plenty. In some works in this city, there is business enough to engage the entire labor force employed for ninety days.

Nails are selling at $2.00 to $2.20 in eastern markets. In western, at $2.15 to $2.30. All or nearly all factories are on full. Builders are not buying more than is needed for current constructive requirements.

In planing mill products there is no dearth of supply. There is much complaint in the centre of the state of low prices in sash and door work. For all that, we learn that new mills are going up, and we know from reliable local sources, that much machinery will be put up this winter.

The building trade prospects generally are good. Labor will shortly make known its demands for the coming year. A conservative feeling exists. An eight hour day will not be asked for, unless the situation is changed. The workmen feel that the drop from ten to nine hours is as much as it is fair in reason to expect, until there is a more complete readjustment of the new relations.

The use of hardwood for interior construction has kept prices stiff all along, and manufacturers have at last taken the hint, and are now hurrying some inferior material into the market. The yard stocks are light. The receipts will not be heavy for a month one reason of this is, that wholesalers in primary markets, especially for white and yellow pine, have taken the notion that wood must advance, and that by holding on a while they will be $1.00 richer on all the lumber they can sell.

This week's reports from some of the lumber dealers seem to point to the probability of a greater demand for lumber than is usually experienced in the winter. Yellow pine receipts have been heavy, and every thing has gone into consumption, or at least into consumers hands. The receipts of white pine have gone far ahead of last year, but despite this fact, there is less in stock than we have had for years. The wholesalers, both here and at New York, feel that the only danger ahead of them is, that they have not stock enough to see them through.

—The Baltimore & Ohio Telegraph Co. has completed its connections with the Canadian Pacific Railways telegraphic lines, and it is expected that connections will be made from Vancouver to San Francisco within a month.

Charters Granted.

The Grassy Island Water Company, of Winton, Lackawanna county; capital, $5000. The Peerless Slate Company, of Pittsburg; capital, $3000. Oil City Tube Company, of Oil City; capital, $100,000. The Germania Brewing Company, of Philadelphia; capital, $500,000; the Treasurer is John F. Betz. The Independent National Gas Company, of Sewickley, Allegheny county; capital, $40,000. Notice is given that the capital of the Cameron Coal and Iron Company, of Philadelphia has been increased from $1,000,000 to $3,000,000.

THE decided preference given by persons looking for houses to live in, for those recently built is but natural; many of the old houses are really unfit for people to live in, owing to causes that could be easily remedied at small cost. Houses that are not supplied with an abundance of water, and that have not sewer connections, should be condemned by the Board of Health, as unfit for tenants until the proper water and sewer connections have been made. All privy-vaults should also be condemned by the Board of Health, and the owners should be compelled to have them cleaned and filled with sand or clay. There is no question but that these outside closets are the very worst propagators of disease. They are frequently used by different families, and typhoid and other low fevers are frequently contracted through them.

THE sales of real estate during the past six days include more than the usual share of all properties. Among these are several that will be turned from dwellings into business places, and quite a number of up-town houses and stores will be torn out for large stores. The demand along Columbia avenue is quite an important one and many property owners have had unsolicited offers of an attractive character. Some of them will be accepted and work of altering will begin after the holidays. Demand for store purposes is quite strong and the old timers are finding it possible and easy to sell out at a high price and retire. Even on Spring Garden street and Fairmount avenue, there is a demand for store and shop purposes which will, in a short time, change the appearance of those streets.

THE building situation in New York is very satisfactory. The total number of buildings projected during the first eleven months this year is put at 3,958 against 2,000 last year, costing $56,739,853. The total number projected in November was 254 at an estimated cost of $3,620,785.

The number of conveyances up to December 1st, were, 12,887 against 11,412 for same time last year. Mortgages, 11,303 against 10,432. The money represented in the conveyances amounts to $221,000,000 this year, and in mortgages, $130,000,000. November was a more active month than for two years. The estimated expenditures this year are $14,000,000 ahead of last year.

The total number of projected buildings in Kings county for eleven months is, 3,758 againts 3,661, for same time last year.

—In its annual summary of the iron-ore business the *Iron Trade Review* says that the sales for 1886 will reach the largest figures since the opening of the Lake Superior iron-ore industry thirty years ago. For the season ending December 1st, it estimates that 3,536,500 gross tons were sold, compared with 2,938,486 tons in 1885—an increase of 598,105 tons over last year. The amount of unsold ore at lower lake ports one year ago was estimated at 130,000 tons; this year the unsold surplus is less than 70,000 tons. The total receipts at Lake Erie ports for the season of 1886 were 2,166,554 tons, being 664,565 tons in excess of last year. The amount of ore on dock at Lake Erie ports on December 1st was 966,472 tons, or 62,468 tons less than at the same time last year. From all these facts the *Review* concludes that the docks will be cleaned up by the Spring, and that the output of the Lake Superior district, which this year reached nearly 350,000,000 tons, will next year very neary approximate 400,000,000 tons.

—The personal estate of Christian J. Hoffman is appraised, at $195,134.74; that of Jas. C. Horn, at $102,456; of Anna S. Bowen, $123,214.46.

—The Committee on the works of the Gas Trust, report that since the last re-arranging of lamp lighting sections, 1209 lamps had been erected and 235 gasoline lamps changed to gas lamps.

—A statement is made on the authority of the National Labor Bureau, that one-half of the members of the Knights of Labor received only $6 per week; one-fourth from $10 to $12; and the balance from $15 to $18.

—The Reading foreclosure suit is still being argued by the masters appointed by the court. A final hearing was to have taken place yesterday. These final hearings are something like the farewell tours of leading actors.

BUILDERS' ITEMS.

Building and Real Estate Notes.

THE Ebenezer Baptist Church paid $12,000 for 1336–34 Mt. Vernon street.

A PROPERTY S. E. cor. Tasker and Carlisle streets, 47x335½, sold for $17,950.

A NEW Methodist Church is to be erected at Malvern, Chester County, Pa.

THE Iron Workers Building Association, of Chester, has assets of $78,398.10.

THE Pottstown Iron Company will erect eighteen dwellings in that place.

THE property N. E. cor. Thirteenth and Green streets, 16x53½, sold for $11,000.

THE S. W. cor. Moyamensing avenue and Christian streets, 24x62, sold for $9,000.

A STOVE foundry to locate at Lansdale, will erect buildings at a cost of $15,000.

STEWART avenue, at Fernwood, has been still further opened and will be largely built upon.

NATHAN SNELLENBURG bought the S. W. cor. Fifth and Bainbridge streets, 16x96, for $10,000.

THE old Post Office building on Chestnut street, below Fifth, sold by auction for $413,000.

EDWARD KELLY, of Pottstown, has bought property in that place, which he will greatly improve.

REGULAR disinfecting furnaces will be found a necessary feature in all large cities in a short time.

T. K. MOYER, of Hilltown, Bucks County, has purchased a property there which he will improve.

ENOS GAYMAN, of Bedminster, Bucks County, has purchased a property which he will improve.

ANDREW TAYLOR, 417 Pine st., reports real estate exceedingly quiet. Transfers and sales very slow.

ON Saturday, M. S. Bellows sold his farm of 125 acres, in Gwynedd, to a Philadelphia party for $20,000.

JOSEPH F. NACE has purchased a number of lots at Blooming Glen, Bucks County, upon which he will build.

THE Old Valley Baptist Church, established 1711, have lately erected a new and handsome chapel at Berwin.

THE handsome residence of Charles Leedom, at Ridley Park, which was recently destroyed by fire is to be rebuilt.

PAOLI HEIGHTS IMPROVEMENT COMPANY has sold a house and one acre of land at Paoli to Law Greenfield for $3,000.

BUILDING literature is being enriched by the liberal contributions of architects and builders on both sides of the water.

THE sale of the old post office property on Chestnut street to A. J. Drexel, for $413,000, has not yet been confirmed by the government.

A BUILDING AND LOAN ASSOCIATION has been started at Wayne, which has for its purpose the further improvement of that place.

THE builders are already busy upon plans for the Winter. Alterations will be numerous both in New York City and all the towns and cities around it.

THE probable outcome of the meeting of the National Association of White Lead Manufacturers, recently held at Pittsburg, will be an advance of prices.

THE lots purchased by Mr. W. D. Bennage are on 16th street, and not on 6th street, as was erroneously reported in the last issue of the REAL ESTATE RECORD.

THE Pennsylvania Railroad Company has bought six acres of ground at Sixth and State streets, Camden, N. J. Machine and repair shops are to be erected.

THE Pennsylvania Railroad Company, has purchased six acres of land at Tenth Street Junction, Camden, N. J., upon which they propose to erect machine shops.

THE lot at the north-west corner of Thirteenth and Willow streets, has been bought by David Stewart, for $37,000. Mr. Stewart will erect a large cracker bakery.

JOSEPH W. HUNTER, ESQ., of Jenkintown, has sold the residence and about ten acres of land in Weldon, belonging to Howard Noble, to William Diller, of Philadelphia.

CLOSE & CHUBB, 450 Wharton st., have some choice lots for sale at the corner of Sixth and Worth, extending to Sylvester street, and others at Sixth and Moore.

ELDRIDGE CLAIRBORNE, of 1520 South Sixth street, reports rental list in a flourishing condition. Is making sales from time to time although not as busy as he might be.

E. MELCHAR CHUMARD, of Stroudsburgh, Pa., has invented a sash supporter which has a single-headed cam-detent pivoted at one end to the plate. It is said to be a good thing.

JOHN J. CARSON, real estate agent, at Norristown, has sold the house of Julia Martha, on Second street, Bridgeport, to Thomas B. Ridington, of West Conshohocken, for $2,000.

THE Morton *Chronicle* says: Willis P. Hazzard, of West Chester, who sometime ago purchased the Rhoads' farm, in Springfield, has laid out a portion of it into fine building lots.

F. M. AND H. BROOKE have sold a valuable piece of ground, south of the railroad station and west of Orange street, in Media, to J. E. and A. L. Pennock, builders. The lot is 100 by 200 feet, and the price was $3250.

GEORGE C. YERKES, Hatboro, has just sold some building lots in that borough, at the following prices: One 225x140 feet, for $1,200, to Charles C. McNair; one 50x146 feet, for $300, to William Cadwallader.

E. H. FLOOD will erect 80 houses of two and three stories, 16x52 feet, on Vaupet street, Dauphin, Susquehanna and Diamond streets, covering two squares. They will be fitted up with all the most modern conveniences.

IT is stated that George W. Childs, of the Philadelphia *Ledger*, has disposed of all his land at Wayne, with the exception of the lots belonging to him which have been built upon. The portion sold consists of some 400 acres.

COL. DICKINSON, of Philadelphia, who also owns the National Hotel at Duncannon, Perry County, has bought the Sulphur Springs, about three miles from Duncannon on the Newport road, and will fit it up as a summer resort.

THE West Jersey College of Physicians which bought the dwelling of Benjamin Stara, on Seventh St., Camden, will not erect a new building, but make such alteration in the present structure as to adapt it to the uses intended.

THE action of the American Institute of Architecture, in New York, in requesting the resignation of Mr. E. F. Baldwin, one of its members, and a prominent architect of Baltimore, has created considerable talk among men in this business.

WM. PENN EVANS has given the Methodists of Malvern a beautiful lot, on which they will erect a church soon. Mr. Evans is traveling for the benefit of his health. He spent the summer in Colorado, and will spend the winter in California.

W. S. WORRALL has commenced operations on a two-story and attic dwelling house, in the grove near the entrance to Idlewild, near Media. Its dimensions are 26 by 40 feet. The first story will be frame, making it a very pretty building.

GEO. WIEGAND, builder, has just completed 14 three-story dwellings, at Twentieth and Norris streets. Three of which he has sold within the last week, for $7000. He has also sold 5 nine-room houses on Thirty-eighth and Spring Garden streets, for $5000.

THE Gurney Hot Water Heater Company, of Boston, have introduced a hot water heater which possesses some novel and valuable features. The Company have placed twenty heaters in operation within a few weeks, and over seven hundred during the past two years.

THE property at the N. E. cor. of Broad and Arch streets, 60x110 feet, which is a part of the Gratz estate, has been purchased by the German-American Real Estate Title Insurance and Trust Company, of this city. The present buildings may be improved or new ones erected.

E. J. PAXSON made a sale recently at 1219 North Second street, of a property running through to Palethorpe street, improvements being a three-story store and dwelling on front and two small three-roomed dwellings in the rear. This was a cash sale $8,000, clear of incumbrance.

THE New York *Sun* calls attention to the fact that we have over 400 building associations, representing $50,000,000 capital managed by workingmen at little expense. The West has wisely copied our building association system, and is finding itself improving from year to year in consequence.

JOHN D. RAGGIO, the furniture man whose factory was recently burnt down, has bought two properties, one from Mr. Hunt, of the Knickerbocker Ice Co., and the other from Washington Butchers, and will erect a large mill and a number of dwellings for his employees. Mr. Green is the builder.

A GREAT many new devices for ventilation and heating are being introduced. Each successive patent or improved system has something in it worthy of mention. The A. A. Griffing Iron Company, of Jersey City, has introduced a radiator for hot water or steam use of an all-thread joint connection.

PARISIAN Architects are using a cheap concrete made of 8 parts sand, gravel and pebbles, 1 part of burnt and powdered common earth, 1 part of pulverized clinkers, and 1½ parts of unslacked hydraulic lime. This makes a hard and solid mass which can be still farther strengthened by one part of cement.

THE BETHLEHEM *Times* publishes the following real estate transactions there:—

Real Estate Agent James Graham has sold a lot on Second street, near Oak, the property of J. S. Hess & Bro., to James Hanly for $275. He has sold a lot on Clewell street, near the Bishopthorpe School, to J. Stewart Allam. These properties will be improved with dwellings.

THE earthquakes have started interesting discussions which bear upon building. If there is any way by which the effects of earthquakes can be avoided in building it is likely to come out. So far the discussions have not produced any very practical results. Every one knows that they occur, but the methods for avoiding the disastrous consequences are not forthcoming.

GEORGE LEWIS has sold the Brick Hotel, near Brandywine Manor, to Wm. Fell, of Salisbury, Maryland, who took possession on Monday. Mr. Fell has already put a large force of men at work repairing, repainting and remodeling the building. In the spring he proposes to enlarge the house by covering it with a mansard roof, and fit up the building for summer boarders.

A FRANKFORD paper publishes this: It is stated that parties have purchased the Boswell ground, a large piece of ground situated at the terminus of Penn street, and bounded by Franklin, Leiper, Wakeling and Dyer streets, for the purpose of improving it. The ground will be surveyed and laid out in lots this Winter, and as soon as the season opens the whole will be built up in very nice houses.

D. L. LEEDS has just completed a fine residence at Eagle Station, on the Pennsylvania Railroad, for Mr. Newhall, in the Treasury Department of said Company. The lawn extending clear down to the Company's walk. Mr. Hughes is building a house right at the station which is for sale, and another about a square away in which he intends to live. This is a very handsome residence. They are building new residences at almost every station along the line, and the varied improvements are something wonderful.

A SELLERSVILLE, (Bucks County) Item says:— "A. M. Hilton, who has an extensive woolen factory in Philadelphia, has completed arrangements for the erection of a large building adjoining the chair factory, and will begin work at once. As soon as the building is completed he will carry on his business here instead of at Philadelphia. The reason assigned for the change is the excessive expense of conducting the business in the city. Our town extends a hearty welcome to all such as are in search of a site for the erection of factories, etc."

THOMAS H. PARKS, 1947 Norris street, is one of our uptown enterprising real estate men, and is reporting business very flourishing, so much so that he has found it necessary to seek a city office, which he hopes to be located in by January 1st of 1887. Within the last twenty days he has succeeded in making the sale of twelve seven-room houses, situated on Edgley and French streets, west of Sixteenth street, for $30,000. Also, Nos. 2017, 9, 21, 3, 5, 7, 33, 7 and 41 North Twentieth street, for $4500 each. Also, 2029 North Twentieth street, for $5100; and 2030 for $5200.

MR. BECKER, S. 4th st., states that there is quite an improvement in rents along South street for business purposes, rents having gone up from ten to fifteen per cent. There has been some few transfers at good figures. He has made more sales of small houses for investment this fall than ever, the reason for this is that the houses in the centre of the city are less liable to be vacant than those on the outskirts. There are quite a number of improvements contemplated on South street for spring. Several old frames will be torn down, new fronts put in and other general improvements.

THERE is a more hopeful feeling in real estate circles in all the large Eastern cities. The new houses that have been erected, have either been sold remarkably well or rented well. The artistic edifices wherever built have become very popular. In New York buildings for the accommodation of retail trade on the first floor, and tenants upstairs, have command very ready sales. The auctioneers have had an excellent year, and are, of course, highly pleased with results. All over the upper end of New York, property has sold rapidly and at good, though not extravagant, prices.

FREEL & SIMPSON, of 1900 Wharton street, sold last week, six dwellings on Chadwick street below Morris. They also sold twenty-five dwellings on the same street to Phil J. Walsh; also, on the same street, to Thomas P. Twibell, twelve houses. This firm have built 135 houses this season, and have only four corner stores and two small houses to sell. Out of between 200 or 300 houses on this firm's rental list they have no vacancies. They have just bought sixty-five lots in the southern section of the city and are going to commence digging out the cellars right away (if the weather permits) so as to be ready for Spring.

AN interesting discussion arose in the Twentieth Annual Convention of the American Institute of Architects, which met recently in New York on the question of an American style of architecture. The points made in the discussion were, that we must unite the quiet serenity shown in Greek architecture with the heaven-aspiring tendency of the Gothic, that the proportions must be as graceful as the French, vigorous as the English, refined as the Florentine and systematic as the German. Every detail must tell carnest thought and cold study. This is a high standard to lay down and opens an immense field to American originality.

MANUFACTURING interests have been encouraged by the past season of activity and an enormous amount of manufacturing capacity of one kind or another will be erected during the coming year. It is impossible to say much more than this as the manufacturers themselves have not made up their minds to what extent to add to their facilities. Nearly every manufacturer feels encouraged to do something. They remember, however, that during the last period of unusual activity they expanded too rapidly and this resulted in the depression which lasted between three and four years. Out of this has come a conservatism which we are now witnessing. They see the room for taking more business, but remember that it may be overdone.

A NUMBER of very large farms are located in Lower Merion, Montgomery county. The Moro Phillips place comprises 365 acres; that of James Mitchel Magee 300 acres, and John Y. Crawford's 206 acres. The largest, is that of Mrs. Naomi Morris, north of Bryn Mawr. Her lands comprise 594 acres, and of these not less than 100 acres are in one piece of woodland. Mrs. Morris is now ninety

years of age. She is in possession of her faculties to an unusual degree for one of her age. This Morris family are descendants of the celebrated Robert Morris, the financial head of the American cause in the days of the Revolution. These lands were purchased by him, and have been in the hands of his posterity ever since.

WOOD PULP is being used in Norway for the manufacture of all kinds of building ornaments. The pulp is first ground from wood, then pressed into ornaments of any kind, which look as well after being finished as any plaster of Paris. It would be a good thing to introduce the same into this country, and especially as the pulp can be made at a trifling cost. It would give a great impetus to the pulp interests. Tests have been made to show the strength of the articles made. For instance, a bar of this material one foot in length, one inch in thickness, and five inches in width, neither broke nor sustained any serious injury on being hurled with full force against a stone wall a couple of yards distant. The material is very light, and can be made into ceilings, friezes, etc. It resists moisture, and they can be nailed or secured to the wall or ceiling, or wherever wanted.

THE new club house of the Penna. Bicycle Club, on Girard avenue, east of 40th street, will be 40 feet front by 42 feet deep and about 45 feet high, divided into three stories, with a basement and sub-cellar. The basement will be used as a wheel room; on the first floor will be the reception and billiard rooms, together with a large hall and lavatory; on the second floor the meeting and committee rooms, and the third floor is designed for a gymnasium and dressing rooms. Of the materials to be used, the front will be of Pompeian brick and English red stone, with copper trimmings, and the roof of dark English tiles, will be pierced by two windows, one of tiles, the other a dormer, of brick surmounted by a copper pediment. The interior woodwork will consist largely of white pine, alternating with yellow pine in ceilings, stairs, etc., in natural finish. The architect is A. J. Boyden of 411 Walnut street, and the contractor James Bradley of West Phila. The contracts for heating and plumbing have not been awarded.

MARKET STREET, west of the Public Buildings is destined to feel the march of improvement. There are a great many old houses along that street which have no business there, and it is rather surprising that they have been permitted to disfigure that beautiful thoroughfare so long. Several purchases are now contemplated, and in fact, it is intimated that the terms have already been made involving the sale of twelve or more sites, including the old rookeries. That street will become a too important one for ordinary buildings, with the Pennsylvania Station at one end of it, and the Baltimore and Ohio Station practically at the river end of it, there will be an inducement to storekeepers and business men to locate somewhere on it. The details of the transactions which have taken place, cannot be had at present for reasons which real estate operators will appreciate. Several new stores will be erected early next year; some of them of large proportions. It would be no guesswork to say that investments on that street are safe. It is also said by real estate authority that investors are looking to some of the cross streets, between Fifteenth and Twenty-third, and that the spirit of improvement will break out there on some of them next year.

THE brick-making season, which has been an unusually heavy one, has just closed with a very satisfactory showing. The yards have all shut down excepting those of the Purington-Kimbell company and the Pullman company, which will be kept running until the severity of the weather stops brick-making under cover. The crop has been the largest ever produced, having exceeded that of last year by fifty millions, making the total output of brick for 1886, in round numbers, 380,000,000. This includes only common brick made in and around the city and for the Chicago market. Of the crop manufactured there have been consumed in the walls of buildings 305,000,000, leaving on hand undelivered 75,000,000. This number will not be much more than sufficient to meet the demand until next May, when the new crop will come in. The present consumption on work in progress is 750,000 brick per day. The prices are the same as they have been for a month past, the rates being from $7.87½ to $8.15 per thousand.—*Chicago Ex.*

AMONG some recent patents taken out by builders is one for a window sash which consists of plates, having detachable front parts, horizontal socket, grooved castings, pivot, cross-piece and a cord having a weight attached thereto.

Another is a compact land anchor and lightning conductor for buildings. The anchor is composed of a cone-shaped base with attached cable and sectional body linked or hinged together at their top ends, fitting upon and adapted to be expanded at their bottom ends by said cone only.

Another is a door hanger which is composed of rollers, bracket formed with projections, standard formed with grooves, a plate from which said standards project, an adjusting screw carried by said plate and engaging with threaded socket formed in the roller, supporting bracket and a plate secured to the upper edge of the door and provided with bolts that enter slots formed in the plate.

Another is a roofing tile which consists of a flat surface having at one side an upright longitudinal flange, provided on its inner side and near its lower end with an offset, and at the other a convex curved part, which terminates in a downward projecting longitudinal edge.

A wall paper manufacturer has brought out a new kind of paper which consists of a printed design having a continuous surface of flock, of a single color, through which the design appears. The method of producing flock-surface paper consists in first printing the paper with a figure or design, then coating the entire surface with glue, and finally applying flock to the entire glue-coated surface.

A Connecticut inventor has invented a window hoist which consists of swing, tackle-frame, ledge-support, the upper support pivoted to the tackle frame and the clamp hooks for the upper part of the window.

Architect's Notes.

A GOOD deal of complaint is expressed among architects at the tired out and rusty appearance of a good deal of our bronze architecture. The reason is that the bronze is cast iron in disguise. The Japanese and Chinese do better bronze work than we do. They make a splendid black color out of 80 parts of copper, ten of lead, four of tin, and two of zinc and the rest of iron, nickel, silver, gold and arsenic.

Building Permits.

R. P. Mattson & Co., 841 Walnut st., 4-story store, 106 N. Sixth st., 14x39.

G. Kessler, 1332 Marshall st., 3-story house, Warnock st., below Oxford, 12x42.

C. Snyder, 1204 Vine st., alterations and repairs, 267 N. Eighth st.

Stewart Bros., 2154 N. Fifth st., rear alterations, 2205 N. Front st.

T. Hockley, 235 S. Twenty-first st., 2-story addition, 10x10.

J. E. and A. L. Pennock, 1901 Wood st., 8½-story banking house, Fourth and Chestnut sts., 47x76.

S. M. Button, 2522 N. Fifth, two new fronts, 2448 and 2452 Kensington ave.

G. B. Heath, Elmwood, 2-story house, Holstein above Eighty-eigth, 20x34.

T. Livingston, 721 S. Twentieth, underpin and new front, 751 S. Twentieth.

G. Plowman & Co., Seventeenth st. and Fairmount ave., alteration, Vine st. below Eighth.

T. H. Marshall, 813 Jayne st., front alteration, 1115 Market st.

T. C. Nesbit & Son, 425 Locust st., fifth story on 22, 24 and 26 N. Front st., below Arch, 22x67.

McFetridge & McConnell, 1608 Spruce st., front alterations, 1528 and 1604 Columbia ave.

JUDGMENTS.

PHILADELPHIA.

ENTERED December 3, 1886.

*Byrne Jos P and John A, McDermott Mary C and F P—Nicholas Lockhart 3 S 89 350 400
Bolton Mahlon Jr—Louis Dreka 4 J 86 530 ..... ver 168
*Colsher Kate—E T Cooper (Execution issued) 3 S 86 355 150
*Davis Frank E—Jas C Stillwell 3 S 86 359 500
*Donavan Julia—W T Fredericks 3 S 86 346 46
*Gillin James—Hay Bros (Execution issued) 3 S 86 358 238
*Guimaraes H F or G—Wm G Worthington 3 S 86 364 322
*Hanlon Jas.—Theo Miller 3 S 86 346 100
Kelly Thos F—Saml J Kutz 4 J 86 231 ..... ver. 636
Laughlin James, Smith Bartley—W L Wolf & Co (Attachment Execution issued) 3 S 86 352 103
Laughlin James—C K Mark & Co (Attachment Execution issued) 3 S 86 353 176
*Lachenmann Margaretta—Mary Paulus 3 S 86 362 500
Myers Chas F—Chas Benton 3 M 81 66 ..... S F
McTague M and Jos—J W Shelmerdine 4 J 86 93 ..... ver 99
Schaal Chas—New Concordia B. Asso. (Bond of Indemnity) 3 S 86 363 2600
*Scherf Chas C. Heilner Walter S—Geo W MacDonald 3 S 86 365 825
Schmidt Adolph—Chas Huber et al (Treasurers Bond 3 S 86 566 300
Spoerl John, Holstein John, Rolfing Chas—Columbus Conclave (Treasurer's Bond) 3 S 86 356 600
*Schmidt Adolph—Phila Lodge D. H. 3 S 86 357 200
Treude Louis—Henrietta Christ (Execution issued) 5 S 86 348 22
Verner Thos—A P Douglass (Execution issued) 3 S 86 345 ..... E Judgt
*Worrall J W—R P Vansant (Execution issued) 3 S 86 360 81
*Webb Mary Ann—Cath Grim 3 S 86 36 361 500

ENTERED December 4, 1886.

*Brinton Jos P—City (Bond and Warrant) 3 S 86 382 1500
*Bainbridge Chas—T A Longstroth 3 S 86 377 202
Cuyler E P—E C Christman 2 J 76 363 ..... S F
*Dorsam M W—Edwn Kennedy 3 S 86 372 200
Emsley John, Triechel Chas—Benj Coates et al D C M 69 1655 ..... S F
Hirsch Max—Jos Sheehan 3 S 86 373 59

Hess Wm—Thos Kenworthy et al 3 S 85 378.....E Judgt
*Horisk Wm—Patk Collins 3 S 86 368..... 800
*Haldeman J Clayton—W W Haldeman 3 S 86 371..... 1000
*Jones Wm J—John Parr 3 S 86 376 447
Mancill Geo E, Deal Daniel, Millick Wm T, Alburger Philip H, Hahn Wm L, Hight John H—Wm J Crawford et al 2 D 81 57..... .....
*McCandless James B—Real Estate T. I. & T. Co. (Bond and Warrant) 3 S 86 380..... 800
*Scherdaum Henry and Clementine —August Riedel 3 S 86 383..... 300
*Schroder John—Sophia Heinle 3 S 86 370..... 400
*Sweeney Chas—L F Purcell 3 S 86 375..... 200
*Thompson Hugh—Jacob Knight 3 S 86 374..... 540
Tobias Rachel—Isaac Nathans 3 D 414..... S F
*Ward Roberts K—Lewis Shallcross 3 S 86 379..... 100
*Woods R A, Sweeny F L—H H Bryson 3 S 86 381..... 134

ENTERED December 6, 1886.

*Blyler Daniel—John S Bergenstock 3 D 86 561..... 3500
Beittenmiller Henry—C Gross 3 D 85 430..... 444
*Crosland Geo W—Jas Wallace 3 D 86 579..... 500
*Crosland Geo W—Jas Wallace 3 D 86 580..... 280
*Crossland Geo W—Jas Hay 3 D 86 581..... 500
Cling A A—Phila. Ball Club 2 S 86 135..... 293
Cohen Geo—John M Gessler 3 D 85 363..... 116
Finley B F—Wm S Allen 1 S 86 525 33
*Finn Robert—B Sullivan 3 D 86 571 150
Gibson Geo F—P S McTague 3 S 85 250..... .....
Holden Thomas—Henry Dale 2 S 86 48..... 193
*Koecker Herman—H DeHaven 2 D 86 562..... 3180
Krause Constantine, Betz Max M—Hetty Greenwald 3 D 84 311..... .....
Klotz Chas P admr, Klotz Danl H—M Metzger 2 D 85 122..... 158
*Larkins James—Dennis Kennedy 3 D 86 559..... 550
*Lehmberg Chas—Thos Rowland (Execution issued) 3 D 86 576..... 54
*Lehmberg Chas—Thos Rowland (Execution issued) 3 D 86 577..... 51
*Lehman Fredk—Comth. of Pa. (Bond) 3 D 86 563..... 500
*Martin H W—G H Blake (Execution issued) 3 D 86 560..... 221
*Miller Jacob—Harry Rowland 3 D 86 586..... 300
McAllister W Mitchell—Anton Winters (Execution issued) 3 D 86 578.. 240
*Nagel Casper—Assistance B. and L. 3 D 86 585..... 3200
Phila. & Reading R. R. Co., Caldwell Stephen, Corbin Austin, Keim Geo De B, receivers—Geo M Cubler et al 2 S 86 372..... 342
Rittenhouse Henry—J Schoening 2 J 80 925..... 412
*Rogan Michael—Marcus Haugh 3 D 86 564..... 56
*Stern D H, Lazarus Louis—M Kaufman E (Execution issued) 3 D 86 565..... 1000
*Same—Same (Execution issued) 3 D 86 566..... 500
*Same—Same (Execution issued) 3 D 86 568..... 1000
*Same—E Hageman (Execution issued) 3 D 86 568..... 1000
*Same—Henry Strauss (Execution issued) 3 D 86 568..... 2000
Track J K—Thos T Smith (Execution issued) 3 D 86 574..... 76
Weeks John H—Thos T Smith (Execution issued) 3 D 86 575..... 51
*Weldner David S—John Moore (Execution issued) 3 D 86 557 1000
Whitehurst Chas W—A Fackenthall 3 D 86 265 6902

ENTERED December 7, 1886.

*Boser Joseph—John H Craven 3 D 86 596..... 600
Boultenhouse Mary E—Mary R Watson 2 S 86 106..... 4935
Elwert Otto M—H F Richter 1 J 86 645..... .....
Fagen Wm H—H J Barnes 1 M 81 184..... S F
Garrison E A—Alexr Hogg 1 S 86 753 .....
*McDonald A A—Mary McDonald (Execution issued) 3 D 86 588..... 330
*Ottey Amanda W and John S—Bessie R Peace et al, 3 D 86 593..... 100
*Scherer Peter—Sophia T Kelly 3 D 86 587..... 100
Tagg Henry—M F Steel 2 J 76 1267... S F
White Aaron, Shannon Hugh J—American T. L. & I. Co. (Bond of Indemnity) 3 D 86 594..... 800
West Rebecca G—Philip C Garrett 3 D 86 595..... 537

ENTERED December 8, 1886.

Audenreid Geo A—Wm G Audenreid 1 J 86 21..... .....
*Dunbar Alexr—Wm G Myers (Execution issued) 3 D 86 614..... 300
Durfor Wm A, Alburger Jacob T and J West, Mortimoore Chas—City (Bond) 3 D 86 605..... .....
*Foell Jacob and Auguste—Saml Albrecht 3 D 86 601..... 100
*Geist Lewis—Frank A Brunner 3 D 86 609..... 200
*Gabe John—Anthony A Hirst 3 D 86 611..... 200
*Hogarth Wm T—Jas Garner (Execution issued) 4 D 86 25..... 267
*Hietz John—Moses Redmond 3 D 86 607..... 350
*Hamilton Adolphus—C W Ruffell 3 D 86 618..... 50
Hays Jas E, Keyser Thos S—City (Bond) 3 D 86 604..... .....
Jordan Walter—Emily W Jordan 3 D 86 602..... .....Partition
*McMahon P—Bergner & Engle Co 3 D 86 615..... 300
*Reeves Michael—Emma P Robinson 4 D 86 26..... 200
Schnepf Albert, Christy Henry, Shenkle John, Hagerty Chas J—John Bley B. & L. (Bond of Indemnity) 3 D 86 616..... 1000
Schnepf Bilbert, Surpless Thomas and Margt, Shenkle John, Hagerty Chas J—John Bley B. & L. (Bond of Indemnity) 3 D 86 617..... 600

ENTERED December 9, 1886.

*Bancroft Jos W—Emanuel Bast (Attachment Execution issued) 4 D 86 29..... $10,334
*Bauer Anna C—Christian Haertrick 4 D 86 37..... 240
*Barr Allen—J Rex Allen 4 D 86 48.. 520
*Butler Daniel—Danl H Foster 4 D 86 40..... 100
*Crosland Geo W—C F A Hinricks 4 D 86 32..... 400
Detweiler Abraham E—W G Foulke (Execution issued) 4 D 86 38..... 34
*Fogerty D Thos—Henry Wollrath 4 D 86 44..... 100
Fitler Chas H, Dr Fitler Medicine Mfg Co—James Thonbbron 2 M 77 795 1659
*Gross Wm E—G C Bechtold 4 D 85 42..... 150
*Gross Geo J—G C Bechtold 4 D 86 43..... 150
*Oldenburg Mrs Ferd—H Clausen & Son (Execution issued) 4 D 86 30... 67
*Spoerl John L—Wm B Kempton & Co (Execution issued) 4 D 86 36..... 50
Shephard John—S A Stillman 1 S 86 55..... 2120
*Smith Thomas—James G Woodrow (Execution issued) 4 D 86 41..... 32
*Winkworth C A—Emerald B Asso 4 D 86 39..... 450

Satisfied Judgments.

Phila. Traction Co—N H Wilcox [ent Nov 10 86.....ver 100
Cath and Amanda Wehr—John A Weidehboerner [ent Nov 1 86..... 100
Frank A McKeone—Jno McCloskey (ent Oct 23 86..... .....
Edwd S Whelen—Maul Bro & Co [ent Nov 20 86..... 725
Peter E Sheetz—P P Morris [ent Oct 28 86..... 8000
Elizabeth Anck—Julia A Yoss [ent Nov 1 86 (Bond)..... 1000
Angelo Aarons—Fannie Josephi [ent Oct 21 86..... 3458
Chas F Myers—C W Stryker [ent May 27 86 510
Geo Gamber—T Hessenbruch [ent Oct 23 86..... 5908
Geo W H Sutton—P A Brauss & Co [ent Aug 10 86..... 440
Wilson Y Shibe—Sophia T Kelly [ent Sept 10 85..... 265
Stephen McElwee—Margt Frill [ent July 22 84..... 270
Pottstown Iron Co—J Fanning et al [ent May 7 84 .....ver 1000
Eureka Ink C—Annie Martin [ent Sept 12 84..... 500
Conrad Munch—H Schandt [ent Oct 14 84..... 300
James H Tompkins—D R Faunce [ent Aug 19 82..... 200
Alex Boyd—Maule Bro & Co [ent Oct 20 82..... 805
Patrick Sheehan—Jas Carr [ent May 13 82..... 145
John Landgraf—Gottlieb Schmidt [ent Oct 10 85..... 50
Richard Gorman—Jas E Gorman et al [ent Oct 9 86..... 1800
John C Morrison—Edwd Keenan [ent Aug 11 86..... 70
Alexr Boyd—F M Freiburg [ent Jan 28 84.....ver 62
Alexr Hamilton, Jas Morrow—J S Rutherford [ent May 27 85..... 200
Henry Dorrmann—A Sonnemaier [ent June 20 85..... 1000
Francis Abry—Rose Kessler [ent Aug 7 84..... 500
Herman Koecker, Wm Wurtz, Chas Cappell—Eble & Herter [ent July 1 85..... 500
Lynford Rowland, trustee, Elizth Rhoads—Thos O Rowland [ent Nov. 20 86..... 279
Denis J Holland—E H Simmons [ent Oct 23 86..... 178
Jas Grace—St Marks B. &. L. [ent June 1 86..... .....
A M Shelly—J G Ditman [ent Jany 14 86..... .....
Geo Strauch—Arnholt & Schaefer [ent Nov 4 86..... 217
Chas A and Eliza Kruse—Jos F Umpleby [ent Aug 18 86..... 200
Jos Tegler—Josephine Hardick [ent Feb 4 85..... 200
John McCullough—Charles H Reed [ent Oct 19 85..... 65
Saml Urwiler et al—Harmone U V [ent Feb 20 86..... 100
Henry D Walls—W L Maxwell [ent Sept 26 85..... .....
Frederick Miley—H De Haven [ent April 22, 85..... 700

Bridget Kane—Jas Sadlier [ent Oct 10 85....... 400
Elizabeth Brooks—W J Young [ent Dec 11 85....... 111
J H C Whiting—J W Childs [ent Sept 3 84....... ......
Wm E May—Provident B and L [ent July 12 83....... 600
Chas Heron—P E Ward [ent June 28 83....... 508
Chas Heron—Latham Blee [ent Nov 2 85....... 300
Chas J Ehrhart—Thompson & Morris [ent Nov 13 85....... 400
Mary Baumann—S Kuehner [ent May 6 85....... 350
Francis S McClellan—Jas Boyd [ent Nov 10 85....... 9,000
Chas McGuigan—Jacob Rivel [ent Dec 12 85....... 150
Alexr Boyd—B Van Leer [ent Mch 31 86....... 500
Andrew Miller—Home Makers B & L [ent Apr 29 84....... 800
Robt Taylor—C F Lennig [ent Feb 7 82....... 10,184
Saml F Stringfellow—J B McMinn [ent July 1 82....... 272
T L Thomson—S A McKain [ent Oct 30 82....... 300
John Helmle—Geo Emeritt [ent Nov 17 85....... 150
Wm Lindsay—Jas Jones [ent May 18 86....... 319
F M Belt—John M Sharp [ent Oct 30 86....... 132
Horace F Weeks—J Bowman [ent Apr 2 83....... 1200
Christian Schuenzel—Conrad Blaess [ent May 7 86....... 500

Judgments Marked to Use.

Edwd S Whelen—Alexr Boyd 4 M 82 131....... 1288
Marked to use of Lewis Stover.
Penn Guarantee Asso—Ger Central B. and L. 2 J 86 74....... 1200
Marked to use of C J Tiers.
Fred Bontgen—M Convary 2 S 86 466 207
Marked to use of W F Rowan.
Louis H Blaess. John Fritsch—Alfred Stearne 1 S 84 754....... 600
Marked to use of John Fritsch.
Saml P Cranston—Jos M Cranston 2 M 86 194....... 1460
Marked to use of John W Brown.
James Gordon—Central Nat. Bank 2 D 85 547....... 255
Marked to use of Chas H Walker.
Lewis Graham—John E Fox dec 1 J 86 131....... 6336
Marked to use of Wm H Kemble.
Lewis Graham—John E Fox dec 1 J 86 127, 8, 9, 30, and 124, 5, 6.....each 6336
Marked to use of Wm H Kemble.
W L Tomlin—Jennie McCormick 2 D 86 110....... ......
Marked to use of Wm H Baitzel.
John T Murfit and wife—Jos Byers 2 J 86 192....... 2255
Marked to use of Thos Simms.
Penn Guarantee Asso—Ger. Central B. & L. 2 J 86 73....... 3400
Marked to use of Jos E Gillingham.
Penn Guarantee Asso—Ger. Central B. & L. 1 S 86 114....... 2534
Marked to use of Jos E Gilling ham.

Mechanics' Liens.

Jno Breslin owner &c., Jonas Pennypacker cont—Murphy & Hare claimants, N W cor 5th and York sts....... 174
Wm Marshall owner &c., Patterson & Norton conts—Excelsior Brick & Stone Co claimants, S s Taylor st. 126 ft W of Emerald st....... 556
Thos J Milnamow owner and cont—John Parker claimant, 6 bldgs W s 19th st between Mountain and Fernon sts....... 1277
Rosalie de S Bond owner &c—Wm F Rayner claimant, N E s Maine st, 148 ft by ground of Mrs J M Kennedy....... 325
Chas F Collom owner, Wilson Milnor cont Saml F Woodhouse claimant, S W side of East Huntingdon st, 250 ft S E of Kensington ave....... 39
Thos W Mellor owner, Geo W Harrison cont—Matthew Hall claimant, S E s Penn st, 206 ft S W of Chew st, Germantown....... 46
Thomas Bradfield owner, Thos McVaugh cont—Christopher Huber claimant, S s Oak lane between 7th and Eighth sts....... 44

Abbreviations.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E.S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M.L.D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S.F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, December 6, 1886.

Almond st., 821, The Union Mutual B. and L. Assn. to Julia A. Rink, Dec. 3, 1886, 14 ft. by 54 ft....... $1,680
Bley st., N. W. s., 140 ft. 6 in. N. E. Hull, C. R. Shoemaker to Adolph Pankraz, Nov. 20, 1886, 20 ft. by 45 ft....... 475
Bouvier st., W. s., 120 ft. 4 in. S. Columbia, Mary S. Rainier to Thos. F. Kelley, Nov. 29, 1886, 12 ft. 8 in. by 67 ft. 10 in....... 2,500
Cantrell st., N. s., 15 ft. E. Seventh, Saml. D. Jones to Louis Wanner, Jr., Nov. 15, 1886, 30 ft. by 48 ft....... 1,130
Central st., N. s., 15 ft. E. Seventh, Louis Wanner, Jr., to Murrell Dobbins, Nov. 23, 1886, 15 ft. by 48 ft.; *g. r.*, $40....... 565
Chadwick st., E. s., 130 ft. S. Tasker, John McConaghy to Anna R. M. Curiday, Nov. 22, 1886, 14 ft. by 50 ft. *g. r.*, $48....... 950
Chadwick st., E. s., 46 ft. S. Tasker, John McConaghy to Rosanna Kane, Nov. 27, 1886, 14 ft. by 50 ft.; *g. r.*, $48....... 950
Clearview, lots, 2479, 2489 and 2481, sec. 71, John H. Scott to Geo. Laughlin, Nov. 27, 1886....... 360
Clearview lots, 2483, 2484 and 2485, sec. 71, John H. Scott to Geo. Laughlin, Nov. 27, 1886....... 270
D st., W. s., 52 ft. S. Cambridge, Eliz'th L. Devine et al. to Jas. Kelly, Dec. 2, 1886, 16 ft. by 90 ft., and lot in rear....... 550
Dauphin st., N. s., 31 ft. W. Mutter, Andrew Stembler to Jas B. McCandles, Dec. 1, 1886, 14 ft. by 65 ft. 2,600
Fairmount ave., 1336, John R. Matlack to Wm. V. Matlack, Dec. 2, 1886, 18 ft. by 99 ft....... 1,100
Federal st., 1909, John McConaghy to Jennie S. Graham, Dec. 3, 1886, 16 ft. by 68 ft. 11 in....... 3,300
Fleming st., N. E. s., 30 ft. 6¼ in. S. E. Cotton, John Dolman et al. to Thos. G. Cope et al., Nov. 25, 1886, 15 ft. by 60 ft....... 162
Forty-ninth st., 27 S., D. S. Lindsay to Wm. Mowbray, Nov. 24, 1886, 14 ft. by 73 ft. 6 in....... 2,000
Forty-ninth st., S. W. s., 85 ft. N.W. Paschall ave., Hy. T. Suplee to Mary E. Tait, Dec. 3, 1886, 21 ft. 3 in. by 105 ft....... 500
Frankford rd., S.W. cor. Norris, Jos. C. Ferguson to John W. Hart, Nov. 24, 1886, 36 ft. by 120 ft....... 13,600
Grape st., S. s., 132 ft. W. Thirty-sixth, American Life Ins. Co. to Samuel M. Carr, Dec. 3, 1886, 14 ft. by 101 ft....... 2,100
Grove st., S. E. s., 116 ft. N. E. Perkiomen, John K. Cuming to John Spratt, Dec. 1, 1886, 27 ft. by 54 ft.; *mtge.*, $900....... 2,800
Manton st., N. s., 65 ft. 1 in. W. Twenty-first, John McConaghy to Catharine N. Barr, Nov. 16, 1886, 28 ft. by 48 ft.; *g. r.*, $48....... 2,000
Ninth st., W. s., 80 ft. S. Sansom, Byron H. Miller to Robert W. Fitzell, Nov. 29, 1886, 29 ft. by 100 ft.; *mtge.*, $13,500....... 3,000
Park ave., S. s., 36 ft. W. Seventeenth, John M. Sharp to Christiana M. Wahl, Nov. 29, 1886, 17 ft. by 90.... 7,000
Reed st., S. s., 191 ft. W. Twentieth, Catharine N. Barr to John McConaghy, Nov. 16, 1886, 16 ft. by 60 ft.; *g. r.*, $60....... 1,200
Salmon st., S. E. s., 370 ft. 9⅜ in. S. W. Lefevre, Geo. A. Sinn et al. to Julius Karrasch, Dec. 1, 1886, 20 ft. 3⅛ in. by 124 ft. 10 in....... 200
Salmon st., S. E. s., 391 ft. 0½ in. S. W. Lefevre, George A. Sinn et al. to August Satchewski, Dec. 1. 1886, 20 ft. 3⅛ in. by 124 ft. 7⅝ in....... 200
Salmon st., S. E. s., 411 ft. 3⅝ in. S. W. Lefevre, George A. Sinn et al. to August Kaminski, Dec. 1, 1886, 20 ft. 3⅛ in. by 125 ft. 5⅛ in....... 200
Sansom st., 2018 and 2020, John Roberts et al. to Solomon L. Levy, Dec. 3, 1886, 31 ft. 0½ in. by 95 ft.; *g. r.*, $96,41....... 6,000
Second st., W. s., 285 ft. 7½ in. S. Norris, Samuel Clarke to Edward J. Devlin, Nov. 8, 1886, irreg. shape....... 5,000
Sixth st., E. s., 131 ft. S. York, Eli Krupp, Executor, to John L. Keebler, Nov. 30, 1886, 17 ft. by 136 ft. 10¼ in.; *g. r.*, $21.25....... 2,488
Sixth st., E. s., 131 ft. S. York, John L. Keebler to Sarah Krupp, Nov. 30, 1886, 17 ft. by 136 ft. 10¼ in.; *g. r.*, $21.25....... 2,488

Sixteenth st., S. s., 2135 N., George R. Supplee to Charles H. Oulton, Nov. 15, 1886, 16 ft. by 75 ft............ 3,500

Sixteenth st., N. s., 115 ft. 4½ in. W. Greenway, Geo. Wm. McDonald to Florence Hosmer, Dec. 3, 1886, 100 ft. 1 in. by 171 ft. 4 in. and 202 ft. 10½ in.. 2,000

Spafford st., 714, Benj. I. Balitts to Martha L. Fow, Nov. 20, 1886, 15 ft. 10 in. by 28 ft............................ 500

Lawrence st., 2908, John H. Craven to Joseph Boser, Nov. 27, 1886, 11 ft. 7⅝ in. by 43 ft. 6 in........................ 1,600

Stiles st., N. s., 69 ft. 8 in. E. Seventeenth, Charles R. Jamison to Alexander Dorrien, Nov. 29, 1886, 16 ft. by 65 ft.; *g. r.*, $80.......................... 2,466

Tacony road, S.W. s. and mid. Little Tacony creek, J. Edwd. Burns to Mary A. Burns, Oct. 30, 1886, ¾ of an acre; *mtge.*, $6000..................... 1,000

Camac st., W. s., 208 ft. N. Columbia ave., Herrmann Fellman to Chas. H. Binns, Nov. 3, 1886, 12 ft. 6 in. by 43 ft.. 2,000

Taney st., 1232, Jos. M. Reeves to Mary E. Castle, Nov. 12, 1886, 13 ft. 3 in. by 50 ft................................ 1,800

Third st., 714 N., Louis Krautter to Peter Wolters, Nov. 17, 1886, 20 ft. by 160 ft.; *mtge.*, 3000..................... 7,000

Thompson st., N. W. s., 155 ft. 7 in. N. E. Ann, Chas. Judge to Hugh Corcoran, Nov. 10, 1886, 155 ft. by 69 ft. 7 in...................................... 1,575

Twenty-ninth st., W. s., 92 ft. 4 in. N. Fletcher, Geo. McVay to Wm. W. Fulton, Jr., Nov. 24, 1886, 36 ft. 1½ in. by 110 ft.; *mtge.*, $700............. 800

Twenty-ninth st., Same to Wm. F. Albrecht, Nov. 29, 1886, *mtge.*, $700. 900

Witte st., S. E. s., 152 ft. N. E. Venango, John Tait to John Rhodes, Oct. 27, 1886, 18 ft. by 100 ft.. 225

TUESDAY, December 7, 1886.

Buist ave., S. E. s., 100 ft. N. E. Fifty-third, Geo. Laycock to Ellie L. Kennedy, Dec. 6, 1886, 25 ft. by 128 ft.. $2,100

Buist ave., S. E. s., 300 ft. S. W. Sixty-second, Geo. Laycock to Emma R. Moran, Dec. 4, 1886, 25 ft. by 128 ft.................................. 2,100

Buist ave., S. E. s., 25 ft. N. E. Sixty-third, Geo. Laycock to Chas. Turner, Dec. 4, 1886, 25 ft. by 128 ft...... 2,100

Clear-View, lot 2499, sec. 72, John H. Scott to Harry K. Lewis, Dec. 6, 1886.. 125

Corinthian ave., 802, Carrie W. Colburn, admx. to Addie Scott, Dec. 3, 1886, 17 ft. by 83 ft. 7 in................... 433

Eleventh st., S. W. cor. Pierce, Jas. J. Loughery to Wm. S. P. Loughery, May 3, 1886, 64 ft. by 67 ft.; also, N. s. Moore, 70 ft. 6 in. W. Eleventh, 64 ft. by 60 ft.; 8 ground rents, $84 each............................ 400

Fourth st., E. s., 67 ft. 3 in. N. Wharton, Robt. M. Thompson to Matthias Clifton, Dec. 4, 1886, 16 ft. by 70 ft.................................... 3,500

Fifth st., S. W. cor. Bainbridge, Alex. B. Gibb to Nathan Snellenburg, Nov. 2, 1886, 16 ft. by 96 ft...... 10,000

Funk st., S. cor. Walker, Wissinoming Mutual L. and I. Co. to Fores[t] M. Croasdale, Dec. 3, 1886, 50 ft. by 100 ft... 125

Garnet st., W. s., 319 ft. W. Tasker, Jas. Dallas to J. Rex Allen, Nov. 21, 1886, 14 ft. by 47 ft.; G. R., $39.. 1,700

J. Rex Allen to Allen Barr; G. R., $39... 1,050

Garritt st., N.s., 296 ft. W. Eighteenth, Walter Graham to Aquila Nebeker, Sept. 1, 1886, 14 ft. by 45 ft.... 350

Grape st., S. s., 132 ft. W. Thirty-sixth, Sam'l M. Carr to Sam'l L. Kauffman et al, Dec. 3, 1886, 14 ft. by 101 ft.; *mtge.*, $1800................... 1,200

Gray's ave., S. E. s., 315 ft. S. W. Seventy-second, Wm. B. Chambers to Chas. A. Puhl, Nov. 16, 1886, 45 ft. by 200 ft.; G. R., $48.................. nom

Harlan st., centre, 77 ft. 10 in. W. Eighteenth, The Oderless Excavating and Mfg. Co. to Henry F. Franconi et al., Dec. 2, 1886, 240 ft. 8 in. by 119 ft.............................. 21,000

Harvey st., S. E. s., 485 ft. S. W. Green, Jos. B. Bussier to W. Hy. Schively, Dec. 4, 1886, 30 ft. by 253 ft... 1,700

S. E. s., Harvey, 425 ft. S. W. Green, 60 ft. by 253 ft..................... 100

Harvey st., S. E. s., 425 ft. S. W. Green, W. H. Schively to Virginia Bussier, Dec. 4, 1886, 60 ft. by 253 ft.; *mtge.*, $4000........................ 100

Island ave., N. E. s., cor. Power's lane, Wm. B. Chambers to Mich'l Boyle, Nov. 14, 1886, irreg. shape; G. R., $108.................................. nom

Jefferson st., S. s., 16 ft. E. Bouvier, Frank B. Thompson to Julia Ann Morss, Nov. 29, 1886, 16 ft. by 80 ft. 7,800

Jefferson st., N. s., 36 ft. 4 in. E. Fifteenth, Jas. McKee to Mary T. Herr, Dec. 3, 1886, 17 ft. 11 in. by 74 ft 5⅞ in.; *mtge*, $3200.................. 2,800

Keystone st, N. E. s., 200 ft. N. E. Funk, J. M. Kile to John E. Walters, Dec. 1, 1886, to Theo. Chanfield, Sr., Dec. 6, 1886, 50 ft. by 178 ft. and 184.................................... nom

Lambert st., 2116, Jacob Rightly to Clara V. Kleiss, Nov. 27. 1886, 15 ft. by 60 ft... 2,700

Letterley st., N. E. s., 109 ft. 6 in. N. W. Jasper, Wm. H. Pallatt to Maggie Brown, Nov. 27, 1886, 12 ft. by 73 ft.; *mtge.*, $400...................... 375

Longshore st, N. E. s., 55 ft. 4⅝ in. N. W. Ditman, Mary Disston to Kennard H. Dungan, Nov. 4, 1886, 75 ft. by 155 ft................................ 1,200

Mill st., S. E. s., 130 ft. S. W. Hancock, Phebe B. W. Newhall et al., ex'rs, to Edwin H. Hannum, Nov. 26, 1886, 25 ft. by 170 ft. 10¼ in.; G. R., $50.. 41

Milton st., S. s., 124 ft. 10½ in. W. Eleventh, Josephine Tully, adm'x to John Woods, Nov. 27, 1886, 16 ft. by 50 ft.; G. R., $18.................... 925

Morris st., N. E. s., 200 ft. S. E. Queen, Ann D. Rittenhouse to Arthur Neiman, Oct. 18, 1886, 25 ft. by 97 ft. 10¾ in.............................. 625

Mt. Pleasant ave., N.W. s., 120 ft. S. W. Bryan, R. W. P. Goff to Thos. B. Cope, Dec. 3, 1886, irreg. shape.. 3,500

Ninth st., 2548 N., Jno. Laughran to Ernest Wagner et ux, Nov. 13, 1886, 14 ft. 10 in. by 81 ft. 6 in......... 3,200

Orkney st., 2833 and 2835, Benj. H. Wisler to Chas. Hauber, Nov. 27, 1886, 12 ft. 11½ in. by 38 ft. 3 in...... 2,500

Poplar st., N. s., 18 ft. 10 in. E. Twentieth, Sam'l Stull, Nov. 29, 1886, 16 ft. by 80 ft.; *mtge.*, $3900..... 1,110

Ridge ave., S. W. s., 85 ft. 8⅞ in. N. W. Cinnaminson, H. E. Custus et al., to Jno. W. Dager, Nov. 29, 1886, irreg. shape.................................... 2,300

Ringgold st., E. s., 212 ft. N. Berks, H. R. Shoch to Lizzie P. Mailert, Nov. 29, 1886, 28 ft. by 50 ft........... 4,000

Sixteenth st., 1238 N., Wm. Stubers to Robert Boston, Dec. 3, 1886, 16 ft. by 70 ft... 3,200

Sophia st., E. s., 80 ft. N. Vanhorn, Josiah Thompson to John Cassin, to Isaac S. Cassin & Co., Dec. 3, 1886; irreg. shape; also, lots on Peel and Vanhorn streets..................... nom

Tasker st., S. E. cor. Carlisle, Thos. P. Twibill to John Friel, Nov. 1886, 14 ft. by 64 ft. 9 in.; and N. E. cor. Morris and Carlisle, 335 ft. 6 in. by 47 ft.. 17,950

Torr ave., N. s., 598 ft 1½ in. E. Fiftieth, Hy. W. Hancock et al, ex'rs, to John Moore, Nov. 29, 1886, irreg. shape.................................... 400

Twenty-seventh st., N. E. cor., Chas. Fullaway to Thos. D. Brown, Dec. 3, 1886, 18 ft. 9 in. by 110 ft............ 150

Warnock st., 1844, Chas. Pollick to Wm. H. Pollick, Nov. 24, 1886, 12 ft. by 70 ft... 1,500

Second st., 1219 N., Wm. Man to Chas. H. Rehfuss, Dec. 6, 1886........ 8,500

WEDNESDAY, December 8, 1886.

Arthur st., S. W. s., 57 ft. 6 in. S. E. Fox, D. M. Hess to Leonora Strickler, Dec. 4, 1886, 20 ft. by 135 ft... $100

Aspen street, N. s., 196 ft, E. Thirty-ninth, Jacob Rightly to Wm. C. Patton, Sept. 24, 1886, 15 ft. by 80 ft.; *g. r.* $108................................ 1,000

Asmore street, N. s., 288 ft. 3⅝ in. W. Thirteenth, E. F. Roberts to Michael Burns, Nov. 18, 1886, 16 ft. by 45 ft.. 925

Atmore street, N. s., 304 ft. 3⅝ in W. Thirteenth, John E. Roberts to Michael Burns, Nov. 19, 1886, 16 ft. by 45 ft... 2,025

Bermuda st., N. s., 160 ft. E. Orthodox, John Sullivan to John Grunninger, Dec. 4, 1886, 20 ft. by 100 ft. 525

Dauphin street, 148, Caroline S. Edwards to Jos. Wasserman, Dec. 4, 1886, 13 ft. by 49 ft....................... 2,100

High st., S. E. s., 322 ft. 11 in. N. E. Cedar, Jesse Cloud to D. M. Hess, Dec. 6, 1886, 17 ft. 9 in. by 124 ft., moiety.. 1,500

High st., S. E. s., 341 ft. 8 in. N. E. Cedar, moiety, D. M. Hess to Jesse Cloud, Dec. 6, 1886, 17 ft. 9 in. by 124 ft.. 1,500

Kensington avenue, S. E. s., 17 ft. S. W. Wensley, Jos. Stuckey to Thos. P. Twibill, Dec. 1, 1886, 16 ft. by 79 ft. 7 in.; S.E. s. Kensington ave., 33 ft. S. W. Wensley, 16 ft. by 79 ft.; *g. r.* $150................................ 1,100

Mantua ave., N. E. s., 277 ft. 10¼ in. W. from point op. mid. Thirty-second st., Howard Watkin, Dec. 3, 1886, irreg. shape....................... 14,000

McClellan st., S. s., 72 ft. W. Fifth, John T. Ryon to John P. Byrnes, Sept. 4, 1886, 84 ft. 5 in. by 48 ft..... 15,500

Same to Jas. C. Sneden, Sept. 4, 1886, subdivided into 6 lots..................... nom.

Ninth sreet, W. s., 114 ft. 8½ in. S. Huntingdon, John Loughran to Thos. F. Donnelly, Dec. 4, 1886, 14 ft. 10 in. by 80 ft............................ 3,200

Parrish st., S. s., 16 ft. W. Fifteenth, Harry O. Sattler to Mary J. Sattler, Aug. 17, 1886, 16 ft. by 60 ft.; *Mtge.*, $1,000.. 1,000

St. Bernard place, N. W. s., Thomas Robb to Wm. Burnheim, Dec. 17, 1886, 135 ft. S. W. Forty-ninth, irreg. shape.................................... 100

Sixteenth st., W. s., 89 ft. N. Dauphin, Keystone Real Estate Association to Frank G. Taite Dec. 2, 1886, irreg....................................... 1,000

Somerset st, N. s, 57 ft. E. Seventh, Thomas S. Shoemaker to John F. Collins et al., Oct. 28, 1886, 14 ft. by 72 ft.; *g. r.* $81...... 1,150

Twenty-first st., S. E. cor. Manton, H. R. Coulomb to Daniel Whooley, Nov. 30, 1886, 18 ft. by 60 ft.; *g. r.* $72.. 2,150

Twenty-second st., 7 N., John Kelley to Patrick Toland, Dec. 4, 1886, 13 ft. 8 in. by 44 ft........................ 2,000

Twenty-fifth street, W. s., 60 ft. N. Hare. John M. Sharp to Robt. A. Thompson, Dec. 3, 1886, 15 ft. by 70 ft. 7¾ in........ 3,250
Twenty-sixth st., E. s., 73 ft. 10 in. N. Fletcher, Chas. H. Cheyney to Mary Paul, Nov. 29, 1886, 18 ft. 5½ in. by 111 ft. ¾ in........ 600
Poplar street, 2939, Isaiah L. Shoemaker to Chas. Straub, Dec. 3, 1886, 14 ft. by 104 ft. 3 in. ; *g. r.* $90........ 1,700
Wallace street, 1600, A. B. Davis to Helen M. Hancock, Dec. 1, 1886, 20 ft. by 101 ft. 5 in.; *Mtge.* $6,000... 4,500
Wood street, 2026, Evan L. Drake to John Stanton, Nov. 23, 1886, 16 ft. hy 60 ft........ 2,300
York st., 1638, Thos. A. McCracken to Geo. Esslinger, Dec. 1, 1886, irreg. shape........ 2,800
Aspen street, N. s., 16 ft. E. Thirty-ninth, Jacob Rightly to John E. Lonergan, Nov. 6, 1886, 15 ft. by 80 ft........ 2,800
Sumac st., S. E. s., 760 ft. N. E. Freeland ave., Jos. H. Kenworthy to Henry Wanklin, Dec. 6, 1886, irreg. shape........ 1,650
Kram's ave., S. E. s , 87 ft. 2⅜ in. N. E. Pechin, Jas. Kennedy to Peter Lindsay, Nov. 4, 1886, 20 ft. by 109 ft........ 650
Hancock st , 1148, Zophar C. Howell to Robt. Bishop, Nov. 1, 1886, 16 ft. by 42 ft........ 1,600
Hancock st., E. s., 210 ft., 252 ft., 322 ft. and 350 ft. N. Cumberland, Jno. S. Serrill to Wm. G. Serill, exec'r, Dec. 2, 1886, each 14 ft. by 51 ft...... W. s. Mutter, 168 ft., 196 ft., 210 ft., 224 ft., 238 ft., 252 ft., 266 ft., 280 ft. and 294 ft. N. Cumberland, each 14 ft. by 41 ft. 6 in........ nom.

THURSDAY, December 9, 1886.

Arch st S. s., 24 ft. 6 in. West Sixth, one third interest, Robert Adams, Jr., to Francis P. Adams, June 16, 1886, 14 ft. 6 in. by 102 ft........ $16,666
Arch st., same premises, one-third interest, Henry C Adams to Thos Peters Adams, Dec. 1, 1886........ 16,666
Chelten ave., N. W. s., 28 ft. 2¾ in. N. E. Sprague, Henry Bronson to William H. Broadbent, Dec. 9, 1886, 282 ft. 10¾ in. by 115........ 3,500
Chelten ave., S. s. and W. s. Weiss, John Davis to Albert Hamilton, Nov. 23, 1886, 70 ft. by 100 ft........ 490
Christian st., S. W. cor. Nineteenth, Lancaster Thomas, trustee, to Jos. McConnell, Dec. 6, 1886, 20 ft. by 76 ft.; *g. r.* $221........ 2,116
Clearview, lot 2746, section 80, John H. Scott to Harriet M. Kennark, Dec. 8, 1886........ 150
Dilwyn st., E. s., 93 ft. ½ in. S. Green, Israel Hecht to Carrie Guggenheimer, Nov. 4, 1886, 17 ft. 10 in. by 70 ft........ 3,900
Eleventh st., 1518 N., Thomas S. Ross, trustee, to Henry Meyer, Dec. 8, 1886, 15 ft. 8 in. by 94 ft........ 2,400
Eleventh st., 1132 S., Henry Walker to Sarah A. Anthony, Nov. 29, 1886, 16 ft. by 90 ft.; *Mtge.* $200...... 2,000
Ellsworth st., N. s., 136 ft. 10 in. E. Ninth, William L. Cooke et al. to Sarah Cooke et al., Nov. 27, 1886, 16 ft, by 56 ft. 9 in. and lot in rear nom.
Emeline st., both sides, bet. Hunt's Lane and Somerset James C. Moore to Albert Kirn, Dec. 1, 1886, 24 lots nom.
Fifth st., E. s., 144 ft. S. Cambria, John P. Colson to Louis D. Leffler, Nov. 12, 1886, 18 ft. by 100 ft........ 1,500
Hutchinson st., E, s., 122 ft. S. Huntingdon, John Loughran to Bernard Kempf, Dec. 7, 1886, 26 ft. by 52 ft. 3,600
Knox st., 4907, John Kerrigan to Julius Lanschke, Dec. 1, 1886, 28 ft. 1 in. by 120 ft., Twenty.second Ward........ 3,200
Lehigh ave., S. s., 103 ft. 9⅞ in. W. Twelfth, Frederick Willam Milke to Samuel N. Goodman, Dec. 6, 1886, 40 ft. by 120 ft., g. r. $250....... 333
Lehigh ave., S. s., 63 ft. 9⅞ in. W. Twelfth, F. W. Mike to Lena Hill, Dec. 6, 1886, 40 ft. by 120 ft........ 333
Lena Hill to Eliza Hill, Dec. 12, 1886, *g. r.*, $250........ 333
Lehigh ave., S. s., 53 ft. 9⅞ in. W. Twelfth, F. W. Milke to Bernard Gunn, Dec. 6, 1886, 12 ft. by 120 ft.. 1,333
Locust ave., S. E. s., Theodore M. Morgan et al. to William N. Allen, Dec. 3, 1886; also lot on Mill st....... 10,500
Manton st., N. s., 139 ft. W. Twenty-second, H. R. Coulomb to Aaron White et ux., Nov. 9, 1886, 14 ft. by 55 ft.; *g. r.*, $54........ 950
Marvin st., E. s., 320 ft. 1 in. N. Diamond, Clara Lyle to John H. Nolle, Dec. 2, 1886, 14 ft. 5 in. by 70 ft.; *Mtge.*. $1500........ 1,500
Moore st., N. s., 53 ft. E. Thirteenth, interest of Ella McWilliams to O. Percy Bright, Dec. 6, 1886, 14 ft. by 61 ft........ 100
Nineteenth st., E. s., 48 ft. S. Ellsworth, John White to John H. Scott, Jr., Nov. 30, 1886, 15 ft. by 62 ft........ 2,600
Norris st., 1913, William R. Matchett to Chas. R. Jamison, Dec. 6, 1886, 16 ft. by 65 ft........ 4,000
Oxford st., S. E. cor. Mascher, Wm. James Hogg to Robert Dornan et al., Dec. 9, 1886, irreg. shape........ 26,000
Oxford st., 2426, John L. Carre to Mary King, Dec. 1, 1886, 16 ft. by 58 ft. 6 in........ 3,650
Park ave., E. s., 165 ft. S. Berks, E. D. Douglass to Rebecca R Ruedi, Dec. 7, 1886, 17 ft. 6 in. by 100 ft..... nom
Powelton ave., 3325, Sanford P. Campbell to Elizabeth E. Moody, Dec. 1, 1886, 24 ft. 8 in. by 110 ft.; *Mtge.*, $7500........ 4,750
Columbia ave., 1312, William S. Thomas to David B. Duncan, Oct. 4, 1886, 18 ft. by 61 ft.; *Mtge.*, $4000 9,500
Seventh st., W. s., 200 ft. N. Fairmount ave., Israel Hecht to Henry Guggenheimer, Dec. 4, 1886, 18 ft. by 95 ft.; E. s. Tenth, 72 ft. ⅜ in. S. Poplar, 17 ft. 6 in. by 90 ft. 2⅜ in.; E. s. Franklin, 53 ft. 6⅝ in. N. Poplar, irreg. shape........ 19,800
Sewell st., N. W. s., 27 ft. S. W. Jackson. Franklin A. Shoemaker, ex., to Hugh Fitzpatrick, Nov. 23, 1886, 12 ft. by 43 ft........ 800
H. Fitzpatrick to Emma Ortstadt, Nov. 26, 1886, 12 ft. by 43 ft........ 950
Sixteenth st., E. s., 223 ft. S. Dickinson, Geo. A. Wagner to Edw. J. Barron, Nov. 24, 1886, 16 ft. by 68 ft.; *g. r.*, $51........ 1,725
Spruce st., S. s., 135 ft. E. Fifty-first, Chas. J. Cooke et al to Wm. L. Cooke, April 1, 1886, irreg. shape... nom
Third st., 714 N., Peter Wolters to Enterprise Brewing Co. Limited, Dec. 8, 1886, 20 ft. by 160 ft........ 4,000
Thirtieth st., 870 N. Jacob Grim to Wm. Staubes, Dec. 6, 1886, irreg. shape ; *Mtge.*, $1500........ 1,500
Tioga st., N. E. s., 17 ft. S. E. Waterloo, John G. Wiehle to Wm. Andres, Dec. 7, 1886, 14 ft. by 68 ft. 6 in........ 1,900
Twentieth st., E. s., 170 ft. 9½ in. S. Wharton, M. L. Burr to John T. McCartney, Dec. 2, 1886, 19 ft. 6 in by 85 ft.; *g. r.*, $72........ nom
Washington st., N. s., 120 ft. 10 in. E. Ninth, Wm. L. Cooke et al. to Elizabeth Harkness, April 4, 1886, 16 ft. by 59 ft........ nom
Water st., E. s., 20 ft. N. Chestnut, Francis P. Adams (⅓ interest) and Robt. Adams, Jr., (⅓ interest), to Henry C. Adams, Dec. 1, 1886, 23 ft. by 135 ft. 5 in........ 25,000
Wharton st., 129, Julia A. Neill, ex., to Ellen Barr, Dec. 6, 1886, 18 ft. by 55 ft.; *g. r.*, $22.50........ 1,025

FRIDAY, December 10, 1886.

Ashmead st., N. W. s., 240 ft. S. W. Wakefield, Christopher Kulp et ux. to Wm. Young to Christopher Kulp, Dec. 7, 1886, 22 ft. by 56 ft. 5 in........ nom.
Ashmead st., 155, Alfred Collard to Charles Collard, Nov. 11, 1886, 20 ft. by 203 ft. 6½ in........ $4,000
Broad st., E. s., 263 ft. S. of Norris, Charles C. Moore to Mary C. Matthews, Nov. 27, 1886, 18 ft. by 150 ft........ 12,000
Chelten ave., 230 ft. E., John K. Watson to Moses Paxson et al., Dec. 4, 1886, irreg. shape ; *mtge.*, $3,500........ 3,000
Chestnut st., S. s., 37 ft. E. Twenty-seventh, Charles C. Moore to Robert E Pattison, Nov. 6, 1886, 17 ft by 96 ft. 2 in........ 11,000
Clearview, lot 2709, sec. 79, John H. Scott to Elizabeth Fox, Dec. 10, 1886........ 100
Columbia ave., S. s., 36 ft. E. Fifteenth, D. M. Hess to Samuel M. Carr to David M. Hess, Dec. 8, 1886, 18 ft. by 88 ft. ; *mtge.*, $5,400.. nom.
Columbia ave., S. s., 108 ft. 1 in. W. Seventeenth, Charles F. Myers, Dec. 3, 1886, 18 ft. by 80 ft ; *mtge.*, $2,000........ 3,000
Croskey st., 1936, H. R. Shock to Nancy L. Sellers, Dec. 7, 1886, 14 ft. 5 ins. by 70 ft........ 3,000
D st., E. s., 217 ft. 4 ins. S. Ontario, Elizabeth W. Beatty to Joseph Parker, Dec. 1, 1886, 26 ft. 8 ins. by 225 ft. ; *mtge.*, $400........ 1,050
Joseph Parker to George W. Bell, Dec. 1, 1886 ; *Mtge.*, $400........ 850
D st., S. E. cor. Ontario, Thomas D. Beatty to Thomas Dougherty and wife, Dec. 9, 1886, 32 ft. by 51 ft...... 200
Daughin st., 513, August H. Gross et al. to John Charles Neubrand, Nov. 29, 1886, 15 ft. by 71 ft........ 2,100
Dauphin st., S. W. cor. Ninth, Wm. C. Randall to Wm. McKinney, Dec. 7, 1886, 16 ft. by 61 ft. ; S. s. Dauphin, 159 ft. W. Ninth, 16 ft. by 61 ft........ 14,500
Eleventh st., 2022 N., Joseph G. Seal to Owen O'Malley, Dec. 7, 1886, 16 ft. 4 in. by 94 ft........ 4,000
Fontain st., 1620, Geo. W. Carson to Thomas McIlvaine, Dec. 3, 1886, 16 ft. by 58 ft. ; *Mtgr.*, $, 2,000........ 1,000
Germantown ave., S. E. s., 225 ft. N. E. Lehigh ave , Thomas Batley to Emil Shenk, Nov. 30, 1886, irreg. shape........ 1,800
Gerritt st., S. s., 281 ft. 6 in. W. Eighteenth, Wm. Givney to Wm. Burns, Nov. 24, 1886, 13 ft. 10 in. by 62 ft. 3 in ; *g. r.*, $36........ nom.
Kengsington ave., S. E. s., 84 ft. E. Adams, John McCann to Henry J. Thomas, Nov. 27, 1886, 16 ft. by 73 ft. 5½ in. ; *g. r.*, $64........ 2,933
Lancaster ave., S. W. s. and N. s. Seneca, interest of Ellen Donnelly (a minor) to Catharine Dawson et al., Dec. 8, 1886........ 300
Laycock ave., N. W. s., 150 ft. N. E. Eighty-eighth, Elmwood Mutual Land and Improvment Co. to Saml. Crothers, Dec. 7, 1886, 100 ft. by 200 ft........ nom.
Laycock ave., N. W. s., 200 ft. N. E. Eighty-ninth, Elmwood Mutual Land and Improvment Co. to Hugh

Dougherty, Oct. 20, 1886, 50 ft. by 100 ft....... nom.

Lingo st., W. s., ab. Reed, Wm. Blair to Johanna Wilhelm, Nov. 1, 1886, 5 lots....... 7,200

Medina st., N. s., 138 ft. E. Eighth, Geo. J. Byrne to Eliz'th R. Colbert, Nov. 23, 1886, 14 ft. by 39 ft....... 1,050

Meehan ave., S. E. s., 352 ft. 6 in. S. W. Chew, Wm. C. Royal to Benj. Dare, Dec. 8, 1886, 107 ft. 6 in. by 82 ft. 2 in....... 14,000

Ninth st., W. s., 80 ft. S. Dauphin, Wm. C. Randal to Wm. McKinney, Dec. 2, 1886, 32 ft. by 86 ft....... 6,700

Norris st., S. cor. Almond, Jac. E. Ridgway to Harry Webb, Dec. 7, 1886, irreg. shape....... 4,200

Oakford st., S. s., 273 ft. E. Twenty-second, Wm. Elkins to Edw'd M. Gramm, Nov. 18, 1886, 15 ft. by 53 ft. 2 in.; *g. r.*, $60....... 1,000

Oxford st., S. s., 320 ft. W. Twenty-fourth, Jno. L. Carre to Franklin J. Read, Nov. 24, 1886, 16 ft. by 58 ft. 6 in....... 3,650

Oxford st., 1702–1716, Jno. Bardsley to Wm. H. Kemble, Nov. 11, 1886, 159 ft. 10 in. by 90 ft.: S. E. cor. Oxford and Seventeenth, 153 ft. by 9 ft. 6 in.; E. s. Seventeenth, 97 ft. 6 in.; S. Oxford, 20 ft. by 96 ft....... 39,400

Park ave., W. s., 20 ft. N. Columbia, Willoughby Evans to Oliver B. De Morat, Nov. 22, 1886, 19 ft. 7 in. by 80 ft.; *Mtge.*, $4,000....... 3,000

Second st., E. s., 66 ft. N. Denmark, James Howarth to Joseph P. Camp to Catharine K. Howarth, Dec. 7, 1886, 16 ft. by 70 ft....... nom.

Sixth st., E. s., 90 ft. S. Spruce, Florian Moss to Rebecca Moss, Dec. 8, 1886, 10 ft. by 44 ft....... 1,200

Sixteenth st., E. s., 106 ft. N. Swain, Odd Fellows' Building and Loan Association, of Camden, N. J., to Daniel A. Callahan, Oct. 8, 1886, 16 ft. by 67 ft. 6 in.; *g. r.*, $150....... 950

Stenton ave., E. s., 525 S. Old Wingohocking st. (vacated), De Witt C. Hemminway to Ebenezer Westcott, Dec. 10, 1886, irreg. shape....... 6,000

Tasker st., S. s., 129 ft. 3⅝ in. E. Second, James M. Martin to Elizabeth N. Messick, Nov. 30, 1886, 13 ft. ⅞ in. by 109 ft....... nom.

Thompson st., W. of Twenty-fifth, Charles M. Baker to Mary H. Lyon, December 6, 1886, irreg....... 4,800

Herbine st., 1538, Mary J. Baird to Isabella Meeks, Nov. 15, 1886, 14 ft. 3 in. by 55 ft.; *g. r.*, $108....... 2,000

Tioga st., N. E. cor. Eighteenth, James A. H. Delp to Harry A. Bosler, Nov. 29, 1886, 97 ft. 10 in. by 230 ft.; *Mtge.*, $3,000....... 8,050

Germantown ave., 2552, William Davis to Mary Kamp, Nov. 23, 1886, irreg. shape....... 4,500

Tulip st., 2856, William Weiranch to Mary Levy, Dec. 1, 1886, 14 ft. by 54 ft.; *Mtge.*, $450....... 485

Twentieth st., E. s., 33 ft. N. South Alley, Emma V. Davis to Michael Ward, Dec. 6, 1886, 16 ft. by 65 ft....... 3,400

Watkins st., S. s., 166 ft. 4 in. E. Twelfth, John Weiglin et al. to Carrie A. Patterson, Dec. 2, 1886, 15 ft. 8 in. by 52 ft. 6 in....... 820

SATURDAY, December 11, 1886.

Alter st., S. s., 250 ft. W. Twenty-third, James E. Mulholland to Martin Dunne, May 29, 1886, 14 ft. by 50 ft.; *g. r* $42....... nom.

American st., W. s., 100 ft. S. York, Wm. C. Bodine to Lewis W. Hauser, Dec. 1, 1886, 15 ft. by 113 ft. 4 in....... 1,500

Boyer st., N. E. s., 170 ft. S. E. Gowen ave., George H. Lutz to John H. Burrell, Dec. 8, 1886, 60 ft. by 132 ft. 10¼ in....... 2,000

Cope st., 2121, James C. Moore to Benjamin I. Colbeck, Nov. 16, 1886, 15 ft. by 75 ft....... 1,500

Darien st., E. s., 224 ft. 9 in S. Norris, John M. Melloy to Frank A. Jordan, Nov. 30. 1886, 13 ft. 6 in. by 41 ft 1⅛ in....... 1,800

Dauphin st., S. W. cor. Ninth, Wm. McKinney to Wm. C. Randall, Dec. 9, 1886, 16 ft. by 61 ft.; S. s., Dauphin 159 ft. W. Ninth, 16 ft. by 61 ft.; *Mtge.*, $8500....... 14,500

Eighth st., 1514, N. Aaron Thompson to Alfred B. Daniels, Nov. 23, 1886, 20 ft. by 99 ft.; *Mtge*, $4500....... 1,800

Ellsworth st., 1304, Thomas Rotherham to Isabella Murrow to Mary Rotherham, Dec. 8, 1886, 16 ft. by 77 ft7¾ in....... nom

Fernon st., 2043, James McVickar to Bridget Haley, Nov. 29, 1886, 14 ft. by 44 ft....... 1,350

Front st., 708 N., Consolidation Building Association to Joseph E. Gillingham, Dec. 6, 1886, 20 ft. by 102 ft. 5¼ in.; 710 N. Front, 13 ft. ⅜ in. by 51 ft. 5¼ in.; 712 N. Front, 13 ft. ⅜ in. by 50 ft....... 6,800

Germantown ave., N. E. s., 137 ft. 7½ in. N. W. Bristol, Eliakim K. Worthline to James Keenan, Nov. 11, 1886, 15 ft. by 130 ft.; *g. r.*, $45....... 1,400

Gowen ave., S. E. s., 115 ft. N. E. Boyer, John H. Burrell to Anna W. Lutz, Dec. 8, 1886, irreg. shape. 2,400

Green st., N. E. s., 107 ft. 2 in. S. E. Sedgwick, G. S. D. Mason to Mary H. Bakes, Nov. 22, 1886, irreg. shape....... 2,000

Lingo st., W. s., 34 ft. N. Reed, Wm. Blair to Wm, Kearney, Nov. 3, 1886, 14 ft. by 52 ft.; *g. r.*, $48....... 775

Lombard st., N. s., 152 ft. 6 in. W. Nineteenth, Mary Donnelly to Jno. Anderson, Dec. 8, 1886, 17 ft. 9 in. by 75 ft.; one-fith interest....... 450

Maiden Lane E. s., bet. Morris and Mifflin, John Hy. Westenberger et al. to Margaret Westenberger, March 11, 1886, irreg. shape....... nom

Marshall st., 820, E. S. Armstrong to Mary Sullivan, Dec. 8, 1886, 18 ft. 6 in. by 74 ft. 9½ in.; *Mtge.*, $4500....... 4,000

Manton street, S. s., 293 ft. W. Eighteenth, Smiley Orr to Jennie Caldwell, Nov. 30, 1886, 16 ft. by 54 ft.; *g. r.* $50....... 650

Mantua ave., N. E. s., 85 ft. 6 in. N. W. from a point opposite centre of Thirty-second street, Howard Watkins to Fred'k A. Poth, Nov. 24, 1886, irreg. shape....... 12,000

Meehan ave., S. E. s., 352 ft. S. W. Chew, Benj. Dare to Jane Wilson, Dec. 8, 1886, 107 ft. 6 in. by 82 ft. 2 in....... 8,000

Mercy street, S. s., 57 ft. E. Seventh, Robert Alexander to Thos. D. McGlathery, gdn., Nov. 27, 1886, 15 ft. by 50 ft. 6 in.; *g. r.* $48; S. s. Mercy, 72 ft. E. Seventh, 14 ft. by 50 ft. 6 in.; *g. r.* $36....... 1,300

Montgomery st., N. s., 141 ft. 11 in. W. Seventeenth, Thos. Mecouch to Harry F. Smith, Dec. 4, 1886, 17 ft. 8 in. by 90 ft....... 8,000

Moore st., N. s., 93 ft. E. Ninth, Jas. Gordon to Frank Sullivan, Nov. 18, 1886, 15 ft. by 60 ft.; *g. r.* $60....... 1,000

Moss street, N. s., 177 ft. E. Seventh, Geo. F. Kerns to William Kerns, Nov. 30, 1886, 12 ft. by 49 ft. 5 in....... 1,700

Ninth st., E. s., 90 ft. S. Vine, Jos. J. Williams to Edw'd F. Kunkel, Dec. 7, 1886, 18 ft. by 93 ft....... 12,000

Old Bridge st., Twenty-eighth ward, John O'Toole to Thomas J. Carroll, June 22, 1886, two lots; *g. r.*, $25....... 1,800

Plum st., N. E. s., 180 ft. S. E. Jefferson, Sarah L. Shallcross to Elizabeth Dougherty, Dec. 3, 1886, 20 ft. by 140 ft....... 1,200

Plum st., N. E. s., 200 ft. S. E. Jefferson, Sarah A. Shallcross to James Downey, Dec. 3, 1886, 20 ft. by 140 ft....... 1,200

Ridge ave., S. E. cor. Oxford, David Moore to John Guinane, Nov. 19, 1886, 19 ft. 7⅜ in. by 117 ft. 7⅜ in.; *g. r.*, $45.64; *Mtge.*, $2000....... 6,000

Sparpnack st., 106, Martin Hetzel to E Lovenia Theile, Dec. 4, 1886, 35 ft. by 32 ft. 2½ in....... 1,800

Sixteenth st., N. W. cor. Spring, George A. Elsasser to Catharine A. Lutz, Nov. 27, 1886, 16 ft. by 64 ft. 6 in....... 4,600

Summer st., 1602, Geo. A. Elsasser to Jas. A. McCurdy to Fannie E. Mitchell, Dec. 7, 1886, 28 ft. by 60 ft.; *Mtge.*, $5000....... 1,600

Susquehanna ave. N. E. s., 15 ft. 6 in. S. E. Moyer, Isaac Richardson to Aubrey J. Richardson, Dec. 8, 1886, 15 ft. 6 in. by 78 ft....... 4,000

Thirty-six and a Half st., W. s, 120 ft., S. Brown, Mary Kiely to Jas. Butler, Dec. 2, 1886, 20 ft. by 75 ft.; *g. r.* $20....... 400

Township Line Rd. Twenty-third Ward, John Hennig to John G. Schrey, Nov. 5, 1886....... 550

Turner st., 2521, Chas. A. Colladay to Jno. Born, Nov. 26, 1886, 14 ft. 3 in. by 64 ft.; *mtge.* $1700....... 1,500

Second st., 2807, N., H. W. Bower to Mary Anna Ledger, Dec. 10, 1886, 14 ft. 6 in. by 69 ft....... 1,200

Walter st., 2940, P. A. B. Widener et al. to Mary Devenny, Dec. 6, 1886, 14 ft. by 53 ft....... 2,200

Washington st., Twenty-third Ward S. W. s. and S. E. s. Ditman, Mary Disston to John Mackin, Dec. 4, 1886, 55 ft. 4 ⅝ in. by 154 ft. 11 in....... 700

S. W. s. Washington and S. E. s. Marsden, 54 ft. 6⅝ in. by 154 ft 11 in....... 700

Westmoreland st., S. E. cor. Twenty-first, Frank J. G. Lewis et al. to William G. Rapp, Nov. 22, 1886, 40 ft. by 112 ft. 6 in....... 1,600

Wiota st., W. s., 120 ft. S. Ogden, George W. Campbell et al. to George W. Garrett, Dec. 4, 1886, 40 ft. by 64 ft.; *Mtge.* $2000....... nom.

Yocum st., S. E. s., S. W. of Sixty-first, J. M. P. Wallace to Charles H. Zelner, Dec. 8, 1886; 18 lots, and two on Woodlands ave.; irreg. shape....... nom.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

News Items.

—Firebrick pavement is to be tried in Wilmington, Delaware.

—The active membership of the Union League Club is 1250.

—The New State House at Springfield, Illinois, cost nearly $4,000,000.

—Gas is now sold to consumers in Wilmington, at $1.35 per thousand feet.

—The personal estate of Francis H. Woodruff is appraised at $129,544.64, and of Josiah Gilbert at $30,766.87.

—Twenty dollars per ton for No. 1, and $19 per ton for No. 2, are the prices named by the Thomas Iron Company for Pig Iron, for 1887.

—Judge Schuyler has decided in a case recently tried at Easton, Pa., that a power of attorney cannot be given on account of unearned wages.

—The values of the exports of domestic breadstuffs for the eleven months ended November 3, 1886, were $135,076,674, or $15,503,806 more than for the corresponding eleven months previous.

—Work on the new Lehigh Avenue Passenger Railway will be commenced in the spring. The company's charter forbids it charging more than five cents for each fare.

—Orphans' Court has adopted a rule that in all Real Estate Sales in that Court under partition proceedings the dower of a widow, where one exists, must remain upon the property sold. The purchaser buys subject to her dower, and must pay the interest to her until her death, after which it goes to the decedents heirs.

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,

JOHN NESBITT,
Yonkers, N. Y.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE

No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

THE BEST
WINTER BOOT

GENTLEMEN'S CORK SOLE
(DAY-SEWED)
BUTTON OR LACE,
$5.00.

We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most

Comfortable and Durable Winter Boot

Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

MR. HARRY S. BEEBE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

GOLD AND SILVER BOUGHT.

Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.

J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

Browning, King & Co.

910 & 912 CHESTNUT STREET,
Offer Special inducements in

OVERCOATS.

We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:

Men's Chinchilla Overcoats at $6.00 and upwards.

Boys' Chinchilla Overcoats at $5.00 and upwards.

Children's Chinchilla Overcoats at $4.00 and upwards.

Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.

R. T. COODRICH, Manager.

THE **CONNOISSEUR** Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration,
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

HALE & KILBURN'S FAMOUS SPRING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Next. Cheap. Luxurious.
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.

RESERVOIR DESK WASHSTANDS
No Pump. No Sewer Gas. No Toilet Set.

ODORLESS COMMODES
Air-tight Joint. Best ever made.

Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

FURNITURE
MANUFACTURERS.
BUY OF THE MAKERS,
If You want to Save Money.
WEBER & WEINMAN, Retail Store, 927 Market Street.

PIANOS.
SHEET MUSIC.
ORGANS.

THE LARGEST AND FINEST STOCK OF
MUSICAL GOODS IN PHILADELPHIA
Knabe; Guild; Vose & Son's Pianos.
Wilcox & White's Par or and Chapel Organs.
Low Prices and Easy Terms.
All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.
F. A. NORTH & CO., 1308 Chestnut St

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS

PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

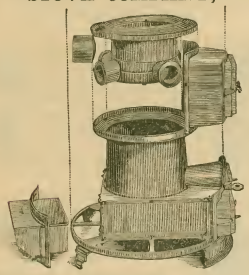
1783. Established 1783. 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power
ENGINES AND PUMPS COMBINED
For Hydraulic Elevators, Town Water-Supply, or Railway Service.
SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S
Indestructible Water-proof Roof Paint and Cement
You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts
1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,
→STOVE COMPANY,←

MANUFACTURERS OF
BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.
OFFICES:—123 N. Second St., Philada.
143 W. Pratt St., Baltimore.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Street.

FLOWERS
PRESENTED, TELEGRAPHED, BEAUTIFULLY, PROMPTLY, EXCELLENTLY AND LOW.
Sheafer, 109 S. 17th Street

TO ADVERTISERS
A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.
McCALLUM, CREASE & SLOAN,
Manufacturers, Jobbers and Retailers of
Fine Carpetings,
1012 & 1014 CHESTNUT ST.,
PHILADELPHIA.

If you want a Reliable
PIANO or ORGAN
at a Moderate Price, for cash or on easy terms, call on
A. G. CLEMMER,
1423 Chestnut St.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

DON'T
BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.
Men's Overcoats.
OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00
Men's Suits.
SUITS, $6.50 Worth $9.00
SUITS, $9.00 Worth $13.00
SUITS, $12.50 Worth $16.00
SUITS, $15.00 Worth $20.00
SUITS, $18.00 Worth $22.50
We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00
Will exchange Clothing for Real Estate.
D. KLEIN & BRO.,
918 Market Street, Philadelphia.
Established 1854.

H. Muhr's Sons,
629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,
PRODUCERS OF
RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.
SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 50. PHILADELPHIA, MONDAY, DECEMBER 20, 1886. PRICE 15 CENTS

DONT You want to subscribe for this paper? It is published weekly and costs but $5.00 a year. We can give you the names of subscribers who have saved hundreds and thousands of dollars through information obtained from its columns. A single number might contain information worth hundreds of dollars to you. It interests every business man who is interested in the wonderful growth of this magnificent city. It contains a weekly report of Property Transfers, Mechanics Liens, Judgments, Building Permits, Contemplated Building Operations, Supreme Court Decisions on matters pertaining to Real Estate, &c. No paper published has been quoted so much by the Philadelphia Daily and Sunday Journals. The paper will be sent to you upon receipt of the subscription price, or we will send you a copy free for one year if you will send us five prepaid subscriptions.

Address, **JNO. N. CALLAGHER,**

Proprietor,

REAL ESTATE RECORD AND BUILDERS' GUIDE,

727 Walnut Street, Philadelphia.

ADVERTISING RATES FURNISHED UPON APPLICATION.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE and LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....$2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken. Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO. 50. PHILADELPHIA, MONDAY, DECEMBER 20, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

THE AMERICAN ARCHITECT

On the So-Called Bribery of Architects.

"'Tis true, 'tis pity; and pity 'tis, 'tis true."

Strange things happen so rapidly in this age of wonders, that the most astonishing fail to create more than passing notice unless from those directly interested. Magnificent rascality now and then staggers the public mind more from the glittering cheek and reckless daring of the operator, than from a moral horror at the heinousness of the rascality perpetrated, corruption in its worst forms seems to have entered so thoroughly into social and business life, that honor and integrity have largely become articles of merchandise. That every man has his price is proclaimed from every street corner, and the haste which some men make in their anxiety not to get left, seems to give at least a shading of truth to the assertion.

The lackey from the stable must be compensated by a merchant for no other reason than that his master buys the merchant's wares and woe be-tide the merchant who refuses.

The candidate for office with earnest promises, and soft and pleasing platitudes, obtains his election, and chuckles at the credulity of the fools who believed him.

The professions embracing as they do men of the higher type, men of mental strength and moral worth, men of high aspirations and family pride are not entirely free from the corrupting and debasing influences that beset them, for notwithstanding the fact that they as a class, fully appreciate the trust reposed in them, and that as a body, they would scorn an act, bearing even an attainment of suspicion, yet every once in a while a solitary brother falls by the roadside a victim to some fatal Moloch.

"'Tis true, 'tis pity; and pity 'tis, 'tis true," and can it be wondered at when men whom we expect to see hurling the thunder bolts of Jove from their pen's points in sharp cutting anathemas against corruption, using in their stead the softening influences of honied words, backed with the dignity and high character of their Journals to show that nothing was intended.

Read this from the columns of the *American Architect.*

"SO-CALLED BRIBERY OF ARCHITECTS.

"Several weeks ago we received from several architects in New York and Boston copies of a circular issued by a business firm which, although it was headed "confidential," did not appear to be one of those flagrant attempts at corruption which we are willing to expose, but rather an offer of a trade discount such as business houses may and do issue every day without departing in any particular from the strict path of mercantile morality. As we had done in other cases, we addressed a letter to the firm explaining the peculiar attitude of an architect as toward his client, and giving them an opportunity to withdraw the circular or explain their real meaning. They have chosen the latter course, and have sent us the following statement, which we trust will be as satisfactory to the architects who lodged their complaints in our hands—and whose nice sense of propriety we cannot too much applaud—as it is to ours:

"NEW YORK, Nov. 19, 1886.

TO THE EDITORS OF THE AMERICAN ARCHITECT:—

"*Dear Sirs,*—Your favor of the 15th to hand, and contents carefully noted.

"In regard to our 'confidential' circular issued to architects, would state we have issued quite a number of them to architects in New York and Brooklyn, not, however, with the slightest "evil intent," or with the idea of "corrupting" any one. The whole matter is simply this, the construction of our rail requires that they be made in sizes to fit each particular opening, therefore, it is almost impossible for hardware men to keep a supply of them on hand, and they simply order them from us when they have a positive order for some. And we know of a great many instances where our rail has been called for in specifications, and when a hardware-dealer or his agent figures on a job, he has, in many instances, tried to work off either the common floor-rail or some patent hanger that he has in stock, and very often does not hesitate to misrepresent our rail, and say it is no good, and even say he knew of cases where it was put in and had to be taken out because it did not work.

"We have worked very hard to try to get this rail introduced here, and it has cost us a great deal of money, and the results thus far in a pecuniary way are not gratifying, although in every instance the rail has, as far as we can learn, given entire satisfaction. In some cases, where we heard the rail did not work, we found it was caused, at times, by a wanton disregard of the directions given for laying same, or plaster was allowed to cover it up, and then the rail was blamed. In every case we looked into the matter and rectified the error of others and made everything all right. In offering a commission of ten per cent. to the architects on such a thing as this, it would show a very poor conception of their integrity, if it was offered as a bribe, but we knew that in many instances the hardware is ordered direct, and the architects wish to save as much for their client as they possibly can, and in offering this commission or discount, we wished to get on the track of places where our rail was to be used, so that when it went in we could follow it up and know that it *worked* satisfactorily. This is entirely separate and distinct from our trade discount, and we did it simply to find out where our rails were located, so that we can *know* they work properly.

"The writer knows, from personal experience with several architects, that they are on the war-path about this very circular, but when the matter has been explained to them in the manner in which I have just written, that they are satisfied with the explanation. We have too much at stake, and value our reputation too highly to attempt to bribe any one. If we were furnishing a material that was in the open market, and offered a commission that the contract was to be given to us, it might be assumed that we offered a bribe, and it might lay the party accepting same open to this belief, but it is not so.

"We simply wish to get a check on these persons who try and spoil the sale of our rails. We adopt this method after long consideration, and after referring with parties whom we believe are in a condition to know.

"We thank you for your kind consideration in this matter, and assuring you that we appreciate your kindness, remain,

Yours truly,

GEORGE T. TAYLOR,

General Agent."

The Architect then says:—"We believe that the Boston firm of gasfitters who issued a somewhat similar circular which, to our minds, merely offers a rebate that the architect can secure for his client, is a straightforward business proposition which does not contain the essential essence of bribery, and so do not hold them up to scorn as we have been asked to do."

Not only is the above communication a surprising one but also are the comments upon it. If newspapers can be found, who will excuse such doings, the architects will not. If those who sell material have no reputation at stake or no conscience to guide them, the architects of the country certainly have. The above letter is a jumble of excuses for doing something which no honorable firm has a moral right to do. Architects look for their pay to those who employ them, not to those whose material they purchase, and no amount of evasion or circumlocution can get around this plain point. Anyone

who offers a commission to an architect in a circular marked "confidential," is doing something which he may have a bare legal right to do, but certainly the right ends there. If the proposition was a square one, the circular containing it would not be, and should not be marked "confidential." If the rule of Geo. T. Taylor, General Agent, of whom we know nothing, was to be adopted as the rule in business generally, it would reduce business of this kind to a demoralizing competition between supply houses. It would result in saying that the man who could offer the biggest commission would get the business regardless of the requirements of merit. If there are any other goods in the market like the goods which Mr. Taylor furnishes, he has no need of their special inducements. If his goods are better than other people's he certainly has no occasion for confidential communications. Any one can see at a glance what a confidential communication of this character means. If it does not mean to induce the architect to take Mr. Taylor's goods in preference to some one's else then what does it mean? If it means this, the proposition is intended to do harm to some one else. It is intended to induce the architect to betray his principal, or else we do not understand the relations which exist, or which are supposed to exist between principals and architects. There might be an excuse in offering to a builder commissions on material purchased because the market is full of different brands, all of which may be said to possess practically the same merits. The relations between an architect and his principal are personal, professional, delicate, and should not be marred or threatened by hopes of profit. Again we fail to see how Mr. Taylor can put a check on the persons who try to spoil the sales of his rails by offering ten per cent. commission to the architect who will use them in preference to others. As well a druggist gives a physician ten per cent. commission upon the drugs his patients would buy, as for an architect to accept a ten per cent. commission upon the material he would recommend. To adopt this rule would be to introduce an element of doubt, and uncertainty in the relations of architects and their employers. The reasoning of the above correspondent may suit the editor of the *American Architect*, but it will not meet with the approval of the architects of the country, nor with the publishers of any other trade journal in architects, or honest builder's interests.

THE New York Real Estate market continues very active. One day's auction sales last week foot up over half a million dollars. One estate brought $170,000 for the plain land. A great many purchases are being made by private contract. Considerable land is bought along the Hudson now nothing more than farm land. One tract of eighty-two acres near Tarrytown, was bought for $18,500 to be turned into building sites next year. Lots are selling all over New York and Brooklyn, on which old tenements or old store-houses now stand. The interest of the purchasers is to tear down and rebuild fine store buildings, which will furnish from three to ten times the amount of floor space that they afford, and thus greatly increase the rent income. This is a feature of enterprise in New York which will develop itself to very large proportions next year. In the older sections of the city, there is a great deal of property that could be increased in its productiveness. Many builders have been going far up-town, putting up fine properties apparently neglecting excellent down-town sites which can be had at next to a song. The New York Real Estate Exchange has been giving attention to this feature, and quite a spirit of speculation has been developed. Philadelphia offers similar opportunities for judicious investment. Reference has been made to opportunities in the older section of Philadelphia, where properties can be had at a comparatively low figure. Improvements can be made which will be well. The elements of risk in purchases and ventures of this kind, is much less than is generally supposed. The old-fashioned dwelling house that has been transformed into a store no longer answers or at least ought not to answer. Those who have built large structures on Market street, Arch street, and some other streets, have been gratified at the returns on their ventures. The large structures on Filbert and Sansom streets are paying well. Their success has led to the discussion among a few capitalists of similar ventures. Property on these streets is considerably less than on Market, Arch and Walnut, and these streets are likely to be selected for large shops and warehousing purposes.

MR. C. J. HARRAH would make a good Bullitt Bill Mayor.

ONE of the officials of the Wilmington, Delaware, Gas Works says that the price of gas in Philadelphia ought not to be over one dollar per thousand feet.

WHILE murderers can be hired to waylay and kill people for the small pittance of $15, as was the case recently at Baltimore, we have no just reason to be surprised at vanishing bank cashiers, or gas works lease councilmen.

WE have seven or eight Barkeses who are "willin" to lease the Gas Works. All of them are anxious. Mr. Wanamaker's proposition really opened up the interest of the public in this fight, or whatever it is. The original syndicate is almost lost sight of. Still, it would not be safe to say they will not come out first best. A good deal of artillery practice is going on and we do not know how many more batteries are being hurried to the scene of the conflict. We were not aware we had so many millionaires amongst us or that we had a dry goods merchant or a newspaper publisher who could carry our Gas Works as an annex to his business. There is certainly no need of going away from home to find a customer. If it were necessary, there are plenty of them to be found. It is not likely that Councils will make a Christmas present of the Gas Works for twenty-five years to anybody. Canada is too cold and Cuba is too unhealthy.

THE New York Gas Companies are talking about reducing the price of gas to $1.25 per thousand feet. Our Professor Lowe says gas can be made at 9 cents per thousand feet.

IF it was put to a vote of the people of Philadelphia they would vote almost unanimously for an underground or elevated railroad. The weather during the past few days has made the travelling public appreciate the importance of the construction of some new system of travel. We must get to it sooner or later. This is what everybody says. "Street car lines must go" is an observation frequently heard. The interests which are growing rapidly will force a better system upon us. Must we, then, wait for circumstances to do what judgment clearly dictates in advance should be done. It seems that way. The only obstacle in the way of construction of a better system is the profits of the street car lines. They average from thirty to forty per cent. on the original cost. They constitute a powerful combination against improvement. The people know it and feel it. They know that any effort to inaugurate a better system will be met by the silent, and for that reason more powerful opposition of the syndicate of street car companies whose interests are opposed to the interests of the million people of Philadelphia.

THE New York newspaper reporters are after the Kings County Insane Asylum managers who have 1500 people where 800 ought to be. The complaints are made of bad cellars, bad sanitary surroundings, bad sewage, and a general overcrowded condition.

BUILDERS are continually saying that the services of architects are not needed for ordinary houses. That the ordinary house consists simply of walls, floors, windows, doors with a roof, and that, therefore, there is no room for or need of the services of an architect. Mr. E. S. Babbitt thinks otherwise. Mr. Babbitt is a competent authority, and he writes in a way which shows that he is decidedly in the right on this question. He refers to the writings of Mr. Walter Smith, who went over the same subject in a masterly manner. Mr. Smith pointed out the distinctions between architecture and building, and showed that architecture comprehends building only as its instrument; that architecture and building stand to each other as body and soul, united giving life. Mr. Smith says that the less a building costs the more architectural skill should be employed, and he is nearer right than might be apparent to first glance. Ninety-five per cent. for bricks and for brains is not such a bad division after all. Certainly brains have very little to do with the average houses. Old European towns and even

British towns and cities show how architecture can be advantageously applied to small houses. In these days we expend our art notions and taste on personal rather than on real property. He advises and urges that more care be given to the architectural features of our home. As they are now built they represent the age of barbarism rather than of enlightenment. With such an abundance of architectural skill at our command, there should be no shortsighted parsimonious display. Five per cent. on $2000, will make an elegant and attractive home out of what would otherwise be a plain one.

In connection with this question, we notice an interesting discussion that took place at the last monthly meeting of the Illinois State Association of Architects. Among other questions discussed was one of sanitary importance. The President of the Association showed that at an additional cost of five or not more than ten per cent, a house could be made complete from a sanitary and plumbing standpoint. Take a house costing from $2000 to $5000 where the plumbing ranges in cost from $250 to $500, he said the increased cost of good plumbing would not go above ten per cent. costing from $25 to $50. Good carpentry would increase those figures to $50 or $100. He held that the difference in cost of maintaining plumbing repairs in good condition of a house of that and cost, would be diminished by more than seven-and-a-half to fifteen dollars per annum.

The tendency is to recommend and urge upon builders and the public generally, the advantages of employing skill of all kinds in the construction of houses. Sanitary, engineers, architects, and others demonstrated this fact completely, and showed that it is shortsighted economy to disregard the advice of experts or even to attempt to build without their advice. All this is very true. Yet many builders do not believe it. They are in a position to have their adviced taken, because they are not professionals. Professional pride and propriety forbids sanitary engineers or architects from foisting themselves, or their services on those who have money to spend in houses or buildings of any kind. They must stand back and see mistakes made, which they know how to obviate and which ought to be obviated. The only way to fence off bad work of this or any other kind, is to have very stringent regulations concerning the doing of work. Western associations have made more headway in the discussion of this question than Eastern associations. In fact, Eastern associations have altogether neglected it. Possibly the reason is, that there is no occasion for vigilance on their part. Certainly there ought not to be, and would not be if builders were alive to their own best interests. The building public need to be enlightened as well as instructed upon, not only the importance of proper architectural and sanitary, measures, but they need to know that they cannot wisely cast them aside.

A question that is the subject of some discussion among architects is, who should take out the permit for the building, the architect or the owner? It might seem that there is no reason or even occasion for discussion on this point. The owner is certainly the most interested, but frequently the most neglectful of the matters which should require his closest attention. The Health Departments in cities, prefer that the responsibility for securing permits, should rest solely with the plumber or the architect. The architects think that the responsibility should rest with the owner of the building, and that such seem to have the best of the discussion. The architects take the ground that plumbing should not be covered up until after question has been thoroughly examined. Upon this there is very little difference of opinion, excepting on the part of the plumbers who think that they ought to be trusted with the proper performance of their work. The architects insist that there is need of a radical change in existing methods of doing plumbing work. Much bad plumbing is certainly done, and the amount of it is increased when it is permitted to be covered up. The architect whose reputation is at stake, will oppose this covering up until he can have passed upon it, and in this he is right.

We are glad to observe that there is a growing sentiment in favor of an American style of architecture. The sentiment has been growing rapidly of late years. American architects have been copying from the entire world, and from the best minds and works of all ages. There is a need, because there is a demand for something entirely distinctive. The American government and its political systems are entirely distinct from European governments and systems. It is not for this reason that we need a different order or style of architecture, but because of the demands which our progress in the arts and our mental progress have made necessary. The severe criticisms which have been justly made by home and foreign architectural critics upon our work is well placed. Some call it copying, others pilfering. Whatever the word may be, the fact remains that we are not original in the true sense. Most of our work consists in selecting, or rather copying, according to the accusations of our critics. This copying may approach to the verge of stealing or pilfering, to put it more mildly; but nevertheless the spirit of imitation is there, and can be traced distinctly in all of our finest work. Neither the ancients nor the leading spirits of the mediæval ages exhausted the arcana of nature so far as architecture is concerned. There is great progress yet to be made, and it will be made. Our churches show a poverty of ideas; our public buildings show that we have gone very little beyond primitive ideas in the few cases where we attempt originality. The attention which is being directed to this question will stimulate effort, and the demand which exists for originality will no doubt in time produce a new order of American architecture which will furnish lessons to the old world, as the old world has been furnishing lessons to us. Architecture is but in its infancy with us; it has reached its mature growth with older countries.

THE Real Estate Exchange is formulating its programme for the future. The only danger is that it may lay out entirely too much work for itself. This organization must grow like all others. It may spoil its efforts by attempting too much. One very urgent need is that of legislation in real estate interests. Matters have been going along in a hap-hazard way at Harrisburg for years. All legislation relating to real estate interests could be wisely gathered together in order that the membership might know exactly what it is. Several modifications of existing laws are needed. Entirely new legislation would be advisable in some things. The New York Real Estate Exchange, when it began its work, found real estate legislation in a very crude and ill-digested position. They have unravelled all of the difficulties and have made the legislation in reference to real estate interests harmonious and comprehensive, and deserving of study by others who are attempting the same problem.

UNCLE SAM wants a new building in New York city. The present custom house was intended to be the residence of the President. Eighty thousand dollars per year is paid out by the government for rent in New York city alone. This calls for a structure that will be a credit to the city, State and nation. It might as well be on Broadway, where people can see it. Private corporations can put up business palaces. The government ought to have a building that would answer all its present requirements, and be sufficient to meet the requirements for the next hundred years. This would be the best kind of a memorial. Had the government expended a million or two in 1876 in building a Custom House for this city on the site of the present custom house and its old post-office it would have been a far more creditable memorial than the squatty stone hut built out in West Philadelphia by the State of Pennsylvania.

WHEN the Philadelphia *Press* goes gunning it generally bags the game. Its exposure of the Cumberland tramp swindle is not only commended by the citizens of Cumberland county, but it is asked to turn its long range double-barrel editorial gun towards other sections. What good work it could do right here at home just now!

THE special committee of builders and architects sent by the Fire Insurance Companies, of New York, to Charleston, report that they inspected in all 8000 buildings, and found that nine-tenths of those built of brick, were more or less damaged, and that frame buildings were injured from falling chimney and the cracking of plastering. The factories and mills suffered as well. The churches suffered more than any other class of edifices. Not 100 chimneys out of 1400 escaped damage. Nearly all were broken off at the roof. The New York Companies have not yet decided what to do in reference to insuring property in that city.

THERE is considerable demand for apartments, consisting of from three to five rooms suitable for housekeeping adjacent to business and in respectable neighborhoods. The fact is, such apartments would rent for even more than is obtained for small houses up town. They should be so arranged that a small family could enjoy the same privacy a small house affords. There are hundreds of properties on Walnut, Spruce, Pine, Arch, Race, Vine, and the cross streets that are not only available if properly altered, but which would yield a rental equal to two dollars for every dollar they bring in as they are at present. The success of such houses would greatly depend upon the care exercised in the selection of tenants, and the care taken in the management of the houses.

FROM all accounts there is a general prostration of business throughout the whole country. This is largely owing, it is claimed, to labor disturbances and overproduction. The influence which has caused the present dearth of business, more than anything else, is said to be the fearful drainage upon the savings of workingmen belonging to the Knights of Labor and Trade Unions to support the members of these organizations who were idle during the strikes all over the country. What little money the working people have left is being carefully husbanded for fear of further trouble. The condition of trade in this city is not at all encouraging, for notwithstanding the approach of Christmas many of our merchants have really been doing little business.

THERE is some talk of filtration as a means of purifying Schuylkill river water and with that aim in view a Committee on Filtration has recently visited and examined filtration works at Summerfield New Jersey and Wilmington Delaware. The probability is the Councils Water Committee will instruct the chief engineer to ask for proposals for the construction of filtering plants at one or more of the city's water works. This seems like borrowing trouble and wasting money. There is no doubt but much good can be done and the water greatly improved for mechanical purposes by filtration but it will not render it pure and suitable for drinking by any means, for while it is possible to rid water of solids contained in it, what process short of distillation will eliminate the impurities held in solution by it. The chemist filters his tinctures with the view of ridding, them of fibre and other insoluble matter, but they are none the less powerful on account of the filtration they receive. Is it to be supposed then that even were it possible to filter the water daily consumed by the people of this city that such filtration would take from it the soluble parts of the worst form of sewage from the half million people living on the borders of the Schuylkill north of Fairmount dam. The scheme is neither practical nor consistent with scientific facts and it is worse than folly to waste money in such useless expedients when common sense and good judgment points to but one solution of the problem and that is an aqueduct. To construct an aqueduct and works suitable to meet the requirements of the city, would involve a cost of about $30,000,000, which sum could be procured after the necessary legislation had been secured upon an issue of a three per cent water loan, this means debt, of course, but debt is preferable to death, our high typhoid rate which is beyond a question owing to the poisonous water we drink, is too great a sacrifice and demands a remedy no matter how great the cost.

THE total expenditures of the Traction Co. on Market street, west of Ninth street, has been $748,000.

A REPRESENTATIVE of this paper called on Mr. Drexel, and learned from that gentleman that his house had not yet decided what disposition to make of the recently purchased post office property.

THE next hearing in the Traction Co.'s case will be on January 7th. At the present rate of progress results will be arrived at about the beginning of the next century. The law defilers are teaching those people of anarchic tendencies a good lesson or a bad one, according as we view it.

THERE is nothing just in the four mills tax law as it stands under the interpretation placed upon it by the Supreme Court. It is very certain that the law was not intended to discriminate against the private citizen in favor of wealthy corporations; as it stands, however, the citizen must pay 1 4-5 mills more tax than corporations. To grin and bear it is the only way until the law is repealed.

THE Gas Lease question comes up again this Monday evening. Out of various propositions now before the public will no doubt be formulated one which will prove acceptable to the city provided the people can be induced to favor the leasing of the works. Mr. Wanamaker rendered an excellent service to the public a thousand times more valuable than protests and resolutions of organization or even of public indignation meetings which were spoken of. The public has been educated not only to comprehend the injustice that has been perpetrated upon it for years past but to understand the real character of the gas question. It now understands that there is no excuse for gas costing $1.60, $1.50, $1.25, or even $1. It knows that invention and enterprise are at work to solve the problem of dear gas and that sooner or later the price of good gas will be reduced far below the present prices. Mr. Wanamaker, as well as Mr. Harrah, asserts the correct principle when they say that the monopoly of furnishing gas to the people of Philadelphia should continue in the ownership of the people rather than that of any private person. The people understand that if the price of gas can be reduced to $1, as is promised, in a few years it can be reduced much below that figure. In fact, experts who have thoroughly investigated that subject say that gas at 50 cents per thousand will be reached within a few years. It would certainly be a very unwise step for the city to bind itself to pay $1.25 or any other price when it is possible to reach cheaper gas.

The Camaret Roofing Plates.

The popularity of Merchant & Co's brand of roofing plates, known as the Camaret, is the natural result of careful production, and a strict and faithful adherence to an expressed determination on the part of this firm, to maintain the excellence of the Camaret brand at any cost. There is certainly no part of a building, whether a costly mansion or the modest home of a working man, that so largely enters into its very life as does the roof, and experience has taught the builder of the present day, that it is poor economy to roof a building with poor material, and in this sense, it is the established reliability of the Camaret brand that has gained for it national popularity. "Good wine needs no bush," neither does the Camaret require fulsome puffing nor praise, thousands of architects and builders concede its superiority, and are willing to attest its merits. While architects and others as a rule, have been entirely satisfied with the Camaret plates, Merchant & Co., although proud of their record, and particularly gratified at the decided preference that has been given them, conceived the idea of making the Camaret brand for 1887, even better than ever, and as the result of their efforts, the announcement is now made, that in future the Camaret plates will be greatly improved, and will be much heavier coated. We ask the attention of our readers to a letter from the Aberdulais Tin Plate Works upon this subject, which appears on the last page of this paper.

DECEMBER 17, 1886.

J. N. GALLAGHER, ESQ.

Dear Sir:—In last week's issue of the RECORD, on the tenth line under title "Acknowledgment," the second word should have been "*un*acknowledged," instead of "*acknowledged.*"

Truly,

F. R. SHATTUCK.

Obituary.

Gilbert Fitzgerald, son of Colonel Thomas Fitzgerald, publisher of the *Item*, died on Sunday, 12th instant, of pneumonia. Mr. Fitzgerald's death was a surprise to his family and friends. He possessed a vigorous constitution which had not been impaired by excesses of any kind. He delighted in athletic sports, such as rowing and ball playing, and had acquired considerable local reputation as an oarsman. He had been identified with the *Item's* staff since his early manhood and was deeply interested in his work, and bestowed upon it the best efforts of his life. He had many warm personal friends, and was highly esteemed by all who knew him.

His death makes the first break in a family of jouralists, consisting of a father and five sons. Any one of whom is capable of assuming command at a minute's notice, or efficiently filling any position from the compositor's case to the editorial chair.

—Engineers, John A. Wilson and J. H. Linville, each received $500 for their inspection of the piers of the old Market Street Bridge.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ARBITRATION.

A clause in a lease providing for a submission to arbitration of any dispute which may arise between the parties during the term does not oust the jurisdiction of the Courts in the first instance.

BOARD OF HEALTH.

The power of the Board of Health does not extend to the removal of tenants, and the closing up of their houses, unless justified by the existence of a pestilential disease.

BUILDING ASSOCIATION.

In an action against a defaulting borrower upon a judgment note, given to secure the loan, the defendant is only entitled to a credit for the actual amount paid upon his stock (pledged as collateral security), not for the value of the stock at the time of trial.

A building association cannot by a by-law, compel its stockholders to offer a premium for priority of payment, after its shares have become worth par.

COVENANT.

Where a grantor, with warranty, has no title, but subsequently acquires an indefeasible one, it immediately inures to the grantee by estoppel; and in an action for a breach of the covenant of seisin, the latter can only recover the actual damages sustained.

The covenant against encumbrances, created by the words "grant, bargain and sell," extends to a municipal assessment for a street improvement, though the purchaser had knowledge of it at the time of his purchase; the effect of such words can only be limited "by express words contained in the deed."

DEED.

Where a land owner lays out a town, and conveys the streets to trustees, for the use of the public purchasers of lots bounding thereon, acquire no title to the soil of the streets.

EASEMENT.

The reservation in a deed of a private right of way, over a portion of the land granted, does not create an easement appurtenant to the remaining land, it is simply a personal right, which expires on the death of the grantor.

LANDLORD AND TENANT.

The goods of a tenant holding by a renewed lease are not liable to distress, for arrears of rent of the preceding term, if a third person has acquired an interest therein; nor though the latter be the succeeding tenant.

MECHANICS' LEINS.

Digging and walling a well is not a subjectof a mechanics' lien, unless included in the contract for building the house to which it is appurtenant; or unless it be so annexed to the main building as to become a part thereof.

MORTGAGE.

A mortgage of a leasehold estate is valid between the parties, and if accompanied by a change of possession, against the execution—creditors of the mortgagor; a purchaser at such execution sale takes subject to the mortgage. A suit will not lie upon a mortgage given to secure a widow's dower, until one year after her decease.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

Charters Granted.

Henry Disston & Sons Company, of Philadelphia; capital, $3,000,000; the stockholders are all members of the Disston family. The Amalgamated Building and Loan Association, of Pittsburg; capital, $200,000. The Pinegrove Water Company, of Schuylkill county; capital, $25,000. The Edison Electric Light Company, of Philadelphia; capital, $100,000; the stockholders are Charles M. Swain, Amos R. Little, Henry M. Dechert, Samuel B. Huey and B. K. Jamison.

BUILDERS' ITEMS.

Building and Real Estate Notes.

FRANCIS H. WOODRUFF left an estate of about $129,544.

THE Notaries Public of our city last year paid a State tax of $2,803.

THERE are 515 persons registered as engaged in the trade of plumbing.

A DWELLING and lot, 18x150, on Broad street, below Norris, sold for $12,000.

THE property s. s. of Chestnut, 33 feet east of Thirty-seventh street, sold for $11,000.

THE corner stone of the new M. E. Chapel, at Collingswood, New Jersey, has been laid.

URIAH H. PAINTER, has purchased a property in West Chester, which he will improve.

WILLIAM HUEY, has purchased a property in Oxford, Chester county, which he will improve.

THE Grocers and Importers have been talking of shortly building themselves a fine exchange.

JOSEPH BUTLER, has purchased a property in upper Mechlan, Chester county, which he will improve.

THE West Chester Fire Company, of West Chester, contemplate at an early day erecting a new engine house.

THE Third Regiment Armory now being built on Broad street, below Federal, will be a very fine building.

W. R. MATCHETT, Hall & Garrison, and others, also contemplate extensive building operations next year.

CORNER property are in demand; N. W. cor. Broad street and Allegheny avenue, 150x396, sold for $20,000.

JONATHAN TRAVILLA, has purchased a large amount of property in West Chester, which he will improve.

R. H. SCHOENAN, has purchased a property at Rittersville, Lehigh county, upon which he will erect a large refrigerator.

A FRAME dwelling costing about $8000, will be built for Dr. C. S. Thornton, Moorestown, N. J. Moses & King, architects.

JUMBO PARK, will be built up with fine residences which, it is understood, will be built under the supervision of the Drexels.

TWO LARGE seven-story finished stores, will be commenced to be built early in February, one on Arch street and one on Market street.

THE Real Estate Title and Trust Company, 621 Chestnut street, propose erecting a large building on Chestnut street, on the South side.

THE Standard Oil Company will erect a new refinery at Franklin, Pa., $250,000 has already been appropriated to commence building.

THE Holland Memorial Church congregation, will erect a fine church at the S. E. cor. of Broad and Federal streets, on a lot 100x200 feet.

HARRISON CHRIST, has purchased a farm in Penn Township, Chester county, upon which he will make extensive building improvements.

A BILL has been favorably reported by the Senate Committee on Public Buildings and Grounds, for the erection of a Public Building at Chester, Pa., to cost $75,000.

JOHN J. DEERY, architect, is making plans for a three-story frame house and stable, for Mrs. Caroline Biddle, to be erected at Ardmore, Pa. Both to cost about $10,000.

A COMPANY is to be organized for the purpose of erecting a suitable building for hall and other purposes for the Hibernian Society, of this city, of which John Field, Esq., is President.

MR. CHANDLER, will also build a Cottage for Mr. Barker and Miss Felton, at Bayhead, N. J. It will be built of North Carolina shingles and the hallway will be of California redwood, and will cost $5000. W. M. Applegate is the builder.

W. W. ALCORN, has recently sold a lot of ground at the N. W. cor. of Broad and Wharton streets, 164x108 for $15,000, to John Gibson, a builder, who will erect eleven very fine houses in the Spring. Mr. Alcorn, has also sold building lots on the west side of Broad, above Wharton, 18x110 for $2400, for building purposes.

THE Orphans' Court has adopted a rule that in all sales of real estate in that court under proceedings in partition the dower of the widow, if any, must remain upon the property sold, the purchaser buying subject to her dower, and must pay the interest to her until the time of her death, after which it goes to the decedent's heirs.

AN energetic up-town builder, in the N. W. section of the city has opened up an entirely new enterprise in house renting. In addition to his finishing the interior in the best possible style, he has commenced to furnish them throughout, leaving nothing wanting in housekeeping, so that for a newly-married couple, they have nothing to do but to bring home their trunks. He has already fitted up ten and has either let or sold them; and we have no doubt next year he will carry out this plan more fully.

N. C. THORP, of Philadelphia, let the contract on Saturday last for the erection at a point east of Berwyn station of a handsome hotel property of stone and mansard roof, containing 42 rooms, and to cost in the neighborhood of $15,000. He also at the same time let the contract for building, in close proximity to the hotel, two new cottages which will cost about $5000 each. The first-story of these will be what is known as the "broken range" (stone) and the other parts will be of frame.

IT is settled beyond a question, that the tenants occupying the buildings belonging to the Girard Trust Company, situate between Hood, Bonbright & Co.'s new store, on Market street and Twelfth street, must vacate early next spring, as many of the tenants are already seeking new quarters. This of course means a heavy building operation on the part of the Trust. Considerable curiosity is expressed as, to what the improvement will be, although it is strongly intimated that the ground floor will be arranged for stores with 30 feet fronts.

THEOPHILUS P. CHANDLER, JR., 302 Walnut street, will erect a fine three-story and basement building for the Central News Company, to be erected on Locust street, above Sixth street. It will have a frontage

of 63 feet and 116 feet in depth. It will be built of Buff brick, with Indiana lime stone trimmings and large plate glass window. The cost of the buildings is estimated at $50,000. W. Devitt & Son, are the builders.

Also, adjoining the building, will be be erected a fine stable, 47 feet square, and will have a handsome frontage of stretcher brick and Indiana brown stone trimmings. It will be three-stories and have accommodation for 25 horses, and will be finished throughout in white pine. The first-floor will be the carriage room, the second the stables, and the third will be for hay-loft, living kitchen, two chambers and bath room, and will cost $15,000. Mr. J. Bradin is the builder.

THE HOMESTEAD Co., will occupy the rear office in the Mutual Insurance Company's building, at Tenth and Chestnut streets. The whole of the spacious office has been thoroughly re-arranged, and is handsomely fitted up in oak and plate-glass. Mr. C. M. Burns, Jr., architect, and G. W. Winneberger & Son, builders. Mr. Burns has entirely re-decorated, re-furnished, and put in new windows in the St. James Episcopal Church, at Bristol, Pa. He is also building for Geo. D. Worrell, Esq., attorney, at Pine Knob, Uniontown, Penn., a pine log cabin, 2½-stories, 40x40 feet, without the porch. It will be situated on the mountain. The central feature of the house is a stone chimney, measuring 9 feet across. The house to the peak of the roof, is 35 feet, on the first-floor there are three rooms and large hall, and to open stairway, and is lined throughout with tongue grooved boards; the second-floor contains 6 rooms, and above are two attics, the porch is made of rustic posts and brackets, with shingle roof. The whole structure is built with a view to picturesque effect, and to harmonize with the location. The architect has already been commissioned to erect another, and it is likely they will become very popular; it is the first of the kind that has ever been built. He has also a house to erect for Mr. Howard Davis, on Fourth street, Riverton, N. J. It will be 2½-stories, and built of stone and frame.

Architect's Notes.

MESSRS. GERSON & Co., dry goods men, will take down and rebuild the two stores Nos. 40 and 42 North 8th street. Mr. J. S. Brican is the architect.

MOSES & KING, architects, Walnut street, are making sketches for extensive alterations to be made to J. S. Starr, Esq., residence on Linden street, Camden, N. J.

CHAS. F. COLLOM, 907 Walnut street, architect, is preparing plans for a fine house for Mr. Duncan, at Tacony. It will be three stories and contain 14 rooms with all modern conveniences. It will be built of press brick with brown stone trimmings.

ROBERT CAMMERER, architect, 603 Walnut street, is making extensive alterations on the N. E. cor. of Third and Market street, taking out the entire frontage and making alterations in basement, and putting in a handsome plate-glass front. The store is occupied by A. E. Massman & Co., cigar manufacturers. This property belongs to the J. B. Lippincott Estate.

AMOS J. BOYDEN, architect, 413 Walnut street, is building a house and stable (frame), for Dr. James Tyson, Rosemont. Also a house and stable for Col. McClure, at Wallingford; it will be 2½-stories, and will be of brick, stone and frame. Also a Bicycle Club House, at Fortieth and Girard avenue, 40x42 feet, with three-stories and basement; it will have a fine frontage of English stone and brick, and will be fitted up with all the modern conveniences of a first-class club.

MR. LINDLY JOHNSON, architect, Walnut street, is making extensive alterations and enlargement to the Brighton Hotel, Atlantic City, N. J., running it 100 feet towards the sea and 60 feet back to Illinois avenue, and adding a story to the entire building and put on a new Dutch roof, open fire places, heating the whole place by steam and thoroughly renovating the entire building, at the cost of $45,000. Also erecting a cottage for Mr. Hawkins, at Media, Pa., to be of stone and frame, at the cost of $5000. Also, house for Mr. Alfred Rex, at Chestnut Hill. It will be built of stone with shingle roof, and of the Flemish style of architecters.

WILSON BROS. & Co., 435 Chestnut street, architects and civil engineers, will construct a two and a-half story dwelling house for Mrs. Perry, at Toms River. The first story will be brick, the remainder frame, and will cost about $7000. Also building at Moorestown, N. J., for J. E. Watkin, Esq., a cottage to cost $7000. Also one each in the same place, for W. N. Bannan, J. E. Rogers and Ed. H. Pierce, of frame, with slate roof, to cost about $5000 each. They are also to erect a fine brick station at Meridian, Miss.—Union station, on the M. & O. and C. M. O. and T. P. R. R. It will be two stories and have an iron bridge for street traffic crossing the end. They have just completed a fine dwelling for Anthony Drexel, Jr., at 39th and Walnut streets. It is a three-story brick and finished in hard wood.

J. J. DEERY, architect and civil engineer, 328 Walnut street, is renovating St. Michael's Church, Second and Jefferson streets, both interior and exterior. Also, building base ball pavillion and grounds on Broad and Huntingdon street. Also, making extensive alterations at La Salle College, N. W. cor. Broad and Stiles streets; the south wing of which has now reached four-stories, leaving the remaining wing to be put up in the spring. It is intended at the same time to make the whole building uniformly four-stories all around. Also, a frame and brick house at Oak Lane, for H. H. Becker, to cost $8000. Also, house and stable at Ardmore, for Mr. C. Biddle; it will be of stone, brick and frame, and cost $12,000. Also, a stone school house at Bristol, Pa., to cost $18,000. He is also building at Bridesburg, the new cemetery entrance with building stables vault, and laying out the entire lot, putting macadamized roads, lithogen gutters the whole cemetery is thoroughly drained right through to the Frankford Creek.

Building Permits.

Haibach & Auchter, Twenty-sixth and Thompson streets, alterations, S. E. corner Thirty-first and Thompson streets. Also, alterations to ice-houses, Thirty-third and Thompson streets.

A. Ewing, Lombard street, above Eighteenth, one-story addition to back building, 1940 Howell street, 16 ft. by 20 ft.

W. P. Davis, Forty-fifth street and Girard avenue, two-story house, Girard avenue, below Merion street, 14x28 ft.

D. S. Cofrode, 4027 Baring street, two story slaughter-house, Thirtieth street, near Baring, 64x190 ft.

McManus Bros., 4 Evans street, Germantown, two-story shop, Germantown avenue, near Chelten, 18x28 ft.

William J. Bailey, new fronts, 709 and 711 N. 13th street.

McManus Bros., two-story shop, Germantown avenue and Price street.

D. S. Cofrode, slaughter-house, 30th street and Powelton avenue.

S. B. MacDonald, livery stable, Gratz street and Montgomery avenue.

Alexander Ewing, third-story addition to 1940 Howell street.

JUDGMENTS.

PHILADELPHIA.

ENTERED December 10, 1886.

Becker Geo H—Walnut Lane Land Co (Treasurers Bond) 4 D 86 80..... 5000
*Brackenridge Eliza Ann—B F Teller 4 D 86 79..... 1000
Burger Horace D—D L Crosscup 4 D 81 111..... S F
*Crosland Geo W—R H Hinkley 4 D 86 66..... 500
DeSaville W W, Holloway H A, Champion Varnish Co—Spring Garden Nat. Bank 2 S 86 249 ....
*Gross Geo J—Sol Gyer 4 D 86 84..... 200
*Hebele Mathias—Francis L Roepke 4 D 86 83..... 200
Hibberd Wm—Homer C Stewart 3 J 85 197..... .....
*Hilton Jos W—James H Hilton (Execution issued) 4 D 86 49..... 7823
*Hassan Geo W—A G Murphy 4 D 86 53 100
Jacobs Timothy L and Mary E—R J Williams 3 D 86 125..... 4630
J M Stoddart Co— W W Fiscus 4 D 86 68..... .....
*Kersch Henry, Eisenlohr Frank—Geo Seitz Sr 4 D 86 72 (5).....each 500
*Lewis Frank J G—M L Rodgers 4 D 86 57..... 1167
*Larson Jacob M—Henry Gauler 4 D 86 60..... 150
*Marley James—Thos H Adams 4 D 86 59..... 100
*Martini Fredk—W S Maier & Co 4 D 86 71..... 330
Mathias Valentine, Thoma Sebastian—Lafayette Benef. Socy. (Treasurers Bond) 4 D 86 81..... 300
Paul Alexr—John S Serrill 2 S 86 168 844
*Sheetz Anna M—Gustavus W Tiel 4 D 86 55..... 100
*Shepherd J Ray—Mrs E R Shepherd 4 D 86 77..... 3000
*Shepherd Robt W—Henry R Shoch 4 D 86 78..... 1000
*Stuart David W—Geo B Markle (Bond and Warrant) 4 D 86 82..... 4000
*Whitehead John—Josiah M Bacon 4 D 86 61..... 4864
*Whitehead John—Josiah M Bacon 4 D 86 62..... 4864
*Whitehead John—Josiah M Bacon 4 D 86 63..... 4864
*Whitehead John—Josiah M Bacon 4 D 86 64..... 4864
*Whitehead John—Josiah M Bacon 4 D 86 65..... 4864
*Welthall John D—Richd Batt 4 D 86 58..... 5000

ENTERED December 11, 1886.

Aggings Jos H and Mary—Stephen Kent 3 D 86 95 2677
Bergan John J—A H Schell 1 S 86 532..... .....
*Brosel Otto—M Kaufman 4 D 86 89. 2500
City of Phila—Fredk Sheeler 1 D 84 84 825½..... .....
Clegg Wm, Yarnall Chas—A R Poulson 3 J 86 122..... 90
*Conway Margt—B F Teller 4 D 86 126..... 400
*Donovan Patrick—Richard Healy (Bond and Warrant) 4 D 86 120..... 1200
*Plebiger J A—Jos Sommers 4 D 86 114..... 100
*Gross Caroline—H P Brown 4 D 86 112..... 53
*Guimaraus H Gomes—M M Grove 4 D 86 91..... 300
*Haworth Eliza—Aug Sommer 4 D 86 111..... 325

*Havens Curtis—Walter E Hering 4 D 86 127..... 1600
Kirby J Mason—H Merriman 1 S 86 146..... 1579
*Leonard Mary F—Geo W Lewis 4 D 86 115..... 500
*Leonard Mary F—Geo W Lewis 4 D 86 116..... 500
*Leonard Mary F—Geo W Lewis 4 D 86 117..... 1000
*Larkin John—Wm C Ferguson 4 D 86 121..... 100
*Lesher Joseph—Geo Cliffe 4 D 86 99..... 200
Lynch Patrick—Thos E James 1 S 86 825..... 391
Lodge Rebecca—John W Sharpe 2 D 86 46.. ....
Mills John—P O'Keefe et al 1 J 84 53..... 200
Moyer Henry P—Handel and Hayeln B. & L. 2 S 86 344..... .....
Morton John B—Geo W Thompson 2 D 85 141..... 100
Milnamow Thos J, Clark John H—B M Lowry (Bond of Indemnity) 4 D 86 104..... 1300
*Meister Christiana, Schmidt John—Wharton B. & L. (Bond and Warrant) 4 D 86 122..... 600
*Miller Sarah J—Thos J Jeffries 4 D 86 123..... 450
McCart Philip—John F Jacoby et al 1 S 86 562..... .....
McGonigul Jas P—Murrell Dobbins 3 M 86 89..... .....
Nepley John N—Chas Class 4 D 86 92..... 1188
Ottey John S—F A Gearon (Execution issued) 4 D 86 100..... 56
*Paul Janet and Margt G, Hauss Sarah—H H Gilbert 4 D 86 101..... 500
Ridge Turnpike Co—City O N P July 71 1..... S F
*Snape Daniel—Bromley & Burns (Execution issued 4 D 86 88..... 1870
Wharton Wm F Childs Geo T—H McDonald et al (Treasurers Bond) 4 D 86 128..... 500
*Wunsch August—T M O'Brien 4 D 86 108..... 200
Wallace James and Elizth, Bevan Samuel and Ann, Seal Chas, Chas L and Clara M—J Bowers et al 3 S 86 170..... .....

Execution was issued Dec. 11, 1886 by John A Bichel against Joseph Geisenberger on judgment for $97, entered Dec 2d, 1884.

Entered December 13, 1886.

*Advokat Sacher—Sol Jacobs (Execution issued) 4 D 86 141..... 19
*Burleigh J B—Wm S Reyburn (Execution issued) 4 D 86 138..... 454
*Brogan Hugh—John M McCurdy 4 D 86 152..... 100
*Fagen Patrick—Leon J Marsh 4 D 86 134..... 100
*Gillin John and James—Daniel Lafferty 4 D 86 149..... 150
*Gropenglesser John L—C Ottinger 4 D 86 139..... 200
*Hodgson Wm—C W Croasdell 4 D 86 148..... 101
*Kern Wm E—Elizth W Kern (Execution issued) 4 D 86 158..... 5546
*Kern Wm E—Elizth W Kern (Execution issued 4 D 86 159 427
*Moore Jeremiah S—B F Teller 4 D 86 153..... 500
*Melcher Harry C—Sol Jacobs (Execution issued) 4 D 86 140..... 60
*Mucklow Chas J—John Mucklow 4 D 86 143..... 800
Quinn Eliza J, Haggarty Cath F—Wm Welsh et al 3 M 85 528..... S F
*Regan T H—Danl M Bowen 4 D 86 132. 318
*Snape Daniel—Saml Snape (Execution issued) 4 D 86 130..... 4410
*Snape Daniel—Saml Snape Execution issued) 4 D 86 131..... 465
Smith Thos P and Saml S—Geo L Rose et al 1 S 86 588..... 569
*Strohwisch Moritz—Sol Jacobs (Execution issued 4 D 86 142..... 33
Van Patten John—John Laughlin 2 J 86 300..... .....
*Winkworth Chas A—Chas Carroll B. and L. (Bond and Warrant) 4 D 86 150..... 7200

Entered December 14, 1886.

*Allen John E—Wm Allen 4 D 86 178..... 500
American Journalist Printing Co—Graham Paper Co 1 J 86 7..... 195
*Bramble Ann, Jas, Rebeeca, Ann Jane and Eliza D, Davis Byron and Susan H—S C Breitenbach (Bond and Warrant) 4 D 86 197..... 4000
Badman Thos—Chas C Binney 2 J 86 653..... 34
Badman Thos—Chas C Binney 2 J 86 654..... 34
*Clark Thomas—Weisbrod & Hess (Execution issued) 4 D 86 173..... 89
*Gould Sarah J—H G Martin (Bond and Warrant) 4 D 86 181..... 800
*Hitchcock John—B F Teller 4 D 86 193..... 200
*Kelly Andrew—Dennis Kelly 4 D 86 187..... 482
MatlackJohn B and Lydia B—Fredk Carpenter 4 D 86 189..... 79
Marsh Thomas—Aaron K Frick 4 J 81 268..... S F
*Oppenheimer Martin, Leopold Rebecca—ElizaOppenheimer (Execution issued) 4 D 86 165..... 2142
*Same—L Rheinstrom (Execution issued) 4 D 86 166..... 2142
*Same—S Leopold et al (Execution issued) 4 D 86 169..... 1100
*Same—S Oppenheimer (Execution issued) 4 D 86 170..... 984
*Powers Matthias Jr—Stephen A D Lyons 4 D 86 196..... 300
Penna. R R Co—Laura L Berks 4 M 86 897..... .....
*Roe Rachel, Weatherby Jos C and Emma E—Wm S Price (Bond and Warrant) 4 D 86 182..... 9000
Rogers Chas W—John E Ingersoll 3 J 86 171..... .....
*Tees Alfred, Chas, Wm, Edwin F and John H Davis Elizth C—Aaron I Sanson 4 D 86 195..... 200
*Wittland F H—Anthony Vendel (Execution issued) 4 D 86 176 172
*Walker Hugo A—R H Neilson 4 D 86 171..... 500

Entered December, 15, 1886.

*Ave Dominicus, Maugweiler Jacob—Ger. Fair Hill B. & L. (Bond and Warrant) 4 D 86 237..... 683
Bigler F R and J S—P Fahrney 4 M 86 5..... 908
Bigler F R and J S—John Schwab 4 M 86 6..... .....
*Cummins Harry—F L Michaelsen 4 D 86 222..... 310
Deehan James, Mayer Peter—City (Bond) 4 D 86 211..... .....
*Donovan P—J J Sullivan et al (Execution issued) 4 D 86 202..... 682
*Enterprise Bronze Co—Louis Seal (Execution issued) 4 D 86 209..... 5250
*Forepaugh John F and J L—W W Emerick (Execution issued) 4 D86 225..... 2620
Goehring Price W and George—Comth. of Pa. (Bond) 4 D 86 213... 300
*Hatzmann Mary—Cath Mack 4 D 86 204..... 150
Janda John, Ellen Elwood—John Laib (Bond of Indemnity) 2 D 86 203 2900
*Johnson Julius—F L Michaelson 4 D 86 223..... 438
*Kirchheimer Saml—H Koenig & Co (Execution issued) 4 D 86 227..... 116
Ritchie James—Matilda Russell 4 M 79 841..... S F
*Shaw Wm E—W L Thompson 4 D 86 205 105
Trumbower Saml Z and Mary—E R Maloy 2 S 86 98..... 765
*Turner Wm C —Wm H Levans 4 D 86 221..... 2500
*Vance Matilda and John—Wyoming B. and L. 4 D 86 206..... 100
Woods Terrence—Young Mens Socy. 3 D 81 381..... 2000
*Williams David C—John Williams 4 D 86 214..... 186
*Walker Hugo A—S P Haines 4 D 86 238..... 2000
Webster W W and C D, Wilson C A—Tide Water Pipe Co 2 D 81 51..... S F
Winston Elias and M F—H M Turner 4 D 86 226.....Partition

Entered December 16, 1886.

*Bennett Wm—Jas J Sharpe 4 D 86 264..... 200
Barrows Arad and Wm N—Geo Nass 1 J 76 1461..... 228
Beittenmiller Chas A—Jos Pearce & Co 1 D 83 544..... .....
*Corneal Howard S—Hannah H Brower 4 D 86 246..... 100
Costen Mary Ella—Real Est. Title Co (Bond of Indemnity) 4 D 86 265 2,200
*Dietz Louis—C R Dietz 4 D 86 281... 450
Elder Henry C, Megargee Edwd C—J K Smith 4 D 81 202..... S F
Same—J K Smith 1 M 82 161..... S F
*Gledhill Jonathan—Saml Baxter 4 D 86 258..... 372
*Garrity Thomas—H B Bunting 4 D 86 262 3,000
*Garrity Thomas—H B Bunting 4 D 86 263..... 3,000
Hoffner Sarah A—L Cassidy 4 S 81 254..... S F
Howard Morton—H S Windell 2 J 86 107..... 386
*Hogarth W T—J T Harrop & Son 4 D 86 245..... 511
*Hortter A R—H F Lauderdale 4 D 86 260..... 500
*Hunter John—Thos N Allison 4 D 86 272..... 100
Harrison Geo—Real Est. Title Co (Bond of Indemnity) 4 D 86 266.... 12,000
*Keely Darius—M A Allison 4 D 86 273..... 500
*Kirk James—H B Luffberry 4 D 86 255..... 100
*Lentz Gottlieb—H B Luffberry 4 D 86 251..... 60
*Miller George—W F Potter et al 4 D 86 249..... 165
Maxwell James T, Mack John M—City (Bond) 4 D 86 253..... 300
Roberts Albert C—A Stotesbury 4 M 76 1138..... S F.
*Smith Robt G—H Phriend & Co 4 D 86 248..... 136
*Sowden Mary H—H B Luffberry 4 D 86 254..... 100
*Schmid Valentine—M Keller 4 D 86 267..... 130
*Stinger Wm—Bergner & Engel Co 4 D 86 271..... 617
Thompson William, McGettigan Danl—James Quinn (Bond of Indemnity) 4 D 86 276..... 2,000
Veasey Geo—Wm H Boyer 3 M 86 495 .....Partition

Satisfied Judgments.

Denis J Holland—Hannis Distilling Co [ent Oct 23 86..... 568
Denis J Holland—F Brecht & Co [ent Oct 25 86..... 147
Wm Mackenzie—Fidelity Ins. Co. [ent Sept 21 86..... 275
Julius Kuttner—P McCrossin [ent Oct 11 86..... 12

Jacob Maugweiler—John Stoll [ent Feb 27 86 100
Susan Camp—Val H Smith & Co [ent July 15 86 393
Newton H Barret—Geo Bennis [ent Dec 12 85 ....
Jos or Jas Cleary—Jos Wheelin [ent Jany 2 85 150
Thos Robson, Simon Gartland—Keystone Lodge [ent Mch 10 84 1000
David White, Geo Hettler—John Barr [ent Jany 30 83 500
Ralph B Rhodes—Thos Depuy [ent June 3 86 758
Louis Hartman—P Zlest [ent Jany 2 83 1000
John W Smith—F A Smith [ent Oct 22 83 4000
John J Toner. Andrew A Feeney—Peter Feeny [ent May 28 85 ....
John J Owens, W J Bennett—John T Roberts [ent Aug 16 84 300
Wm J Bennett—John R Butcher [ent Nov 29 84 200
Caroline Warner—Isabella McCloskey [ent Aug 25 85 16
John Locher—Eble & Herter [ent Feby 24 85 200
John Locher—Eble & Herter [ent Nov 24 85 100
John Locher—Eble & Herter [ent Aug 9 84 400
Jacob Burkgard—Fannie Klinger [ent Nov 5 86 550
Dennis O'Conner—S G Flagg & Co [ent Sept 16 86 100
Wm P Barnard—A James Jr [ent Nov 17 86 ..... ver 41
Jos F Edwards—A A Hirst [ent Dec 14 85 1200
John M K and Amos Wickersham—C W Middleton [ent July 15 86 ..... S F
John B Doland—A Leidig & Son [ent July 19 86 337
John M Hughes—Richd Magee [ent April 25 85 225
Joseph Adams— John M Gessler [ent Sept 25 85 2600
James and Anne Connelly—S H Hilse [ent Dec 29 85 300
Alfred Collard—W Royston [ent Nov 12 86 267
Chas Glassmire—John W Smith [ent Nov 28 86 123
James McConnell—Andrew Blair [ent Nov 20 86 178
Jos and Wm Skill Jr—Daniel Fitz-Patrick [ent Dec 18, 85 500
J Schuler—D M Hess [ent Oct 9 84 .. 200
W E Gross—G C Gross [ent Oct 11 83 208
Geo J Gross— " " [ent Oct 11 83 178
Cath, Aug C, Chas F Gross—John Kesslinger [ent Sept 15 83 2100
John Boyland—H Deperven [ent July 9 86 700
Jos Green—Jos N Allison [ent Aug 13 86 98
Francis B Buck—Nat. Security Bank [ent Nov 20 86 146
John Hughes—B B Osbourn [ent Apr 5 86 ....ver 50
Samuel Sheble—M F Brown Nov 1 86 1900
Rebecca B. McCalmont—Geo W Splese [ent Oct 30 86 ....
John T Sheldrake—H Shoosmith ent May 1 84 100
Geo W H Sutton—C M Foulke [ent Sept 6 86 106
Wm Marshall—Caroline Fritz [ent Oct 26 85 212
Byron H Miller—Cath G Miller [ent June 19 86 6000
Byron H Miller—R T Allen [ent Sept 21 86 ....
Peter Kiefer—Jacob Kiefer [ent Nov 20 86 118
Edwin Ward—W Juram [ent Oct 23 86 ....
John Devlin—F P Buckley [ent Mch 6 85 200

Adolph Schmidt—Phila Lodge [ent June 8 85 .....
Channing Allen—Thomas Rowland Jr [ent Oct 27 83 .....
Thos P and Christopher P Rhodes—Times Publishing Co [ent Nov 22 83 .....
Jas McColgan—Henry Christian [ent Aug 1 84 .....
Eugene S Daly—P Daly [ent Dec 7 85 .....
R Walker—Chas Theis [ent Sept 30 85 .....
Jacob Kettenring—Sarah Dawson [ent Sept 6 86 ....
Alexr B Murdock—Buckley Bros [ent Sept 22 86 ....
Alexr B Murdock—S Buckley trustee [ent Sept 22 86 .....
Hamilton Farrell—Ann F Farrell [ent Mch 3 86 .....
Jas McGuckin—J V Bouvier et al [ent Oct 23 86 ....
Margt Magee—Mary W Stuard [ent Oct 2 86 ....
Thos P Rhodes—B Thackara et al [ent Sept 6 86 ....
Frank Savares—Philip Klein [ent Oct 25 86 .....
Wm Bairstow—J H Chestnut [ent Dec 21 86 ....
Alfred Fitler—Moses Wiler [ent Nov 20 86 .....
Remmy and Margt S Feigel—M Wiler et al [ent Jan 3 83 ..... .ver
The Press Co— P. Snyder [ent Nov 19 86 .....ver
W H Gosnell, J J Reifsnyder Andw—Haigh [ent Oct 23 83 .....ver
August Woltemate, Jacob Kettenring—P Loughrey [ent Feb 23 83..
M Kutner—F A Poth [ent Dec 1 84..
M Kutner—F A Poth [ent Dec 1 84..
John Scully—Ann Howell [ent Dec 31 84 .....
Francis Gaffney — John Robinson [ent Oct 23 86 .....
Mary A Barcoft—F S Beltz [ent Nov 10 86 ....ver
Charles D Talmage—J M Armstrong & Co [ent Nov 21 86 .....
Jas F Morrison, William P Kildare J M Armstrong & Co [ent Nov 19 86 .....ver
Manuf. and Merchants Ins. Co. of Pittsburgh—Phila. Trust Co. [ent May 18 86 .....
John McGinley, Jas H Dorff—Sterling B. & L. (Bond of Indemnity) [ent Dec 16 85 .....
Geo Scott—Chris Doerr [ent Dec 28 85
Lotta Stanton—Weider Bros [ent Apr 4 84 .....
Louisa D Wilson—Wallace DeWitt [ent Sept 10 84 .....
Benj Hart—Jos B Carr [ent Nov 10 86 .....
A Glenny—Jas Sadlier [ent Mch 13 86
Chas Brinkman — Lloyd Supplee Hardware Co [ent Mch 6 86 .....
Henry and Wm C Burk, Robt H Foederer—2d Girard Ave. B. & L. (Bond) [ent May 21 86 .....
Jas A Brady—Catholic Benf. Socy. [ent Oct 13 85 .....
Susan Carpenter—B F Teller [ent July 15 86 .....
Andrew W and Emma Gilliland, Edwin A Roth—Girard Ave. B. & L. [ent Sept 4 84 ....
Henry Burk—Girard Ave. B. & L. [ent Dec 11 84 .....

Mechanics' Liens.

Henry B Leskie owner and cont—Charles Benton claimant, 7 bldgs N s Market st, 82 ft, 91 ft, 71 ft, 51 ft E of 40th, and S s Filbert st, 97 ft, 66 ft and 51 ft E of 40th street.....

James Kerns owner and cont—John Byrd claimant, 16 bldgs W s 32d st, N S of Wharton st and N of 200
Wharton W of 32d st..... 518 220
The Elmwood Land & Imp. Co. and John McGoff owners, John McGoff cont—Sharp Ogden & Co claimants, E s Tinicum ave, 400 ft S of 50
86th street..... 100 77
Thos W Mellor owner and cont—Geo Harrison Claimant, S E s Penn st, 206 ft S W of Chew st..... 700 2305
Wm Marshall owner, Patterson & Norton conts—Eldridge & Stewart claimants, S W s Taylor st, 126 ft 200
N W of Emerald st..... 2132 226
Matthew Kennedy owner and cont—Howard R Deacon claimant, 3 bldgs S s Dickinson st, 68 ft, 84 ft 1500
and 100 ft, W of 20th st..... 900 574
Watson Malone owner. Chas D Supplee cont—Wm H Albertson claimant S s Mt. Vernon st, 183 ft 2000
W of 20th st..... 23 65
Andrew McCluie owner and cont—Robert E Henderson claimant, S 500
E cor Birch and Fitzwater street... 35
Joseph Stuckey owner and cont—Howard R Deacon claimant, 3 bldgs N s Snyder ave, W of 11th 266
street..... 300 430
Margt McFadden owner &c—Pierce & Camburn claimant, N s Germantown and Perkiomen Turnpike Rd 278
cor. of land of Elizbth Dickinson.. 2177
Wm H Christman owner, W W. Rea & Son conts—Stokes Bros claimant, 115
S s Nassau st, 70 ft W of 9th street.. 277
21

800
165
55 Add.—Addition.
Alt.—Alteration.
520 Assn.—Association.
B. & L.—Building & Loan.
100 Bk.—Bank.
1462 B. B.—Back Building.
Dwg.—Dwelling.
519 Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
497 Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action
1517 invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the
1300 amount of the judgment, the damages have
143 not been assessed.

The first name in each line is that of the
2309 judgment debtor.

An asterisk (*) denotes judgment confessed
466 or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after
350 the name of the plaintiff indicates the number
500 of the Court. The letters D. M. J. and S.
275 after the number of the Court indicate the Term as D., December Term, M., March Term, as J, June term and S., September
..... Term.

An examination as to the nature of judg-
1000 ments and suits will be made for subscribers without extra charge on application.
200

250 # CONVEYANCES.
500

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, December, 13, 1886.

Aster st., E. s., 216 ft. E. Oak Lane, Mary W. Coggins to William J.
1273 Canby, Dec. 7, 1886, irreg. shape... $8,472

Brooklyn st., 809, John H. Goldbeck et ux. to John Smith et. ux., Nov. 29, 1886, 14 ft. by 43 ft. 700

Brown st., S. s., 71 ft. $\frac{5}{8}$ in. W. Eighth, Mary C. Brady et. al. to Mary Brady, Dec. 9, 1886, 16 ft. by $42\frac{1}{2}$ in. 1,333

Chadwick st., 1703-1713, John Friel to Thomas McCartney, Nov. 24, 1886, 84 ft. by 53 ft.; *g. r.*, $48. 5,400

Cope st., 2111, James C. Moore to John W. Hall, Dec. 9, 1886, 15 ft. by 56 ft. 3 in. 1,500

Currant Alley, E. s., 90 ft. N. Spruce, Henry Hazlehurst, trustee, to Josiah Eddy, Aug. 31, 1886, 15 ft. by 40 ft.; also, lots on Edwin st., Fifteenth Ward; Eakin Pl., Eighth Ward; Lombard st. and Sixth st., Fifth Ward; Marriott st. and Ninth st, Second Ward, and Warnock st., Twentieth Ward. nom.

Dauphin st., S. s., 111 ft. 6 in. W. Ninth, William C. Randall to Jeremiah Desmond et. ux., Nov. 27, 1886, 16 ft. by 61 ft.; *Mtge.*, $2,300. 1,100

D'Invilliers st., E. s., 211 ft. 2 in. S. Ford Rd., Twenty-fourth Ward, George B. Roberts to Julia A. Sheldrake, Dec. 11, 1886, 65 ft. by 155 ft. 9 in. 3,000

Eighth st., E. s., 72 ft. N. Cambria, J. R. Holcombe et al., trustees, to Frank Fair, Dec. 8, 1886, 54 ft. by 66 ft. $\frac{3}{8}$ in. 850

Fowler st., S. W. s., 260 ft. N. W. Jefferson, James Kenworthy to Michael Ryder, Dec. 7, 1886, 120 ft. by 90 ft. 750

Fulton st., 2237, 2239, Martha Canning to Augustus P. Leidy, Dec. 8, 1886, each 14 ft. by 47 ft. 6 in. 1,150

Rear of Germantown ave., A. R. Little to John R. Read, et al., Dec. 10, 1886, irreg. shape. 70,000

Hancock st., W. s., 109 ft. $10\frac{1}{2}$ in. S. Girard ave., H. D. Luffbery to David White, Dec. 7, 1886, 20 ft. by 84 ft. $7\frac{3}{4}$ in.; E. s. Savery, 116 ft. 2 in. S. Girard ave., 20 ft. by 75 ft. 8 in. 3,275

Hicks st., W. s., 193 ft. S. Mifflin, D. L. Flanagan to Wm. Raynor, Nov. 20, 1886, 14 ft. by 47 ft.; *g. r.*, $54. 900

Jefferson st., rear of 2714, C. Hannemann to Henry Temme, Dec. 9, 1886, 16 ft. by 60 ft. 3 in. 470

Kay st., 1434, John M. Sharp to Julia C. Ridgway, Dec. 9, 1886, 14 ft. by 48 ft. 1,900

Lancaster ave., N. s., 92 ft. $8\frac{7}{8}$ in. E. Preston, William H. Tenbrook, ex'r. to Elizabeth L. Tenbrook et al., Dec. 6, 1886, irreg. shape. nom.

Laurel st., N. s., 87 ft. 3 in. W. Newmarket, Gertrude C. Klett, ex'r., to Daniel G. Brinton, Dec. 2, 1886, 14 ft. $\frac{1}{2}$ in.; also, N. S. Laurel, 101 ft. $3\frac{1}{2}$ in. W. Newmarket, 51 ft. $11\frac{1}{2}$ in. by 100 ft.; *Mtge.*, $1,800 and $5,000 4,000

Long st., S. E. cor. McKean, George Lodge to William W. Dickhart, Nov. 30, 1886, 92 ft. 9 in. by 50 ft. 10 in.; William W. Dickhart to George Lodge, Dec. 1, 1886, for the same, divided into 7 lots. nom.

Marshall st., E. s., 16 ft. 1 in. S. Columbia, Samuel Currie to Mathias Hebele, Dec. 6, 1886, 15 ft. 10 in. by 49 ft. $3\frac{1}{8}$ in. 2,575

Mervine st., 1953, Mary C. Brady to Eliza Smith, Dec. 9, 1886, 16 ft. by 66 ft. 1,666

Mountain st., N. s., 352 ft. 6 in. W. Twentieth, William Simpson to James Rainey, Dec. 9, 1886, 71 ft. by 47 ft. nom.

Ninth st., S. E. cor. McKean, Sallie J. Cox to Thomas Sullivan, Nov. 8, 1886, 16 ft. by 52 ft. 3,250

Norris st., N. s., 160 ft. W. Frankford, William Wood et al., ex'rs., to James Doak, Jr., Dec. 8, 1886, 100 ft. by 255 ft. 11 in. 80,000

Reed st., S. s., 87 ft. 6 in. W. Fifteenth, Wm. R Matchett to James Brannan, Dec. 6, 1886, 15 ft. 6 in. by 62 ft.; *Mtge.*, $1,500. 950

Sixth st., 2408 N., Howard W. Harley to John A. Wagner, Jr., to Katie Harley, Dec. 11, 1886, 18 ft. by 80 ft. nom.

Sixty-second st., N. W. cor. Locust, John M. Walls to Joseph J. Comber, Dec. 8, 1886, 20 ft. by 100 ft. 250

Sixty-second st., W s., 20 ft. N. Locust, John M. Walls to Hannah M. Comber, in trust, Dec. 8, 1886, 20 ft. by 100 ft. 175

Taylor st., 1901, H. R. Shoch to Maria L. Vandegrift, Nov. 29, 1886, 16 ft. by 50 ft.; *Mtge.*, $2,500. 2,000

Thirteenth st., E. s. and N. s. Fremont, Hiram Miller to Levi K. Slifer, Nov. 16, 1886, 150 ft. by 76 ft. 5,100

Thompson st., N. s., 186 ft. W. Twenty-fifth, Chas. M. Baker to Emma V. Davis, Dec. 9, 1886, 14 ft. by 68 ft. $9\frac{3}{8}$ in. 2,500

Twelfth st., 2215 N., Stephen Girard S. L. an B. Association to Robt A. Parrish, Dec. 10, 1886, 18 ft. by 90 ft.; *Mtge.*, $1,500. 300

Wharton st., S. E. cor. Bancroft, John L. Galloway to Christina Meister, Dec. 4, 1886, 15 ft. by 59 ft. 8 in.; *g. r.*, $120. 1,000

Clementine st., S. s., 279 ft. S. E. Jasper, Edward Wilkinson to John Miskel, Dec. 11, 1886, 17 ft. by 70 ft. 21,375

York st., 2645, John M. McCurdy to Hugh Brogan, Dec. 11, 1886, 14 ft. 6 in. by 50 ft.; *g. r.*, $43; *Mtge.*, $450 125

Fourth st., E. s., 162 ft. S. Susquehanna ave., Mary Ann Wambold to Robert Burke, Sep. 9, 1886, 14 ft. by 50 ft.; *mtge*, $1,600. 725

Haines st., N. W. s., 280 ft. S. W. Stenton ave., John M. Doyle to Albert James, Jr., Dec. 10, 1886; moiety, 20 ft. by 100 ft. 200

Bainbridge st., 1814, James W. Algeo to Sarah J. Gould, Dec. 6, 1886, 15 ft. by 71 ft.; *g. r.*, $48. 900

TUESDAY, December 14, 1886.

Anthracite st., N. E. s., 135 ft. E. Almond, Neal Dunn to Mary Gallagher, Dec. 9, 1886, 20 ft. by 80 ft. $400

Barker st., S. s., 146 ft. W. 18th, Wm. Keile to Eliza Keile, Dec. 10, 1886, 15 ft. by 40 ft. 1,500

Broad st., W. s., 292 ft. N. Westmoreland, Wm. N. Stevens to Wash'n J. Stevenson, Nov. 30, 1886, 25 ft. by 200 ft 4,000

Broad st., W. s., 58 ft. S. Ontario, W. Leslie Stevens to Wash'n J. Stevenson, Nov. 30, 1886, 25 ft. by 200 ft. 4,000

Cantrell st,, S. s., 123 ft. W. 10th, Wm. Allen to John E. Allen, Dec. 11, 1886, 14 ft. by 57 ft. 6 in. 850

Chester ave., W. cor. 69th, Jas. T. Massey to Geo. N Crumback, Dec. 10, 1886, 205 ft. by 322. 1,600

Eighth st., 254 N., Est. Michael Reinhard, dec'd, to Mary E. T. Griffith, Nov. 26, 1886, 28 ft. by 82 ft. 7,000

Eighth st., S. W. cor. Catharine, Samuel Hanby to Margaret McGowan, Dec. 10, 1886, 29 ft. by 60 ft.; *Mtge.* $5000. 4,150

26, 1860, 14 ft. by 50 ft. 9 in. *g. r.* $35. nom

Eighth st., W. s., 56 ft. N. Tasker, Wm. Clark to Riego Taylor, March

Eighth st., 2612 N., Amos D. Kennedy to David McKibben, Sept. 1, 1886, 15 ft. by 59 ft. $1\frac{1}{8}$ in. 3,100

Erdrick st., S. E. s, 200 ft. N. E. Funk, The Wissinoming L. and I. Asso. to Thos. Lander, July 9, 1886, 33 ft. 4 in. by 200 ft 125

Eighteenth st, W. s., 80 ft. N. Tasker, Sam'l Scott to Joseph King, Dec. 3, 1886, 16 ft. by 65 ft.; *g. r.* $60 1,150

Federal st., N. s., 131 ft. W. 19th, John McConaghy to Sam'l Fraine, Dec. 3 1886, 15 ft. 6 in. by 65 ft; *g. r.* $84. 1,400

Federal st., 1911, John McConaghy to Thos. Nesbitt, Dec. 11, 1886, 16 ft. by 67 ft. 3,000

Fernon st., 1923 and 1925, John Grugan to John P. Bradley, Nov. 12, 1886,; each 14 ft. by 50 ft. and subject to *g. r.* $45. 1,075

Fifth st., W. s., 118 ft. by $11\frac{1}{2}$ ft, N. Market st., T. G. Hessenbruch to Leopold Sternberger, Dec. 9, 1886, irreg. shape. 20,000

Green Lane, S. cor. Baker, John Boyd, Ex'r, to Wm. B. Nickels, Dec. 8, 1886, irreg. shape; *Mtge.* $2000. 2,250

Huntingdon st., N. E. s., 93 ft. 4 in. N. W. Emerald, Anthony Heck to Albert Petersilia, Nov. 13, 1886, irreg. shape. 5,000

Indiana st., S. W. cor. 21st, Constance Pelletier to Wm. T. Aldrich, Nov. 30, 1886, 14 lots. 2,200

Jefferson st., N. s., 100 ft. W. 17th, Wm. L. Elkins et al. to Geo. F. Craig, Dec. 9, 1886, 19 ft. by 81 ft. 8 in. 9,000

L st., W. s., 125 ft. S. Erie ave., Richard B. Smith to Caroline Fiebiger, Dec. 1, 1886, 20 ft. by 80 ft. 1,400

Lawrence st., W. s., 47 ft. 6 in. S. Cambria, George Kessler to Chas. H. Breish, Dec. 9, 1886, 10 lots, each 13 ft. 6 in. by 44 ft. 9 in. 17,000

Long Lane, N. W. s., 36 ft. $10\frac{1}{8}$ in N. E. Reed, Sebastian Kueny to Nicholas M. Kueny, Dec. 3, 1886, irreg. shape. nom

Mascher st, E. s., 177 ft. S. Diamond, Philip C. Schnitzel to Ephraim Boyer, Dec. 3, 1886, 18 ft. by 55 ft. 7 in.; *g. r.* $3150. 1,950

Moore st., N. s., 67 ft. E. 13th, Wm. S. Peirce to Josephine M. Peirce, Dec. 1, 1886, 21 ft. by 61 ft; also, 4 lots on Peirce and 13th sts. 7,500

Nineteenth st., 672 N., Wm. S. Bennage to Martha Galbraith, Oct. 26, 1886, 15 ft. by 48 ft. 5,750

Norris st., S. W. cor. Franklin, Anthony M. Zane to Fredonia Bigger, Nov. 29, 1886, 16 ft. by 76 ft. $8\frac{1}{2}$ in. 8,000

Preston st., 320 (old No.), interest of Chas. E. Clark to Mary E. Clark, Dec. 11, 1886, 14 ft. 1 in. by 66 ft. 6 in. nom

Preston st., 310, Mary E. Clark to Chas. E. Clark, Dec. 11, 1886, 14 ft. 1 in. by 63 ft. 6 in. nom

Randolph st., 1234, M. V. B. Grundlock to Rudolph J. Sosna, Dec. 7, 1886, 16 ft. by 56 ft. 2,900

Sixth st., W. s., 180 ft. S. Cambria, Albert Petersilia to Anthony Heck, Nov. 30, 1886, 18 ft. by 92 ft. $4\frac{3}{8}$ in. 825

Seventh st., E. s., 17 ft. N. Jackson, Wingate H. Messeck to Eleanor J. Greene, Dec. 13, 1886, 4 lots 16 by 61 and 1 lot 16 by 64; each subject to a $63 *g. r.* 3,250

Seventeenth st, W. s., 51 ft. N. Sansom, Fire Asso. of Phila. to Mich'l A. Byrne, Dec. 11, 1886, 14 ft. by 76 ft. 8,500

Stiles st., N. s., 101 ft. 8 in. E. 17th, Maria L. Ware to Jas. D. Kane, Nov. 29, 1886, 16 ft. by 65 ft.; *Mtge.* $2000 1,000

Tuckawanna st., N. W. s., 117 ft. 6 in. N. E. Oxford, Edw'd D. O. Kane to Ann S. Dem, Dec. 8, 1886, 60 ft. by 100 ft.; *Mtge.* $4,500 500

Twelfth st., N. W. cor. McKean, Mary Jenkins to Wm. Jenkins, Dec. 13, 1886, 16 ft. by 60 ft ; also, E. s. 12th, 18 ft. 6 in. N. McKean, 32 ft. by 65 ft 1,000

Twentieth st., E. s., 33 ft. S. Reed, Robt. Wilson to Chas. Black, Dec. 3, 1886, 15 ft. by 72 ft.; *g. r.* $57 1,200

Walnut st., 2011, Jno. S. Watts to Jno. Hockley, Jr., Dec. 4, 1886, 18 ft. 2 in. by 120 ft ; *Mtge.* $15,000 7,000

Washington ave., S. s., bet. Front and 2d, Wm. J. Moore to Wm. D. Stovell, Dec. 9, 1886, irreg. shape; also, W. s. Otsego, 142 ft. 3 in. N. 309 ft. by 40 ft. 6 in 18,700

Wensley st., N. E. s., 96 ft. S. E. Kensington ave., Thos. P. Twibill to Edwin T. Ford, Dec. 1, 1886, 15 ft. by 72 ft. 6½ in.; *g. r.* $60 350

Westminster av., S. s., 180 ft. W. 55th Haverford L. & B. Asso. to Stephen Conway, Nov. 9, 1886, irreg. shape 2,200

Wharton st., N. s., 73 ft. E. 17th, Rufus R. Thomas to Marg't Conway, Nov. 30, 1886, 16 ft. by 70 ft.; *Mtge.* $1000 1,250

Twenty-fifth st., 1531 N., S. F. Prince, to Richard Mengert, Dec. 11, 1886, 15 ft. by 57 ft 3,131

WEDNESDAY, December 15, 1886.

Bartram ave., S. E. s., 150 ft. S. W. Seventy-ninth, Samuel W. Ogden to Lcedom Sharp, Nov. 4, 1886, 25 ft. by 100 ft $75

Bodine st., W. s., 96 ft. S. Susquehanna ave., Charles D. Lynch to Elizabeth Bliss, Dec. 4, 1886, 12 ft. by 49 ft. 9½ in 1,150

Boudinot st., W. s., 68 ft. W. Somerset, Fairmount Building and Loan Association to James Bigger, Dec. 6, 1886, 16 ft. by 65 ft 900

Dauphin st., 3013, Hy. A. Durham to William G. Warwick, Dec. 13, 1886, 17 ft. by 80 ft.; *Mtge.*, $1,800 .. 1,200

Fairhill st., E. s., 31 ft. N. Lehigh ave., Frederick Woelfel to Henning, Dec. 10, 1886, 14 ft. 6 in. by 43 ft 1,700

Fairhill st., E. s., 17 ft. 8 in. N. Lehigh ave., Frederick Woelfel to John Howarth, Dec. 10, 1886, 13 ft. 4 in. by 43 ft 1,700

Fairhill st., E. s., 86 ft. 8 in. N. Lehigh ave., Frederick Woelfel to James M. Lutz, Dec. 7, 1886, 13 ft. 4 in. by 43 ft 1,700

Fairhill st., E. s., 45 ft. 6 in. N. Lehigh ave., 14 ft. 6 in. by 43 ft 1,750

Fairhill st., E. s., 60 ft N. Lehigh ave., F. Woelfel to William A. Rookstool, Dec. 9, 1886, 26 ft. 8 in. by 43 ft 3,400

Field st., W. s., 84 ft. N. Francis, Charles C. Haines to Julia Hanlon, Dec. 10, 1886, 13 ft. by 48 ft 2,100

Fifth st., W. s., 228 ft. 8 in. N. Wager, F. A. Hartranft to William P. Uhlinger, Dec. 10, 1886, 17 ft. 7 in. by 109 ft 3,000

Cope st., 2120, James C. Moore to James W. Lord, Nov. 17, 1886, 15 ft. by 75 ft 1,500

Dickinson st., 2329, John Valdez to James McIlwain, Dec. 9, 1886, 15 ft. by 70 ft 1,500

Huntingdon st., 640, Girard Loan, Insurance, Annuity and Trust Company, trustees, to John B. Staley, Dec. 13, 1886, 14 ft. 6 in. by 57 ft ..... nom.

Hutchinson st., 2850, John M. Kennedy, Jr., to Margaretha Korner, Dec. 11, 1886, 13 ft. 11⅝ in. by 45 ft. 1,200

Jefferson st., S. W. cor. Twenty-fourth, Rebecca W. Sparks to Anton Cuerton, Dec. 7, 1886, 19 ft. 4¾ in. by 51 ft.; *g. r.*, $150; *Mtge.*, $1,000 3,000

Jefferson st., 1702, Wm. H. Wright to Ida S. Wright, Nov. 10, 1886, 16 ft. by 80 ft ..... nom.

Linwood st., N. s., E. of Thirty-ninth, Jacob Rightly to Isabel Thorn Howell, Dec. 7, 1886, 1 lot 24 ft. by 80 ft. and 18 lots, 14 ft. by 80 ft.; *g. r.*, $96 17,100

Ludlow st., S. s., 348 ft. W. Fortieth, Franklin A. Shoemaker, executor, to Matilda Letch, Dec. 9, 1886, 16 ft. by 80 ft 2,700

Pepper st., N. W. s., 96 ft. S. E. Memphis, Leon J. Marsh to Patrick Fagen, Dec. 2, 1886, 14 ft. by 58 ft 575

Nineteenth st., 228 N. Georgina, B. Bonbright to Samuel H. French, Dec. 7, 1886, 23 ft. by 140 ft.; *Mtge.*, $12,000 14,000

Race st., 1025, Sarah M. Busch to Wm. M. Marshall, July 24, 1886, 16 ft. 8 in. by 93 ft ..... nom

Reed st., N. W. cor. Barlow, James S. Erichson to Clara E. Erichson, Dec. 13, 1886, 16 ft. 8 in. by 45 ft.; *g. r.*, $119.50 ..... nom

Silver st., S. W. cor. Hutchinson, Thomas Batley to George A. Atkinson, Dec. 11, 1886, 14 ft. 8. in. by 79 ft. ½ in 5,700

Thirteenth st., W. s., 24 ft. S. Lombard, Isaiah James et al., ex'rs, to John Slevin, Nov. 30, 1886, 18 ft. by 70 ft.; *g. r.*, $67.50 2,800

Venango st., 1622, C. H. Showaker to Casper P. Padmore, Dec. 7, 1886, 15 ft. by 74 ft.; *g. r.*, $120, $1200 500

Westminister ave., N. s., 63 ft. W. Fifty-third, John Lambert to Noah Barlow, Nov. 15, 1886, 60 ft. by 64 ft 1,300

York rd., E. s., 255 ft. 10½ in. S. Rockland, Elizabeth S. Hanson to Jules Wellens, Nov. 19, 1886, 60 ft. by 334 ft 1,500

Chadwick st., E. s., 284 ft. 3 in. S. Morris, John McConaghy to Samuel I. Goodall, Dec. 13, 1886, 14 ft. by 53 ft.; *g. r.*, $48 1,000

Mole st., E. s., 101 ft. 3 in. N. Tasker, John Friel to Lewis P. Simpson, Dec. 14, 1886, 14 ft. by 47 ft.; *g. r.*, $42 ..... nom

Mt. Vernon st., 3945, 3957, Samuel H. Austin to Thos. Skelly, Dec. 7, 1886, 94 ft. by 86 ft.; *Mtge.*, $8000 5,125

Poplar st., 2941, Isaiah L. Shoemaker to Thos. Garber, Dec. 10, 1886, 14 ft. by 103 ft.; *g. r.*, $90 1,800

Queen st., N. cor. Baird, Thos. J. Burns to Frederick Jacobus, Nov. 22, 1886, 18 ft. by 90 ft 1,050

THURSDAY, December 16, 1886.

Austin st., W. s., 213 ft. S. Wharton, Wm. Cunningham to John J. Burke, Nov. 17, 1886, irreg. shape. $5,500

Baring st., S. s., 68 ft. E. Thirty-sixth, Wm. A. Patton to Sallie A. Brown, Dec. 11, 1886, 42x178 10,500

Broad st., W. s., 51 ft. S. Susquehanna ave., Esther Henszey to Benjamin F. Hesser, Dec. 3, 1886, 34 ft. by 88 ft. 11 in. Also, S. s. Susquehanna ave., 88 ft. to Broad, 34 ft. 11 in. by 85 ft 5,000

Broad st., N. W. cor. Allegheny ave., Elizabeth G. Fisher to Peter A. B. Widener, Dec. 9, 1886, 149 ft. 10 in. by 395 ft. 8 in 20,000

Brown st., N. E. cor. Third, Emma R. Richert to Harriet C. Fetters, Dec. 14, 1886, 2 lots, irreg 10,500

Brown st., S. s., 106 ft. W. Twenty-Fifth, Geo. P. Franklin to Robert Baird, Dec. 3, 1886, 95 ft. by 80 ft.; *Mtge.* $4,000 4,708

Callowhill st., S. s., 89 ft. 10½ in. W. Twenty second, Louisa T. Plaff to Abraham J. McGarry, Nov. 27, 1886, 16 ft. by 104 ft. 7⅞ in 4,600

Catharine st., N. s., 100 ft. E. Fifth, Ellen Wilson to John M. Yeager, Jr., Dec. 14, 1886, 28 ft. by 80 ft 4,500

Chester ave., 4222, Charles F. Thomas to Annie P. Thomas, Nov. 9, 1886, 25 ft. by 176 ft. 6 in ..... nom.

Clearview, lots 2130, 2131, Sec. 61, John H. Scott to Mary Magee, Dec. 6, 1886 250

Croskey st., 1944, Hy. R. Shock to Warren P. Edgarton, Nov. 10, 1886, 14 ft. 5 in. by 70 ft 3,000

Eleventh st., 2115 N., William G. Fox to Richard C. Ballenger, Dec. 10, 1886, 15 ft. 6 in. by 65 ft. 6 in 7,700

Federal st., 221-229, Charles H. Lungren, ex'r, to William Baugh, Dec. 14, 1886, irreg. shape; *g. r.*, $66 67.. 5,600

Fifteenth st., W. s., 98 ft. S. Huntingdon, Hy. B. Butcher to Hy. R. Shoch, Dec. 14, 1886, 36 ft. by 117 ft. 10 in 2,100

Fiftieth st., W. s., 65 ft. N. Kershaw ave., F. L. Michaelsen to Julius Johnson, Dec. 13, 1886, 15 ft. by 86 ft 1,900

Fourth st., E. s., 40 ft. S. Gaskill, Celia M. Sears to Thomas Leaden, Dec. 9, 1886, 17 ft. by 99 ft.; *g. r.*, $93 50 2,000

Gowen ave., S. E. s., 104 ft., and .03 ft. 10½ in. N. E. Ardleigh, Franklin B. Gowen, trustee, to Francis I. Gowen et al., Dec. 7, 1886, irreg. shape 5,000

Kershaw ave., N. W. cor. Fiftieth, F. L. Michaelsen to Harry Cummins, Dec. 13, 1886, 14 ft. 6 in. by 62 ft 2,100

Garfield st., S. E. S., 219 ft. 10½ in. S. W. Wakefield, William Garvin to J. Howard Keely, Dec. 15, 1886, 42 ft. by 53 ft. 5 in.; S. E. s. Harvey, 250 ft. N. E. Green, 30 ft by 150 ft 5,000

Leithgow st., 2851-2853 Michael Fox to George Muller, Dec. 9, 1886, 24 ft. by 41 ft. 3 in 2,800

Lombard st., S. s., 85 ft. E. Thirteenth, Samuel Young, Jr., to Elizabeth Morris et al., Dec. 13, 1886, 16 ft. by 74 ft 2,000

Marshall st., E. s., 70 ft. S. Venango, Robert A. Thompson to William W. Thompson, Dec. 1, 1886, 28 ft. by 80 ft 3,100

Mascher st., W. s., 132 ft. N. York, Elizabeth Norris to Charles Hahn, Dec. 2, 1886, 18 ft. by 92 ft. 6 in 1,000

Mechanic st., N. W. s., 58 ft. S. W. Cedar Lane, Mary M. Brunner to Sarah F. Harrison, Dec. 14, 1886, 45 ft. 6 in. by 57 ft. 4 in.; *Mtge.*, $2,400 2,400

Montgomery st., S. s., 30 ft. E. of Ninth, John G. Schnyder to Lydia Crissy, Dec. 6, 1886, 14 ft. by 58 ft.. 1,750

Ninth st., S. W. cor. Fitzwater, Bessie Jackson to Hugo A. Walker, Dec. 1, 1886, 18 ft. by 90 ft 4,500

Nineteenth st., E. s., 140 ft. 2½ in. N. of Wylie, Edward C. Chappatte to Catherine T. Erwin, Dec. 13, 1886, irreg. shape 3,500

Nineteenth st., W. s., 168 ft. S. Tasker, James Millamow, Jr., to James Waters. Dec. 8, 1886, 16 ft. by 68 ft.; *g. r.*, $72 625

Opal st., E. s., 58 ft. 6 in. N. Jefferson, Samuel Gourley to Mary Drake, Dec. 1, 1886, 14 ft. by 45 ft... 2,450

Pallas st., 1831, Daniel Fitzpatrick to Angeline H. Campbell, Dec. 10, 1886, 14 ft. by 50 ft.; *g. r.*, $42......... 1,355
Paschall ave., S. E. s., 205 ft. S. W. Forty-ninth, Wm. S. P. Shields to Charles Needles, Dec. 7, 1886, 42 ft. by 75 ft.; *Mtge.*, $3,300; S. E. s. Say, 107 ft. S. W. Forty-ninth, 98 ft. front; *Mtge.* $3,900........................ 13,800
Peirce st., S. s., 128 ft. 8 in. W. Seventh, Mary Bault to James McCarthy, Dec. 15, 1886, 15 ft. by 50 ft.; *g. r.*, $48.............................. 400
Preston st.. S. E. cor. Ogden, Charles Bush to Ella J. Bush, Dec. 13, 1886, 80 ft. by 120 ft....... 300
Rockland st., N. S., 142 ft. 6 in. E. Thirty-eighth, William Sykes to James Ruddle, Dec. 11, 1886, 12 ft. 6 in. by 53 ft. 5 in., *g. r.*, $19 50...... 1,250
Sixty-third and a Half st., W. s.. 175 ft. S. Westminster ave., Rebecca A. Story to Anna M. Story, Dec. 14, 1886, 25 ft. by 100 ft.; *mtge.*, $800 .... nom.
Spruce st., 1007, admrs. of E. F. Meany, decd., to Edward H. Cloud, Dec. 6, 1886, 15 ft. 6 in. by 75 ft.. ..
State st., E. S., 99 ft. 11⅛ in. S. Baring, Walter R. Kern to Owen Madden, Dec. 9, 1886, 12 ft. 6 in. by 50 ft.. 1,600
Thomas st., N W. s., 32 ft. 3 in. N. E. Scattergood, Theodore Volz to Secbiel Miller, Dec. 1, 1886, 20 ft. by 120 ft.................. 390
Thompson st., N. W. cor. Mervine, Louis Frothsen to Mayer Eichholz, Dec. 8, 1886, 17 ft. 6 in. by 62 ft. 6 in 5,000
Cambridge st., 2719, Charles H. Ennerman to John G. Schlecht, Dec. 9, 1886, 14 ft. by 41 ft. 8⅝ in........... 1,900
Twelfth st., E. s , 277 ft. 4 in. N. Montgomery, E. F. Benners et al. to James Corcoran, Dec. 8, 1886, 16 ft. 2 in. by 78 ft.; *Mtge.*, $2,000....... 2,300
Twenty-first st., E. s., 212 ft. S. Norris, Peter A. B. Widener to George Borrows, Dec. 6. 1886; irreg 7,900
Twenty-fifth st., N. W. cor. Hare, John M. Sharp to Martha Durham, Oct. 25, 1886, 15 ft. by 70 ft. 7¾ in... 4,000
Thirty-eighth st., W. s., N. Aspen, Isabel T. Howell to Anne E. Hand, Dec. 7, 1886, four lots, each 14 ft. 4½ in. by 80 ft.......... 10,800
Venango st., S. s., 18 ft. E. Marshall, Robert A. Thompson to William W. Thompson, Dec. 1, 1886, 32 ft. by 67 ft 3,000
Vine st., 1240, Catharine M. Rankin to Alexander Feel, Nov. 18, 1886. 16 ft. 6 in. by 62 ft. 6 in., and lot in rear.................... 1,000
Wain st., 1413, Ferdinand Voss to Joseph Rosenfeldt, Dec. 2, 1886, 14 ft. by 52 ft.................................. 1,800
Watkins st., N. s., 115 ft. 1½ in. E. Moyamensing ave., F. A. Cunningham to William McPherson, Nov. 29, 1886, 15 ft. by 51 ft.; *g. r.*, $31 88 1,020

FRIDAY, December 17, 1886.

American street, W. s., 345 ft. N. Columbia ave., Fidelity Ins., Trust and S. D. Co., Trus., to John Shiel, Dec. 14, 1886, 15 ft. by 67 ft........... $1,800
Ashwood ave., S. E. s., 100 ft. N. E. 86th, Elmwood Mutual Land and Improvement Co. to Wm. Holt, Oct. 20, 1886, 100 ft. by 107 ft......... nom
Bancroft st., S. E. cor. Morris, John Friel et al. to Paul Gallagher, Dec. 16, 1886, 26 lots.............................. nom
Brewster ave., S. E. s , 358 ft. N. E. 78th, George Laycock to Wm. Shipley, Nov. 11, 1886, 25 ft. by 100 ft... 100
Brown st., 27:6, Wm. Charlton to Fredk. J. Schrandt, Aug. 12, 1886, 15 ft. by 61 ft.; *Mtge.* $2000........... 1,500
Bustleton pike and Feasterville pike, John T. Murfct to Thomas Simms Nov. 20, 1888, 54.6 perches........... 3,050
Chadwick st., 1717, John Friel to John Caine, Nov. 29, 1886, 14 ft. by 53 ft.; *g. r.* $48........................ 842
Chelten ave., S. E. s., 150 ft. N. E. Pulaski ave , Henry T. Mason to Sarah Josephine Rhen, Dec. 16, 1886, 60 ft. by 250 ft....................... 13,000
Coulter st., N. W. s., 172 ft. 7 in. S. W. Cumberland. Franklin C. Paxson to George Willing, Dec. 15, 1886, 19 ft. by 64 ft...................... 3,920
Fifth st., S. W. cor. Huntingdon, Andrew Brenner to Johanna Brenner, Dec. 14, 1886, 16 ft. 6 in. by 86 ft.; also E. s. 6th, 30 ft. S. Cumberland, 14 ft. by 76 ft. 4¼ in.; also S. s. Huntingdon, 14 ft. 4 in by 67 ft.; also W. s Orrianna, 72 ft. 6¾ in. N. Norris, 14 ft. by 39 ft. 6 in............ nom
Fourth st., 2151 N., G. C. Seidel to Joseph Ranz, Nov. 30, 1886, 14 ft. by 50 ft.. 2,975
Fourth st., W. s., 157 ft. 10 in. S. Cambria, Reuben Bacbarach to Jacob Singer, Dec. 9, 1886, 41 ft. 6 in. by 51 ft. 3 in.; *Mtge.* $1500... . .. 7,200
Forty-second st., E. s., 46 ft. 11¼ in. N. Parrish, Roger Maynes et al. to Harriet Richards, Dec. 8, 1886, irreg. shape, and lot, W. of Holly, S. of Parrish..................................... 2,350
Forty-ninth st., S. W. s. and S. E s. Mayland ave., Thos. Robb to Marg. C. Heintz, Dec. 8, 1886, 45 ft. by 135 ft 8,500
Frankford Rd., 3023, Hy. Eimerman, Jr., to Mervinia Hubbert, Nov. 30, 1886, 20 ft. by 153 ft. ⅓ in.............. 3,566
Franklin st., 1920, Kate S. Sutliff to Kate Isabel Zane, Dec. 15, 1886, 17 ft. by 71 ft........................ 6,500
French st., 1231, Chas. H. Eimerman to August Janne, Nov. 30, 1886, 14 ft. 4 in. by 60 ft.; *Mtge.*, $1,500....... 600
Getz st., E. s., 305 ft. 1⅜ in. N. McKean, Lewis C. Felton to Fedora Vise, July 31, 1886, 14 ft. by 46 ft. 6 in.; *Mtge.*, $800......................... 400
Kensington ave., 2647, Thos. L. Wishart to Andrew J. Toland, Dec. 7, 1886, 13 ft. 4 in. by 60 ft. 4 4-9 in...... 1,485
Lawrence st., 2921, Emily Bethell to Catharine Emmeraker, Dec. 15, 1886, 14 ft. 2 in. by 51 ft.; *mtge.*, $1,400 900
Lee st., 2522, Wm. F. Laer to Chas. Scott, Dec. 14, 1886, 12 ft. by 60 ft.; *Mtge.*, $942 66............................. 607
Lombard st., S. s., 20 ft. E. Twenty-third, Wm. B. Rambo to William Stewart, Nov. 13, 1886, 16 ft. by 78 ft 3,200
McCurdy st., N. s., 252 ft. W. 26th, James Twaddell to Benjamin Orr, Dec. 14, 1886, 14 ft. by 55 ft.; *mtge.*, $500.. 500
Newbold ave., E. s., 115 ft. S. Ruscomb, Charles W. Henry to John Schuerman, Dec, 15, 1886, 25 ft. by 87 ft. 10 in................................ . 416
Oxford st., N. s., 131 ft. W. 20th, Jas. Hay to Kate E. D'Olier, Dec. 10, 1886, 15 ft. 6 in. by 70 ft.; *mtge.*, $2,000... 1,400
Penn st., S. E. s. and N. E. s. Morris, Emma M. Bell to Annie L. Hamersley, Oct. 7, 1886, 104 ft. by 139 ft. 10 in.............................. 2,000
Pennock st., S. E. cor. Swain, Wm. Charlton to Robert J. Boyd, Dec. 8, 1886, 14 ft. by 43 ft.; *Mtge.*, $1,200.. 1,600
Randolph st., 1234, R. J. Sosua to Lazarus Kahn, Dec. 7, 1886, 16 ft. by 56 ft. 6 in.................................. 3,450
Belgrade st., N. s., 47 ft. 9 in. W. Marlborough, Wm. R. Owens to Thomas M. Rihl, Nov. 20, 1886, 14 ft. 9 in. by 36 ft. 2⅞...................... 1,200
Seventh st., 1002 N., M. V. B. Grundlock to Lonise Seidel, Dec. 9, 1886, 16 ft. by 86 ft. 3⅝ in........................ 2,800
Sixteenth st., W. s., 16 ft. N. Spring, George A. Elsasser to Wm. D Brennage, Dec. 11, 1886, 32 ft. by 64 ft. 6 in.. 4,500
Sixty-fourth st., N. W. cor. Callowhill, Jno. J. McDonald to G. Alfred Rodgers, Aug. 7, 1886, 25 ft. by 125 ft......,....................................... 600
Sixty-fourth st., W. s., 25 ft. N. Callowhill, Cyrus T. Francis to G. Alfred Rogers, Dec. 8, 1886, 50 ft. by 125 ft... 2,000
Station rd., 24th ward, Geo. Rhoads to Benj. F. Eastburn, Nov. 20, 1886; 38. 4 perches................................ 185
Tacony rd., W. s.. 201 ft. 8 in. S. W. Margaret, Geo. Thoms to Parthenia Esbach, Nov. 26, 1886; 15 ft. 2½ in. by 200 ft.; *Mtge.*, $1000.................. 1,500
Twentieth st , W. s., 176 feet N. Tasker, Wm. Marshall to Philip Steinbach; Dec. 8, 1886; 16 ft. by 66 ft.; *g. r.*, $42............. 1,700
Twenty-first st., W. s., 176 ft. S. Cambria, Jacob Maugweiler to Dominicus ave; Oct. 27, 1886; 16 ft. by 92 ft. 6 in.. 1,450
Twenty-second st., W. s., 17 ft. S. Oxford, Matthew Kennedy to Jamieson O. McKee; Dec. 14, 1886; 17 ft. by 74 ft., *g. r.*, $78................. 850
Twenty-fifth st., E. s., 365 ft. E. Berks, Kate Irene Tewkesbury to Adam Schirra, Dec. 15, 1886; 14 ft. by 65 ft 3,000
Second st., E. s., 20 ft. S. Moore, Guarrantee Bl'g Ass'n to Jas. K. Ryan, Dec. 6, 1886, irreg. shape............... 2,500
Old Second st. rd., E. 6th, Interest, Geo. Mayer, gdn. and others, to Jno. Waller; Dec. 14, 1886............ 41
Ontario st., 845, 29th Ward B. & L. Ass'n to Geo. E. Oberer, Dec. 15, 1886, 15 ft. by 45 ft......................... 1,600
Walnut st., 4115, Jno. W. Wright to Nancy W. S. Clark, Dec. 15, 1886 ; 26 ft. by 120 ft.................................. 13,500
Winona ave., S. s., Emma M. Bell to Jno. Smith, Nov. 15, 1886, irreg. shape.. 400
Wisteria ave., N. W. s., 14 ft. S. W. Miller, Thos. L. Janeway to Anna H. Upham, Nov. 15, 1886, 14 ft. by 44 ft. *Mtge.*, $700.......................... nom
Wisteria ave., N. W. s., 126 ft. S. W. Miller, Thos. L. Janeway to Martha G. Hodge, Nov. 19, 1886, 14 ft. by 44 ft.; *Mtge.*, $700........... nom
Second st., 2125 N., F. E. Davis to Mary K. Dixey; Dec. 17, 1886, 16 ft. by 65 ft., *Mtge.*, $2000................ 1,600

SATURDAY, December 18, 1886.

Almond st., N. W. s., 65 ft. 7½ in. N. E. Lucy, Maggie Kuehner to Fredericka Heilbron, Dec. 9, 1886, 13 ft. by 50 ft.. $1,450
Arizona st., 1005, Chas. S. Mackay et al. to Gustav A. Witman, Dec. 8, 1886, 12 ft. by 57 ft. 6 in................. 1,300
Aspen st., N. s., 486 ft. E. Thirty-ninth, Jacob Rightly to Ellen E. Sieger, Dec. 4, 1886, 50 ft. by 80 ft... 2,800
Atmore st., N. s., 155 ft. 3 in. W. Thirteenth. David Dunbar to Elbert Y. Williams, Dec. 14, 1886, 17 ft. 6 in. front........................... 3,500
Barclay st., N. s., between Sixth and Seventh, Jno. Dolman, Jr., Master, to Jno. F. Norton, Dec. 16, 1886, 16 ft. by 47 ft 9 in.; and a lot, 7 ft. 6 in. by 5 ft. 8 in.; rear, subj. to payment of the annual sum of $541.67. 1,083
Bellevue st., N. s., 140 ft. E. Twenty-third, Caroline Swift to Philadel-

phia, Germantown and Chestnut Hill R. R. Co..... 500
Berks st., 529, John Enochs to Albert F. Greenig, Dec. 15,1886,irreg. shape..... 4,500
Cherry st., 627, Theodore V. Kirk to Howard L. Haines et al., June 26, 1886, 13 ft. 10 in. by 31..... 2,500
Chestnut st., N. s., 57 ft. W. Thirty-fourth, Charles W. Budd to Susan A. Mendenhall, Dec. 15, 1886, 19 ft. by 104 ft. 6 in..... 8,000
Chestnut st., N. s., 95 ft. W. Thirty-fourth, C. W. Budd to Ella M. Baldwin, Dec. 15, 1886, 19 ft. by 104 ft. 6 in.; *mtge.*, $5000..... 3,000
Croskey st., 1960, Hy. R. Shoch to Sarah C. Brown, Dec. 15, 1886, 14 ft. 5 in. by 70 ft..... 3,000
Daly st., 743, James Hastings to Thomas Cooney, Dec. 2, 1886, 14 ft. by 50 6 in.; *g. r.*, $36..... 500
Dickinson st., S. E. cor. Lambert, John Simpson et al. to John Greenwell, Dec. 16, 1886, 15 ft. 6 in. by 65 ft.; also, S. s. Dickinson, 60 ft. 6 in. W. Taber, 15 ft. by 65 ft..... 2,500
Ellsworth st., S. s., 96 ft. W. Twenty-second, W. L. Landreth to Jane Tait, Oct. 2, 1886, 16 ft. by 86 ft.; *g. r.*, $84..... 850
Fifty-ninth st., W. s., 25 ft. 6 in. S. Landsdowne ave., Wm. R. Nicholson to John Frost, Dec. 17, 1886, 15 ft. by 179 ft. 10½ in..... .....
Fontain st., 1737, John M. Sharp to John T. Martin, Dec. 15, 1886, 15 ft. by 75 ft..... 3,200
Front st., E. s., and S. s. Tasker, Jno. D. Reed to John M. Crean, Dec. 8, 1886, 18 ft. 6½ in. by 60 ft..... 981
Hamilton st., N. E. s., 50 ft. S. E. Hegerman, Twenty-third, ward, Charles H. Mason to Sarah A. Baker, Dec. 16, 1886, 25 ft. by 120 ft..... nom
Haverford st., N. s., 112 ft. E. Thirty-fifth, Twenty-fourth ward, M. J. MacDonald to Washington Davis, Dec. 13, 1886, 32 ft. by 50 ft.; Mtge., $5000..... 5,500
Kauffman st., S. s., 167 ft. E. Fourth, J. L. Cathell to Rebecca C. Uphoff, Nov. 24, 1886, 44 ft. by 29 ft. 8 in.; subj. to ½ of a G. R. of $21..... 750
Knorr st., S. W. s., 50 ft. S. E. Hegerman, Chas. H. Mason to Andw. J. Craven, Dec. 16, 1886, 25 ft. by 135 ft..... 2,000
Lehigh ave., S. E. cor. Jasper, T. W. Smaltz to Emma J. Buck, Dec. 7, 1886, irreg. shape..... 5,000
Lehigh ave., 1902 E., T. W. Smaltz to Geo. Sonneborn, Dec. 7, 1886, 14 ft. by 69 ft. 11 in..... 2,700
Lehigh ave., 1936 E., Jno. Harley to Wm. Thornton, Dec. 17, 1886, 14 ft. by 107 ft. 4 in.; *mtge.* $1500..... 1,100
Lehigh ave., 1948 E., T. W. Smaltz to Celia Dwyer, Dec. 1, 1886, 15 ft. 6 in. by 57 ft..... 2,600
Market st., 1623, John S. Hansell to Wm. H. Wilson, July 17, 1886, 20 ft. by 170 ft..... 40,100
Master st., N. E. cor. 33d st., Alex. M. White to Connecting R. W. Co.; Dec. 10, 1886, 1.7564 acre..... 24,589
Norris st., 2504 E., John R. Davis to Samuel Shubert, Dec. 4, 1886, irreg. shape..... 2,750
Orrianna st., W. s., 68 ft S. Indianna, Thomas H. Flood to Jonathan R. Seltzer, Dec. 15, 1886 14 ft. by 47 ft.; *g. r.* $51..... 18,525
Riggs st, S. s., 144 ft. W. Muller, Chas. H. Wallace et al. to Michael Gibbons, Dec. 16, 1886, 32 ft. by 44 ft. 6 in..... nom
Christian st., N. s., 16 ft. W. Muller, Michael Gibbons to Catharine Gibbons, Nov. 15, 1886, 16 ft. by 68 ft.; also N. s. Christian, 228 ft. W. Gray's Ferry road. 16 ft. by 68 ft... nom
Ringgold st., 1922, H. R. Shoch to Margaret Sutton, Dec. 10, 1886, 14 ft. by 50 ft.; also 1907 and 1909 Taylor, 28 ft. by 50 ft.; *Mtges.* $2000 4,000
Seventh st., E. s., 49 ft. S. Watkins, Edw. Hallman to Mary King, Dec. 9, 1886, 16 ft. by 74 ft.; *g. r.* $84..... 825
South st., S. E. cor. Charles, 4th Ward, Owen Lamb to Jas. J. Brady, Dec. 13, 1886, 21 ft. 7 in by 80 ft..... 15,000
Tenth st., W. s., 64 ft. S. Watkins, E. S. Price to Mary Haslam, Dec. 15, 1886, 16 ft. by 50 ft..... 2,000
Thomas st., N. W. s., 52 ft. 3 in. N. E. Scattergood, Frank Kowalskey to Christian Kurschinski, Dec. 13, 1886, 52 ft. by 120 ft..... 675
Eighteenth st., W. s., 16 ft. 9¾ in S. Brown, Morris Dunbar to Elbert Y. Williams, Dec. 1, 1886, 16 ft. by 63 ft..... 3,500
Twenty-first st., W. s., 170 ft. 6 in. S. Montgomery, Edwin Sharp to Alex. Morrison, Dec. 13, 1886, 15 ft. by 70 ft. 1¾ in.; *gr.* $135..... 1,950
Ninth st., 2556 N., Jno. Loughran to Emma M. Bowden; Dec, 1886, 14 ft. 10½ in. by 80 ft..... 3,150
Richfield st., N. s., 154 ft. 8 in. E. 13th, Hiram A. Miller to Edw. Alvey Blood; Dec. 9, 1886, 18 ft. by 58 ft. 6 in..... 3,000
Thirty-fourth st., E. s., 134 ft. N. Powelton ave., Sanford P. Campbell to Wm. S. Kimball; Dec. 16, 1886, 24 ft. by 111 ft. Also, E. s. 34th, 158 ft. N. Powelton ave., 20 ft. by 111 ft. Also, S. s. Pearl, 111 ft. E. 34th, 59 ft. by 60 ft..... nom
Thirty-eighth st., W. s., 116 ft. 3 in. N. Aspen, Isabel Thorn Howell to Ellen E. Singer, Dec. 7, 1886, 14 ft. 4½ in. by 80 ft..... 2,800
Woodstock st., E. s., 67 ft N. Tasker, John Simpson et al. to Jno. Greenwell, Dec. 16, 1886, 14 ft. by 50 ft.... 1,600
Wright st., 2451, Wilson V. Shibe to Elizth. F. Schant, Nov. 30, 1886, 14 ft. by 41 ft., *g. r.*, $48..... 850

Real Estate at Auction.

Sold on December 16, at the Exchange:

Three-story brick dwelling, No. 2215 E. York st., and building 2214 Emlen st.; lot 16 ft. 8 in. by 125 ft. 3 in $3,600
Neat three-story brick dwelling, No. 2038 Mt. Vernon st.; lot 20 ft. 2 in. by 89 ft. 5 in..... 7,000
Store and dwellings, N. W. cor. Thirteenth and Rodman sts., subject to a ground rent of $96; lot 18 ft. by 86 ft..... 4,800
Three-story brick dwelling, No. 2067 Ridge ave., and stable and shedding, Dotts st.; lot 18 ft. by 189 ft. 4 in..... 7,500
Business location, No. 1613 N. 2d st., subject to an irredeemable ground rent of $25; lot 20 ft. by 120 ft..... 2,100
Two brick houses rear 1220 Olive st., lot 27 ft. 5 in. by 15 ft. 11in..... 1,500
Three-story brick saloon and dwelling, Tenth and Passyunk ave., subject to an irredeemable ground rent of $30; fronts 86 ft. 1 1-6 in. each... 5,150
Two-story brick dwelling, S. W. cor. Thirty-ninth and Melon sts. lot 16 ft. by 100 ft..... 2,500
Three-story brick building, No. 613 Peach st.; lot 20 ft. by 40 ft..... 1,000
Also since last report:
Frame house and lot, Prospect ab. Tibben st., Roxborough, 56 ft. 9¾ in. by 230 ft..... 820

GUARANTEE
Trust & Safe Deposit Co.
CAPITAL, - - $1,000,000.
316, 318 and 320 Chestnut Street,
Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.
Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.
Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.
THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S. BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

1783. Established 1783. 1886.
McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Street.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.
THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.
DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

FLOWERS

ELEGANCE ENHANCE BEAUTY PERFECTION AND LOW PRICES

Sheafer, 1019 7th Street

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration,
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR Copies, 15 Cts.

CHAMPION LAMP

Patented Jan. 19th, 1886.

Medals and Diplomas have been awarded the "Champion Lamp" over all competitors, by the "Franklin Institute" (Novelties Exhibition) and the "Pennsylvania State Agricultural Society," 1885.
Made in all forms, Plain or Fancy, Table or Hanging. Send for Illustrated Circular.

A. J. WEIDENER, Sole owner of Patent.
No. 36 S. Second St., Philadelphia, Pa.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

THE BEST
WINTER BOOT
CENTLEMEN'S CORK SOLE
(DAY-SEWED)
BUTTON OR LACE.
$5.00.

We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most

Comfortable and Durable Winter Boot

Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

Mr. HARRY S. BÆRE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

GOLD AND SILVER BOUGHT.

Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

Browning, King & Co.

910 & 912 CHESTNUT STREET,
Offer Special inducements in
OVERCOATS.

We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:

Men's Chinchilla Overcoats at $6.00 and upwards.

Boys' Chinchilla Overcoats at $5.00 and upwards.

Children's Chinchilla Overcoats at $4.00 and upwards.

Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.

R. T. COODRICH, Manager.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple. Neat. Cheap. Luxurious
Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St., PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

—Mrs. J. W. Ryerss, of No. 922 Walnut street, left an estate valued at $100,000.

—Louisa G. Wilson's personal estate is valued at $93,080 and that of George A Stephenson at $57,098,52.

FURNITURE

MANUFACTURERS.
BUY OF THE MAKERS,
If You want to Save Money.
WEBER & WEINMAN, Retail Store, 927 Market Street.

PIANOS.
SHEET MUSIC.
ORGANS.

THE LARGEST AND FINEST STOCK OF
MUSICAL GOODS IN PHILADELPHIA
Knabe; Guild; Vose & Son's Pianos.
Wilcox & White's Parlor and Chapel Organs.
Low Prices and Easy Terms.
All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.
F. A. NORTH & CO., 1308 Chestnut St

ABERDULAIS TIN PLATE WORKS,

NEATH, WALES, NOVEMBER 19TH, 1886.

Messrs. MERCHANT & CO., Philadelphia,

DEAR SIRS:—We are in receipt of your favor of November 9th, which has our most careful attention. For the past two years we have endeavored to meet the views of yourselves and customers in reference to improving the coating of the "CAMARET" leaded plate. That our mutual efforts in introducing guaranteed and stamped plates have been successful does not admit of a doubt.

Your desire to further improve the coating of the "CAMARET" so that Architects, Builders and Roofers may be still better satisfied meets our entire approval, and you can inform all friends of the "CAMARET" Roofing Plate that this brand of 1887, which we are now making for you, will be much heavier coated than any of the "CAMARET" plates we have shipped you heretofore.

We are confident that the extra coating now being put on this brand, together with our usual care in assorting, squaring, etc., will cause the "CAMARET" Roofing Plate to continue—as we are satisfied it is to-day—the leading brand of regular coated plates in America.

Yours very Truly,

(Signed) JOS. WILLIAMS & CO., Ltd.

Per J. H. R. Ritson.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

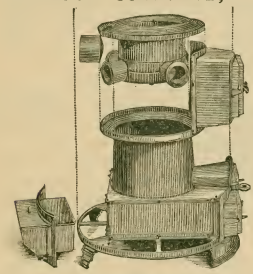
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,

→STOVE COMPANY,←



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada.
143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER,
1423 Chestnut St.

DON'T

BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.

Men's Overcoats.

OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00

Men's Suits.

SUITS, $6.50	*Worth $9.00*
SUITS, $9.00	*Worth $13.00*
SUITS, $12.50	*Worth $16.00*
SUITS. $15.00	*Worth $20.00*
SUITS, $18.00	*Worth $22.50*

We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00

Will exchange Clothing for Real Estate.

D. KLEIN & BRO.,
918 Market Street, Philadelphia.

Established 1854.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: { New York, 14 Maiden Lane. / Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 51. PHILADELPHIA, MONDAY, DECEMBER 27, 1886. PRICE 15 CENTS

DONT You want to subscribe for this paper? It is published weekly and costs but $5.00 a year. We can give you the names of subscribers who have saved hundreds and thousands of dollars through information obtained from its columns. A single number might contain information worth hundreds of dollars to you. It interests every business man who is interested in the wonderful growth of this magnificen t city. It contains a weekly report of Property Transfers, Mechanics' Liens, Judgments, Building Permits, Contemplated Building Operations, Supreme Court Decisions on matters pertaining to Real Estate, &c. No paper published has been quoted so much by the Philadelphia Daily and Sunday Journals. The paper will be sent to you upon receipt of the subscription price, or we will send you a copy free for one year if you will send us five prepaid subscriptions.

Address, **JNO. N. CALLAGHER,**

Proprietor,

REAL ESTATE RECORD AND BUILDERS' GUIDE,

727 Walnut Street, Philadelphia.

ADVERTISING RATES FURNISHED UPON APPLICATION.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. Du BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA.
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

F. R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages for sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
No. 209 SOUTH SIXTH STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW,
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....*$2,589,103 19*
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS,
and
WORKS OF ART.
George C. Newman,
805 MARKET STREET.
EASELS,
PEDESTALS
PICTURE FRAMES.

J. T. JACKSON & CO.,
Real Estate Brokers,
No. 711 WALNUT STREET,
PHILADELPHIA.
☞ RENTS, SALES, MORTGAGES, ETC,

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia,

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO 51. PHILADELPHIA, MONDAY, DECEMBER 27, 1886. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, DEC. 27, 1886.

IF THE country will build 10,000 miles of main line next year, as railroad builders have given it out, we may assuredly anticipate a year of industrial and commercial activity such as we have not seen since 1882. All the Trunk Lines it is understood contemplate extensive additions to their mileage. The Southern lines also contemplate important extensions. Consolidations are also in progress of lines now isolated, for the purpose of organizing the railway interests throughout all of the Southern States. Huntingdon, Jay Gould, and some lesser railroad lights are now at work upon this gigantic problem. The aim is two-fold: first, to organize the southern railway mileage into a system which it has heretofore lacked; second, to develop the resources of the South which have heretofore been neglected. Attention has been directed to this latter point by the activity of industrial managers who have gone South during the past two or three years building factories, mills and shops by the hundred, and developing the mineral resources of the South. This has given the railway managers a hint and they are now preparing to build lines of longer or shorter extent into various sections of the South which are rich in natural resources. The truth of this may not be apparent at once. The development of the South is attracting Northern and foreign capital at the rate of $10,000,000 every month. The South will drain the North of Capital, labor skilled and unskilled, and that surplus energy which is always accumulating in a country like ours. This Southern development will result in what might be termed a balancing of the industries by which one will become and remain a vast market for the products of the other. It might be said with safety that the panic or depression which overtook us in 1883 and continued for three years would either not have taken place or would have been of less duration had the South been more fully developed. To-day the South is a far better market for Northern products than three years ago, and every week it is becoming a more valuable market. Its abundant supplies of coal and lumber will be more easily reached. It will become an excellent market for our tools, and machinery, and mechanical appliances. The far West has developed wonderfully, but new sources of supply have also developed, thus practically cutting Eastern cities, like Philadelphia, off. The Great West goes to Chicago and St. Louis, instead of to Philadelphia or New York. The development of the Southern States, especially of the Atlantic Coast will make Philadelphia, if not the first, the second, market in importance, and will bring to our city with the help of the Baltimore & Ohio R. R. Co. a valuable trade which will stimulate our industries and increase the volume of our business. The Pennsylvania R. R. Co. seeing the grand opportunities in store have recently concluded negotiations by which they will come into possession of a new line, practically a trunk line, throught he Atlantic and Gulf States. It is the intention of this company to construct feeders from then main line into every locality where traffic is likely to be developed, and thus become a grand agent in the rehabilitation of the South. These observations are not mere sunshine, but they are the reasonable deductions from existing facts and conditions. Capital which is always conservative and slow to move cannot take advantage of the developing opportunities too rapidly. Money is reaching southward by the million instead of by the thousand. Pennsylvania and Ohio iron and steel makers and lumber manufacturers are looking for opportunities there instead of elsewhere. Railroad managers are finding encouragement there instead of in the far West. The development of the resources of the South will bring more business to the Northern Atlantic coast cities than can be possibly expected from the greatest possible developments of the far West.

IF the iron trade is a correct barometer, its present strength points to a year of unusual activity after January 1st. Consumers are crowding orders into market or where they are not doing so they are making inquiries for very large supplies. The result of a great advance in the iron market will be to create an unnatural condition of trade and to lead to speculative ventures which cannot but bring harm to those who indulge in them. The iron trade suffered from the boom of 1882. A boom now would produce disastrous results. The productive capacity of the country is enormous and it is sold up in nearly all directions. The steel rail makers take the lead, and are reported to have sold more material than they can supply in six or seven months. The plate and structural mills are also sold up for some time to come. The blast furnace capacity is 123,000 tons per week and it is probable that this capacity will be sold from two to three months ahead during January. Two or three companies have withdrawn their quotations. The trade prospects for the coming year are certainly of a very promising nature. The country desires to avoid a boom because it would be destructive of commercial health.

PRESIDENT CAMMANN of the New York Real Estate Exchange, in delivering his annual address said, that the total receipts from rents and auction room fees were, $42,000 for the past year. The cost of running the building, and taxes and interest on debt, left $22,000 for the actual running expenses of the exchange and salaries. The membership takes the deepest interest in the Exchange, for they find that through it a great deal of valuable work is done.

THERE have been many serious accidents already this winter, occasioned by the uneven surface of brick side-walks. How long this abomination will be allowed to continue no one can answer. Will not some of our many Councilmanic Statesmen present a resolution containing an edict against, 1st, the relaying of brick for side-walks; 2d, against the use of brick for side-walks in front of new buildings. Through these restrictions the inhabitants of this city in the year 2000 may be able to see the last of them.

OUR system of transferring titles to real estate is barbarous and calls for a change. The lawyers of course, would oppose anything which would take money out of their pockets or keep business from their offices. This subject is attracting more attention in New York City than elsewhere. In our land transfers we are a hundred years behind the age. An improved system prevails in Prussia, and even in New Zealand and New South Wales. Steps are being taken in Great Britain to so reform the land laws as to make registration, and the passing of titles easy, cheap and certain. Mr. Dwight H. Olmstead recently read a very interesting paper upon this subject. He stated that in 1881, the fees in New

York for searching titles amounted to $1,750,000. The official fees besides this amounted to $400,000 more. The business this year is much greater than then, and would amount to not anything less than $2,500,000, the most of which is thrown at lawyers and officials for no really valuable service. Powerful monetary interests are opposed to any appeal. The lawyers and the title guarantee companies are preparing to lead in the opposition to any efforts in this direction. Lord Hobhouse said, "the present shackles upon land are not the result of any national deliberation but are pure inventions of lawyers." The Duke of Marlborough said, last year, in the Fortnightly Review, that the transfer of land has at all times been surrounded with legal difficulties of every description. He is in favor of a measure which will free land from the grip of the law and render it as negotiable as other forms of wealth. He says the simple cure is to sweep away at one blow the entire machinery of deeds, and substitute in matters of sale, a simple mode of registration of parcels bought and sold. Deeds he says are the inventions of lawyers, and registration is a complete substitute. The State must afford means for the wholesale registration of land on a very different basis to the feeble attempts, which have been heretofore made in that direction. Mr. Osborne has opened an investigation which ought to extend into every business community. It by no means follows that a system of this kind would prove an injustice to the lawyers as is supposed. The legal fraternity have an important position in our social economy. Their valuable services cannot be dispensed with. Their skill and knowledge is necessary. In dispensing with mere clerical services, involved in the writing of long deeds full of meaningless words, which a first-class lawyer has no time to trouble with, we are not interfering with their legitimate occupation. The interests of the public, and the interests of real estate operators and conveyancers, are involved in the simplification of the present cumbrous system of land transferring.

MR. ROBERT'S testimony in the Railroad Pool case, would indicate that Railroad Pools were a great blessing to the people of this commonwealth. Just think of it, you poor long suffering and unsophisticated mortals who have to eat and live, you are better protected than you have ever had any reason to suppose, listen to this sage of reason and on bended knees, thank the glittering stars that you are still alive. Mr. Roberts said in his testimony on Saturday, the 18th instant, that the purpose of the pool "was largely to enable the present corporations to properly protect the public against the influences that were brought to bear to discriminate against the interests of the company and the people which they had to serve."

Mr. Roberts may believe this, but it is doubtful, he may also believe that the people can be made to believe it, but in that he will be mistaken. There are too many years of railroad aggression against the people of this State, who know what discrimination means in its fullest sense, and who also know its bitter cost. What "were the influences that were brought to bear" of which Mr. Roberts speaks? Surely not competition for until lately railroad competition in this State, has had practically little or no existence. If no other good comes from Attorney General Cassidy's suits, they will at least give his successor an opportunity to continue them, failing in which General Beaver will necessarily go on record as favoring the Railroad Companies, and as against the interests of the people.

THE New Yorkers propose to have another bridge, which will cross the East River at Sixtieth street. It will have two termini, one at the Grand Central Depot, at Forty-second street, and another at the Fourth avenue tunnel, at Eighteenth street. A double track road is projected from the Long Island terminus to Brooklyn. This will greatly enhance the value of property in Long Island City, and will open vast possibilities for that side of the city. The bill which Messrs. Everett and Hewitt, have introduced into Congress, provides for a bridge three and one-half miles long, 155 feet above mean high tide at the centre, and built to sustain a strain of 3000 live pounds to the running foot. Besides its railroad accommodations, it will have a wide drive-way and a cable system, by which the trip can be made in seven to ten minutes. It is proposed to build a cantilever bridge.

WE are in receipt of several letters from architects thanking the REAL ESTATE RECORD for its article commenting upon the *American Architect* and its *quasi* endorsement of N. G. Taylor's confidential circular to architects, which has excited so much indignation and engendered so much bitter feeling. The fact is, the circular, as well as the *American Architect's quasi* endorsement of the same was indicative of an under-estimate of the mettle of the men it was intended for. It is simply pure and unadulterated simplicity for any journal, no matter how popular, to extenuate with sheer twaddle, such a palpable insult and outrageous reflection upon a profession that has justly earned the entire confidence and support of the public, and which had a right to expect better vindication than the *American Architect* seems disposed to give it.

IT is rather surprising to hear the New York people say that the elevated railroads will not answer the future requirements of that city. Cable systems are proposed in place of the horse car lines. The elevated roads are now over-crowded during certain portions of the day and the managers are not able to put on trains enough to carry the people as fast as they come. Col. F. K. Haim admits that their carrying capacity is about 700,000 per day. The cable system is working on Tenth Avenue, 125th street, and on the Brooklyn Bridge satisfactorily. The superiority of this system has been demonstrated in San Francisco, Kansas City, Chicago and other Western cities. On April 24th, 1884, a charter was granted to certain New York parties to build a cable road over twenty-nine lines mapped out, including seventy miles of track along the leading avenues in the busiest cross-streets in the city. Too much opposition was manifested and the project was dropped. A cable line is projected, beginning at the southern terminus of West street, thence to Tenth avenue, to 33d street, thence to Fort George Avenue, to 11th avenue, and thence to 190th street, and from there to 10th avenue again. This is a long line but it is intended to be only a pioneer in the cable system which it is proposed to adopt, and five cents is to be the fare between extreme points. The Third avenue Company has carefully investigated the cable system and has decided to put it in operation on its main line on Third avenue and the Bowery. This will involve an expense of $1,500,000. Certainly New York proposes to adopt the most practicable system of rapid transit. The outside world has been taught to believe that the facilities of the elevated system were almost inexhaustible. It looks almost like taking a step backward to drop from the elevated system to the cable system. In this connection we may be permitted to throw out the hint that a company has been organized to build a pneumatic line for the transportation of freight and passengers. It has plenty of capital back of it, and its promoters believe that it will more satisfactorily solve the question of rapid transit than either elevated or cable roads. While New York may not be able to move fast enough with its elevated roads, it does not follow that such would be the case in Philadelphia. Such a road would answer the requirements of our people for an indefinite period. The question is an open one in both cities, and the only thing we are safe in saying is, that rapid transit will be an accomplished fact before many moons have passed.

IT begins to look as though "organized charity" was a humbug, a lie, a delusion, and a snare. The details given in the *Times* of the sufferings of the Devlin family at 1807 North Second street are so thoroughly sickening that the reader almost wishes he had not read them. It is very evident that many of these sleek morsels of voluptuous goody-goodyness to whom is relegated the distribution of alms generously contributed by warm-hearted citizens who's earnest desire is to ameliorate the condition of the poor, are abusing the trust and are simply playing upon the credulity of the sympathetic on the one hand, and working upon the terrors of the poor with threats of charges for vagrancy and the house of correction, with the view of curtailing expenditures, in order that they may reap the benefit. If you wish to help the poor the better way is to attend to it yourself and not entrust it to an organization that requires expenses amounting to several hundred per cent. over the amount distributed.

THE question of repeal of dower and courtesy is bringing out a great deal of interesting discussion among the New York lawyers and conveyancers.

THE New York real estate brokers are looking for a big rush of winter business. Our Philadelphia brokers anticipate considerable activity during the first two months of the year.

IN less than twenty years the entire character of Broad street must undergo a radical change. Its situation practically makes it the Broadway of Philadelphia. It is the dividing line between the Easterly and Westerly sections of the city and is of easy access to both. The Northern tendency of the city's growth will soon make a change imperative and even now the erection and opening on North Broad street of a few magnificient stores of the Wanamaker type, would very soon influence a host of followers.

The fact is the northern wards have grown so rapidly in wealth and population that they will soon tire of business isolation and demand the change. Predictions of dazzling magnificence may be justly ridiculed now, but he who lives through the second or third decade of 1900 will realize what a fool he was in 1886.

In 1857 the writer's father bought New York lots adjacent to Fifth avenue and the Central Park for $250 each, they have since been sold for a sum equal to a hundred times that amount, the eligibility of these lots for magnificent returns never equaled that of Broad street property south of Columbia avenue taking the present time as the estimate for Broad street probabilities.

THE prosperity of the Knights of Labor is due in a large measure to the fact that labor is in great demand. Workmen rush into organizations when they see an opportunity through organization to advance wages. Suppose in a year's time the tide turns, tens of thousands are disemployed, enterprise lags, a panic overtakes us — what then? The same incentive to organization would not exist. A fight would take place for employment. Employers would naturally give the preference to an efficient non-union man rather than to an efficient union man, provided he can employ the former cheaper. When the motive to join a union is removed, and an inducement is offered to not belong, membership will fall off. If we encounter another industrial depression, the Knights of Labor will scatter, but the organization will not be destroyed. That organization had its great start in 1877 and 1878. It was not until 1881 or 1882, during the period of greatest industrial revival, that it began to gain rapidly. The presumption is a safe one, that a panic will drive out tens of thousands, and for this reason, that there are tens of thousands in the organization who are there for purely selfish purposes, and who have no genuine sympathy with the cause of labor. A considerable percentage of the membership has either been dragged or induced in, and that element will be the first to desert the organization when a pretext or an opportunity presents itself. Those employers who begin to feel that they are under the permanent control of an organization of labor, must remember that the Knights have not yet won their spurs. They have not yet gone through the ups and downs which can alone put life and permanency into any combination of men. In other words, the storm which the Knights have to encounter will test their strength. There are some labor organizations which no possible defeat could destroy, such as the Amalgamated Association of Iron and Steel Workers, the Locomotive Engineers', the Carpenters', and one or two others. These associations of workmen have come up slowly through the heat of battle. They have suffered defeat after defeat, and have learned wisdom from experience. The spirit of antagonism which exists between so many employers and their workmen has very little place between the employers and the members of these organizations. Bad feeling has been weeded out, and mutual respect has been engendered. The same will ultimately be the relations between the Knights of Labor and those that employ them. But this desirable relationship cannot be established simply by the force of numbers, or by the demands which organized labor may make in a peremptory spirit. The organization of labor is to be desired and commended, but the hundreds of thousands of new men coming together generates a spirit of retaliation and oppression, which will weaken them in proportion to its bitterness. The Knights have important lessons to learn, and they will learn them and profit by them, as all other labor organizations have done before them.

WE might borrow a few ideas from our New York cousins in reference to collecting taxes from delinquent property holders, although our system is not as bad as the system prevailing in some Western cities. In the former city a catalogue of all pieces of property which are in arrears for taxes or water rent, is made out and advertised to be sold at a given time. The effect of this is to have the owners redeem about one-half of the property before sale. In bidding upon lots thus offered, the bidder names a term of years instead of making a cash bid, and the person bidding the lowest term of years receives a lease to the property provided the owner does not redeem it as specified by law, which he is allowed to do in two and a half years, upon the payment of all arrears and legal charges and interest at the rate of 14 per cent. on the money paid by the purchaser from the date of the sale. If the owner does not show up within two years and a-half the lessee receives a formal lease from the city to the property for the term of years for which he bid it off. The condition of the purchase is that he shall pay up all arrears upon the purchase with interest at 7 per cent from the time when the several assessments fell due, together with the various expenses of the advertisement of the sale and the sale itself. The purchaser then notifies the former owner of what he has done; in practice this business amounts only to getting 14 per cent on the money paid out. In this year's catalogue there are 4,219 separate lots, of which 3,000 have been redeemed by their owners.

CITY SOLICITOR WARWICK might have seen for himself that the alteration Mr. John C. Doherty is having made to his store front 1423 Chestnut Street does not come within the meaning and intent of the new building line law on the north side of that thoroughfare. An examination of Mr. Doherty's building will show that its first story has been greatly improved by the substitution of beautiful stone work for the old brick, while the rest of the front will have the outside shell of brick removed and a shell of stone substituted. It seems too bad that every effort of property owners who desire to improve and beautify the fronts of their buildings on the north side of Chestnut Street should be met by an ultra-construction of this building line law which is simply an abortion at its best. The law as it now stands is particularly an embargo upon improvement and a premium upon the continuance for years of the many eye-sores this busy street contains. What we need is the repeal of this law and the question of widening the street delayed until the city is in a financial condition to pay the damages, then have the widening done altogether. Mr. Doherty should be allowed to proceed with the work without further hindrance.

CONTROLLER DECHERT is no doubt actuated by the most commendable intentions in exercising the close espionage that he does over the city's finances, in fact he has justly earned for himself the sobriquet of the Watch Dog of the City's Treasury, and no man could possibly be more earnest than he in protecting the interests of the city, but there is such a thing as inflicting cruel injustice upon a few who have bills against the city and who are in no way responsible for the sad mental condition of Sheriff Rowan. Mr. Dechert is certainly right in refusing to countersign warrants where there is the least element of suspicion that things are not just right, but for work honestly done and where there is no question, it is not altogether right that the city's creditors should be denied their money on a bare technicality. The Controller refuses to countersign the Sheriff's warrants for advertising Sheriff's Sales in the *Evening Bulletin*, *Evening News* and the *Freie Press* because the stamp used by Sheriff Rowan is not official handwriting. The Controller must not forget that the business of the city must be transacted notwithstanding the illness of the Sheriff, and although technically correct perhaps, (and the question is an open one) yet there is room for large discretionary power and its exercise in liquidating claims against the city where there is no question as to the correctness of the same. What if through a railroad or other accident, the Sheriff had lost both his

hands? the question of the validity of a stamped signature from a stamp held between his teeth would hardly be raised, consequently, it is not a question of official handwriting after all, but one of mental qualification, then the Sheriff being *non compos mentis* as is claimed, why should the city's business be hampered in cases involving no property interests and which are everyday business transactions, and which are as safe in the hands of Deputy Ridgway, with or without the Sheriff's stamped signature, as though the Sheriff were transacting the business himself. The ways and customs of a mercantile house in a similar emergency is all that is required in liquidating the bills of creditors against the city when properly authenticated.

THE fire insurance companies of this city are entirely too indifferent to their own interests, with the proper combination of the companies, backed with their capital and influence, short work could be made of the overhead wire nuisance. The fact is, unity of purpose aiming at the correction of such abuses as yearly entail heavy losses upon the fire companies is so decidedly needed that it seems next to imbecility that it does not exist, or if existing that it does not give some tangible evidence of its existence. The science of fire insurance as a profitable investment for stock holders seems to have extended no farther than the A. B. C. class of experts, and that part of the science which is practically the sub-strata of the science itself, seems to be ignored. It is easy enough for fire insurance companies with plethoric purses to meet losses but it would be a great deal more satisfactory to stock-holders if those losses had not occurred. Fully seventy-five per cent. of the fires that occur annually could be prevented under a proper system of inspection and espionage, and that too, at an insignificant percentage of the annual fire loss, hence the basis of the science of fire insurance is prevention, and with the collective efforts of the companies aiming at the maximum of prevention fire, insurance as a science would make such rapid progress that at minimum risk rates, profits could be increased several hundred per cent. Life insurance, or rather its progress as a science, presents such valuable data that risks can be estimated with almost mathematical correctness, it has ceased to be speculative almost entirely. Whereas fire insurance is practically a speculative institution altogether, and it must remain so just as long as the present system exists. Re-construction is greatly needed and until such time as fire insurance means that when a property is insured that property is not going to be burned if it is in the power of human agents to prevent it, the science will amount to no more than it is now viz: a costly guarantee against loss without the element of protection for either owner or company. There never was a grander opportunity for a man of genius than that which the science of fire insurance presents at the present time.

OUR industrial health is best exhibited in the multiplicity of charters for commercial and manufacturing purposes. Capital, instead of hiding in bank vaults for high rates of interest, is rushing into employment in all sections. Confidence was never more general.

PEOPLE imagine a pneumatic line is only for the transportation of parcels. Passengers and freight can be shot through a pneumatic tube as easily as parcels. It is only a question of diameter of tube and diameter of cylinders, in short a question of dollars and iron. Eminent engineers have said that pneumatic tubes would eventually arrive into common use. Years ago the suggestion was laughed at. Philadelphia will have such a line before long.

MARKET street, east of Broad, is not what it ought to be. Take out twenty or thirty buildings and there is nothing to point the attention of the stranger to. It could be made one of the grandest thoroughfares in the United States. The old-style structures, fifty years old, ought to be torn out. The block occupied by Lovell, Gummy, Sperring, Ingram & Co., Amos Hillborn & Co., and Tallman & McFadden, are creditable to the street. The building of Trymby, Hunt & Co. all put up, will relieve the street at that end of its primitiveness. Land ought to be too valuable on that thoroughfare for anything less than five, six, or seven story structures. It is difficult to get out of old ruts or ruts of any kind; but it must be done. Those who have made the break wonder how they stuck so long in their dingy old quarters.

WE learn that a large number of residents between the two rivers contemplate building in the suburbs next year. Real estate agents have been instructed to select sites or present sites for consideration. Germantown and Chestnut Hill are the favored localities, but the southwestern section of the city is by no means neglected. The most eligible sites are being quietly picked up even now, and no doubt a great deal of real estate for building purposes will be purchased by those desiring to get away from the increasing noise and travel and attendant inconveniences of a residence between Broad street and the Schuylkill. Practically this section has been condemned for business purposes by an authority higher than that of the courts and statute books, viz., the law of public necessity. Parties residing on West Chestnut and West Walnut streets have already had liberal offers, and some have decided to accept. When the City Hall is fully tenanted, and the B. and O. depot at Twenty-third and Chestnut streets is completed the invasion will begin. Market street west of Broad is already feeling the effects. Several pieces of property are now in negotiation. The coming twelve months will exhibit a great change in the section referred to.

IMPORTANT questions are crowding on the local public mind. The mayorality question is substantially settled. The gas lease will be disposed of at an early day. The water question should come up next. This is really more important than any of the others, so far as the comfort and necessities of the community are concerned. We understand that names representing $200,000,000 of capital have been appended to a writing concerning the water question, which will be presented to the councils of the public at an early day. The insurance interests of this city have spoken. The manufacturing and commercial interests have spoken. The great body of the people have not formally spoken, because they cannot, but the people want more and better water, and a safer and more permanent water supply. Philadelphia ought to congratulate herself that there are enough public spirited citizens with millions enough and enterprise enough to come forward and offer to do this work.

The hearings that have been had, and the representations made, show the propositions to be devoid of the defects which were presented in the gas lease proposition. The public understand this question, and will not over-look any dereliction of duty on the part of those entrusted with the legislation necessary to put such an enterprise on its feet.

ONE cause for the lack of rapid growth in our city is to be found in the fact that a great deal of real estate is locked up by provisions in wills. One of these provisions is that the property devised is not to be sold until it has reached its maximum value. The Harrison Estate is one of this kind. Improvements which are absolutely necessary are impeded, and property which is of comparatively trifling value is kept at its low limit. Some of the sites controlled by the Harrison estate are in the very centre of the city and could be made exceedingly valuable to the estate itself if the old houses could be torn down and new ones erected in their place. This is of course impossible. On one of these sites is a small two-story grocery and on the corner of two of the principal streets of the city. The estate owns that and several other buildings adjoining, 100 feet front running back 190 feet. The property adjoining that has been built upon and a six-story structure gives credit to the locality. The corner must however, continue to be a tumble-down, discreditable concern. There are scores of sites in this city subject to the same law of decay. On some of these are old buildings devoted to business uses which apart from the valuable ground on which they stand would not bring a thousand dollars apiece. Yet the old fogies who own them and the young fogies too, hang on to them year in and year out. It is not just in order to rejoice at seeing a fire come and clean out a half a block of these old shanties of brick, but when one sees fine structures erected upon their ruins they feel a compensating gratification.

In all sections of the city there are old houses bound up in some way or another and there are many properties bound up by lack of enterprise. There is a need for a general shaking up. Philadelphia is con-

trolled to a great extent by men who have been dead from ten to twenty years. They write words on paper called a will which forbids improvement for a long term of years. The struggling city must make the best of it. Its increasing business requirements must go on, but the commands of these dead men must be respected. What we want is live men and live enterprise. There is too little of it even here. There is room for much but it is not occupied. Hundreds of instances could be mentioned where business houses yield rent from $1000 to $3000 which if property improved could be made to yield double their present rental. We do not believe in chastising Philadelphia or Philadelphians on paper but there is certainly an indifference and an overlooking of the highest interests which ought to be corrected. There is very little, if any, excuse for business men and manufacturers hanging on to houses that were built thirty or sixty years ago, especially when more room is demanded. This indifference and neglect to our best interests is to be met with everywhere in the older sections of the city.

Chicago can put us to shame. There are entire blocks in that city of from eight to eleven stories high paying rentals of 10 per cent. upon investments. The answer to all this may be that Chicago can do this but Philadelphia cannot.

THE coinage executed during the last fiscal year, at the mint in this city, was of the value of $27,660,039.40, as against $18,509,280.25, for the last year. The total expense of the coinage for 1886 was $489,493.50, as against $543,581.97 for last year. There were 42¾ tons of gold coined, and 1215 tons of silver, besides 18 tons of gold and silver refined, making a total of 1275¾ tons of precious metal refined and coined during the year.

The superintendent recommends that Dr. James C. Booth, be reimbursed by Congress, for the 1980.12 ounces of silver bullion deposited by him in place of the three bars of silver stolen in 1885.

ZOLA'S NEW BOOK!—Zola in his new book has taken Artist Life in Paris as his theme, its title being "CHRISTINE; THE MODEL," and it is one of his very best productions, being full of spice, dash, vigor and originality. Claude Lantier, brother of the beautiful Nana, and son of Gervaise and Lantier of L'Assommoir, is the hero. He and Christine pervade the book, a thrilling picture of their ardent love being given. Under the name of Sandoz, Zola personally figures largely in the fascinating novel. "Christine, the Model," is in press and will be published in a few days by T. B. Peterson & Brothers, Philadelphia, Pa., by whom advance copies will be sent to any one, on their remitting the price of it, 75 cents in a letter to them.

—The Heine Safety Boiler Company, that is represented in this city by John K. Shinn, at 68 North Third street, is meeting with success in introducing the boilor made by this widely known company. It is built by six of the largest builders of steam engines in the United States, and has advantages in point of economy in space and fuel, and in avoiding the collection of scale, which makes it a boiler that will stand favorable comparison with any in the market.

BUILDERS' ITEMS.

Building and Real Estate Notes.

PUBLIC buildings are to be erected in Scranton.

A CATHOLIC CHURCH is to be built at Ardmore, Pa.

TELEPHONIC communication has been opened with New York.

PLANS are in order for the Carnegie Library to be erected at Pittsburg.

ABOUT $12,000 have been subscribed toward the Third Regiment building.

THE property S. E. cor. South and Charles streets, 21¾x80, sold for $15,000.

MARKET STREET, properties are looking up; 1623, 20x170, sold for $40,100.

A NEW hotel with forty-two rooms, and to cost $15,000, is to be built at Berwyn, Chester county.

TWENTY-FIVE thousand dollars have been subscribed for the erection of a Methodist Hospital.

THE Connecting Railway has purchased 17½ acres, N. E. cor. Thirty-third and Master streets, for $24,589.

BUILDING operations bid fair to be greater in Reading during the next Spring than was ever before known.

CONTRACTOR William H. H. Achuff has secured the contract for building a bridge across the connecting railroad at Glenwood avenue.

NEW GRETNA, Burlington county, New Jersey, is to have a new town hall. The amount for building the same has been subscribed.

JAMES VANFOSSEN has sold a building lot in Lansdale, to Josiah Rissmiller for $385. And Isaac Vanfossen has sold two lots in the same place to Reuben Kriebel and Wm. Kriebel for $600 apiece.

THE United States Supervising Architect has submitted in his estimate for repairs to public buildings, $46,000 for the Philadelphia Custom House, and $39,500 for the Post Office ventilation and repairs.

TRYMBY, REHN & CO., 1217 Market street, will next year rebuild their premises, making a fine frontage, seven-stories high, with a 40 feet frontage and running back to Silver street, 180 feet. The building will cost $100,000.

A NEW opera house is projected for Camden, New Jersey. It is proposed to purchase a suitable site 60x100; and the cost is to be raised by a stock issue. About $8000 have been subscribed, and it is said that the necessary amount can be easily procured.

A NEW bank building is to be erected on Atlantic avenue, Atlantic City, New Jersey, for the Second National Bank, just organized. George F. Currie, of Atlantic City, has been elected president, and Jesse G. Hammer, of Philadelphia, cashier.

TUINING & SON, Columbia avenue, real estate and insurance brokers, have just completed the sale of four dwellings, on Redner street, for $2,100 each. Also, two houses on Grove street, $2,300 each. And is making alterations to private dwelling, 2010 Columbia avenue and 1735, putting in store fronts.

THE Norristown *Register* says: John J. Corson, real estate agent, has sold 3½ lots on Franklin avenue, belonging to Gen. J. F. Hartranft, to Henry L. Everett, for $1340. Mr. Everett intends in the spring, to erect a handsome residence on these lots. He is at present boarding at the Montgomery House.

THIS is from the Chester *Evening News*. J. E. & A. L. Pennock, former residents of this county, and now of Philadelphia, who are building six cottages for F. M. & H. Brooke in Media, and a similar number for themselves south of the railroad, are the contractors for several houses in Philadelphia, amounting to $500,000.

H. F. HOOVER, real estate agent, who is in charge of Mr. H. R. Shock's properties, has just made a sale of two large houses on the east side of Twenty-third street, above Berks, for $4,500 each. Also, a house on Taylor street, between Twenty-fourth and Twenty-fifth street, for $2,200. Out of 85 houses built this season, 72 have been disposed of. With only $4,000 mortgage on the whole. Mr. Hoover says, he never had a better season for cash sales, and within the past 60 days, they have turned over $75,000 to $85,000 worth of properties.

W. T. B. ROBERTS, has disposed of a fine property at the corner of Seventeenth and Jefferson streets, for $16,500. Also, Nos. 1504, 1506, 1508, on Seventeenth street, for $14,000 each. These houses are all in architecture. Something quite new, and very attractive, and are built in a row of thirteen, ten of which are still for disposal, and will be tenentable in a few days. He has also sold a fine residence on the corner of Jefferson and Bouvier streets, for $11,500. And two on Jefferson street, for $9,550 each. Also, Nos. 1511 and 1513 on Bouvier street, for $5700 each.

THE experiment of enclosing a lot with canvass and heating the interior with a view of keeping the temperature inside the enclosure, at such a point as to prevent freezing, in order that the work of laying the foundation may go on during the winter months, is being tried for the first time at the new banking building, for Brown, Bros. & Co., at the S. E. cor. of Fourth and Chestnut streets. The idea is a good one if practical, and its success will introduce a new feature in building. The work is being closely watched, and the predictions of success or failure are about evenly divided.

C. H. SHOWAKER, Seventeenth and Oxford streets, real estate broker, has just completed the sale of a property at the corner of Twenty-first and Columbia avenue, for $12,000 cash, and which will be shortly turned into a store. Also, a property 1622 Venango street, Tioga, for $3,800. Also, 1425 North Sixteenth street, for $15,100 cash, to Edward T. Maguire, wholesale liquor dealer. Also, disposed of corner store, 2111 Columbia avenue and Norwood street, to Mr. P. Picard, jeweller, for $8,000. Mr. Picard has made extensive alterations at great cost. Also, disposed of 2113 to David Doyle, who has turned it into a store, renting it out for a shoe store, realizing $65 monthly. Mr. Doyle paid $8,000. Mr. Showaker has recently purchased a property from Mr. P. Barlow, 425 Walnut street, 1623 North Eighteenth street, (private dwelling), at the cost of $6,000. He has also sold a property for Alex. Rickey, Esq., 1812 North Eighteenth street, for $9,500. Mr. Showaker has still four houses on Venango street, Tioga, which are elegantly fitted up, which he offers on easy terms, $300 down and $25 a month.

COL. FLOOD, real estate agent, Diamond street, is erecting eleven houses on Diamond street, which will be completed in a month from now, they will contain ten rooms, two of which are already sold, for $6,500 each. He has also sold twenty-two houses on the North and South side of Fontain street, for $3,000, each corner bringing $3,500. They will commence to build, January 1st, 80 seven-room houses with all modern conveniences, 16x75 feet on Vanpelt street, running from Diamond to Dauphin street. They are also

erecting on Lawrence street, some very desirable properties, 14 ft. 6 in. by 51 ft. And 11 on Lithego street, (four-rooms), above Cambridge, 7 of which have just been sold, for $1,500 each, and two of the Lawrence street properties, for $2,600. Also, store and dwelling, for $2,300. Col. Flood, will in January, commence digging for as many more in the same streets. Since Diamond street has been opened, property has advanced at least, one-third, and owners are looking for a further advance.

WEST PHILADELPHIA DOINGS.

WE regret to state that Mr. Wm. Mattick is very seriously indisposed with inflamation of the stomach.

WHEN West Phila. gets the elevated road, for which its property owners are agitating, real estate will double itself as regards price.

GEO. E. GOLDBECK will, with the opening of spring, build several dwellings and stores. The dwellings will contain six rooms, with porch and front yards.

BALDWIN & MASSEY, 3911 Lancaster ave., have several choice building lots for sale. Some of them they are holding at $10 per foot, $8 being freely offered. They have very few vacancies on their large rental list.

G. W. HANCOCK, 40th and Lancaster ave., is not doing very much at present in real estate, in West Phila., but at his down town office he is quite busy placing mortgages. He has a good deal of vacant ground for disposal.

C. F. HALL, 3944 Lancaster avenue, is contemplating the erection of ten or twelve dwellings and stores of the better class. He has lately sold two lots on Baring street, for $24,000. He has but few vacant houses on his rental list. Small houses are in good demand.

AS soon as the weather permits, C. Wesley Thomas, of 3913 Lancaster avenue, is going to build ten houses, six of them on 41st street, and four on Brown street. They will be eleven-roomed houses, of good design, and first-class in every respect, and will sell for $8000 or $9000 each.

ALTHOUGH we cannot say that real estate is booming in West Philadelphia, yet things have a decided prosperous look for spring. Real estate there, has more of a standard price and is gaining nearer its valuation though property is a little too cheap yet. One of our real estate men is contemplating the erection of several stores, and has two bespoken already. More houses will go up in West Philadelphia the coming year than last. Bricklayers will be in good demand and will look for higher wages than last year. The stock of bricks at the various yards is very low, with the exception of steam-made brick. Our brick makers will not be able to produce sufficient brick the coming season to meet the demand, and we will have to look outside of Phila. for brick. The B. & O. R. R. people consumed an immense amount of brick late in the fall, and a large amount was also used for sewer work; this will in a measure account for the present low stock of bricks. There are very few vacancies on the rental lists in West Phila.; five years ago you could not walk a square without seeing one or more houses to let; to-day notwithstanding the number of new houses that have been erected you can walk for squares and not find a vacant dwelling. Money seems plenty; several of our real estate men are having cash offers for houses right along. Loans for real estate are easy: one of our firms told your correspondent that they could lay their hands on $65,000 to-day right in West Phila., for that purpose. There is a sale for all good properties in this section of the city. Some of our real estate people seem to think it is cheaper to buy houses than to build them.

Recent Decisions in Pennsylvania in Relation to Matters Concerning Real Estate.

Decided by the Supreme Court of Pennsylvania.

ACKNOWLEDGMENT.

A Notary Public cannot take an acknowledgment in another county than the one in which he resides, and was appointed.

DEED.

The measure of damages in Pennsylvania for the breach of a covenant of warranty, is the consideration of money at the time of conveyance with interest.

An exercise of the right of eminent domain does not render the covenantee liable.

LANDLORD AND TENANT.

The principal obligation on the part of the landlord, which is in fact, always to be implied from the operative words of the lease, but which is usually inserted as a distinct covenant, is that the tenant shall enjoy the quiet possession of the premises, which means substantially that he shall not be turned out of possession of the whole or any material part of the premises, by one having a title paramount to that of the landlord, or that the landlord shall not himself disturb or render his occupation uncomfortable by the erection of a nuisance on or near the premises, which the law hold tantamount to an eviction.

MECHANICS' LEINS.

The lien of mechanics and material men on buildings and for work done and materials furnished is unknown either at common law or in equity, and consequently is dependent entirely upon statutory enactments.

The lien affects only real estate, and attaches to the materials only when they become real estate by being erected into a building and attached to the land, but should the building be removed or destroyed the lien does not remain upon the land, nor upon any portion of the materials of which the building was composed.

PARTNERSHIP REAL ESTATE.

In order to make land really firm assets the title should be in the partners as a firm, otherwise the partners would be mere tenants in common, and the land, as to purchasers and creditors, would be the individual estate of the partners regardless of the funds by which it was purchased, and the uses to which it was put; but as to the partners and their representatives the land would belong to the firm in such case.

SALE.

When a contract has been entered into for the sale of lands, the legal estate in such lands still remains vested in the vendor, and it does not become vested in the vendee until he shall have received a lawful deed of conveyance from the vendor to him; and the only remedy of the purchaser at law is to bring an action on the contract and recover pecuniary damages for a breach of the contract.

In equity, however, after a contract for the sale the lands are considered as belonging to the purchaser (provided the contract complies with the law in regard to same,) and the court will enforce his rights by a decree for a specific performance, and the seller will be entitled to the purchase money.

F. R. SHATTUCK,
Attorney at Law,
58 South Third St., Phila.

Building Permits.

J. J. Lush, 518 Federal st., 1-story addition, 244 S. Fifth st., 7 ft. by 14 ft.

Haibach & Auchter, Twenty-sixth and Thompson street, 2-story machine-shop, Thompson street, between Thirty-third, 30x60.

J. M. Langton, 307 N. Twenty-fourth st., two 1-story buildings, 1110 S. Eleventh street, 15x30.

W. Charlton, 2700 Girard ave., front alterations, Twenty-ninth street, near Cambridge.

JUDGMENTS.

PHILADELPHIA.

ENTERED DECEMBER 17, 1886.

Bliem Isaac E—Eli Hess 2 J 79 996	S F
Butler Michael—Thos J Carroll 2 J 81 370	S F
*Carney John Mounce Geo I—C R.. Williams's 4 D 86 311	160
Campbell Jamcs Steinhart Phillip.... M—W P Ellison et al D C M 73 1658	S F
*Cooney Thomas—Jas Hastings 4 D.. 86 317	
Dempsey Chas—John Dobson et al 1 S 86 619	.....
*Davis Frank E— G Harry Davis 4.. D 86 294	500
*Farrell Hamilton—Ann F Farrell 4 D 86 308	2000
*Haubert Adam S—Geissel & Bayha (Execution issued) 4 D 86 305	964
*Hart Benj and Kate—C Christman.. (Execution issued) 4 D 86 312	278
*Krimmel Fredk—Wm G Hennis 4.. D 86 307	265
King Milton C Saml R King 2 D 81.. 188	1150
*Lubahn Wm M Jr Daniel Fitzpatrick 4 D 86 316	50
*Mershon Frank Mahoney Jas E—... Fredk G Walter 4 D 86 303	1300
*Mershon Frank A Mahoney Jas E Tompkins Wm H—Wm A Tompkins (Bond of Indemnity) 4 D 86 298	1400
*Mc Nutt Alexr—Jas W Barr 4 D 86 299	100
*Ogden Rebecca—Clinton Case et al 4 D 86 315	100
Porter Joseph Jones Horatia M—N L Jones & Son 4 S 81 259	S F
Seal WM T—E Bowers et al 1 M 86 2 (M L D)	S F
Schulke Henry Krueger Chas—..... Eintrachs B & L (Bond of Indemnity 4 D 86 309	1400
Schaal Chas—New Concordia B & L (Bond of Indemnity) 4 D 86 310	3400
*Weber J Geo—Sarah B Roney 4 D 86 304	3000
*Winkworth Chas A—Hibernia B & L (Bond and Warrant Attachment Execution issued) 4 D 86 296	3200
Watson Amanda—Zeno Cope 4 D 86 300	22

ENTERED December 18, 1886.

Achuff Wm H H, Ash Wm R—City (Bond) 4 D 86 321	.....
*Been Jacob and David—Harriet Gilbert 4 D 86 329	2300
Bryant Geo B—W H Rawle 4 D 86 332	E Judgt
City of Phila—D P Dietrich 4 M 83 251	492
Dugdale Chas—John McArthur 4 D 86 325	34
*Ferry James—Thos Gamon 4 D 86 339	361
Gartland Simon dec, Horan Mary A exex—N J Coast Pubg. Co. 4 M 86 350	.....

*Kent Danl H, Bush Chas—Good Hope B. and L. (Bond and Warrant) 4 D 86 327..... 6000
Miller S A, Brunner Emil—City (Bond) 4 D 86 322..... .....
McNichol Danl and Patk, Lougee Edgar S—City (Bond) 4 D 86 323... .....
*Powers Wm H and Emma L—Maria Lewis 4 D 86 334..... 660
*Roggenburger Sigmund and Isadore —Daniel Gutlohn 4 D 86 320..... 100
*Reges Geo—L Bergdoll Co 4 D 86 326..... 300
Steinmetz Margt—Georgia Marble Co. 1 J 86 579..... .....
*Ternan Edwd F—Jas E Magee (Execution issued) 4 D 86 335..... 1128
Vulcanite Pav Co, Filbert L S—City (Bond) 4 D 86 324..... .....
*Williams David C and John—W J McCahan et al 4 D 86 330..... 181
Woelfel Fredk, Schmunk John—Jas M Lutz (Bond of Indeminity) 4 D 86 336..... 3000
*Wenke Joseph Jr—Cath Wenke 4 D 86 341..... 100

ENTERED December, 20, 1886.

*Ball Elizabeth A—Edwd Wildman 4 D 86 363..... 250
*Dyer Lewis W—Frank A Gearson (Execution issued) 4 D 86 348..... 68
*Davies L Edwin—James Alcorn 4 D 86 362..... 100
*Gauler Henry—Kath Wenke 4 D 86 374..... 300
*Gillen Frank—Thos J Carroll 4 D 86 369..... 25
*Heck Simon—A H Lunnemann 4 D 86 375..... 200
*Henry Charles—John Schmidt Jr 4 D 86 358..... 50
*Idell Geo W—Penn Mutual B. & L. (Bond and Warrant) 4 D 86 364..... 600
*Lex Wm E—Edwd Fitzgerald 4 D 86 372..... 196
*Marrow Wm H—Chas Carver 4 D 86 371..... 200
*Meurer Chas F and E F S—Joseph Beckhaus 3 J 86 991..... 2096
McCabe John—W H Wilson 3 D 81 429..... S F
*Peterson Andrew—Rodgers & Harrity 4 D 86 356..... 1413
*Piper A M—Henry S Paul (Execution issued) 4 D 86 360..... 577
*Rhodes Margt J—John W Barr (Execution issued) 4 D 86 350..... 88
Root John M—Saml Morgan 4 J 86 134..... 154
Sickels Thos H—E A Landell & Bro 2 M 86 8..... 371
*Stuber J D, Theis Henry, Vesper F —J Sekinger 4 D 86 349..... 400
*Singer Geo N—A A Hirst 4 D 86 355 250
*Shalleross Geo W— V C Sweatman 4 D 86 370..... 2500
*Thurgaland & Co C T—W S Wilt 4 D 86 365..... 300
*Thurgaland & Co C T—W S Wilt 4 D 86 366..... 150
*Thurgaland & Co C T—W S Wilt 4 D 86 367..... 300
*Tiemann Wm, Pfaff Christain—Chas Theis 4 D 86 351..... 400
Taylor Caleb N—L M Joyce et al 1 J 84 410½..... Costs
*Vogdes Wm H—W W Foulke 4 D 86 361..... 284
*Winkworth Chas A—Henry Myers (Execution issued) 4 D 86 347..... 450
*Wagner Gabriel—Chas Theis 4 D 86 352..... 700
Young John—J R Seltzer 1 S 86 861... 52

ENTERED December 21, 1886.

Anderson John M—Saml Baker 3 D 86 409..... 796
Ankermiller Anna E—S E Henderson 3 D 86 264..... 1711
Bratcher Worthington and Nettie E —Bellevue B. & L. 2 D 86 100..... 477
Continental Mfg. Co., Koch Albert J, Wampole Henry K, Garnishees —W T Bradley 2 S 86 444..... 588
Continental Mfg. Co., Maurer Conrad D, Gerstley Henry Louis and Wm, Rosskam Isaac, Otto Geo W, Knight Cooking Extract Co, Garnishees—A F Saylor 2 S 86 445..... 2233
Continental Mfg. Co., Jenkins Comly, Wassman A E, Champin Francis J, Zeilin J H, Andrews John, Wm H and Robt C, Koch Albert J, Wampole Henry K, Weidersheim Harry M, Hamel Harry B, Garnishees—M R Peterman 2 S 86 446..... 3355
Crane W D—John Dobson 4 M 80 226..... 347
*Einstein H and R—Louis Paris (Execution issued) 4 D 86 396..... 110
Fox Saml T—Wm H Rawle 3 D 86 498..... 4935
Fender Geo—Wm Murray et al (Treasurers Bond) 4 D 86 393..... 500
*Gerstenacker Christian—Chas Theis 4 D 86 388..... 360
*Guthoff Chas F—Teutonia Fire Ins. (Bond and Warrant Execution issued) 4 D 86 391..... 3000
*Guthoff Chas F—Teutonia Fire Ins. (Bond and Warrant Execution issued) 4 D 86 392..... 3000
Gorfinkle A—Chas Shoneman & Co 3 M 83 126..... 332
*Huet Samuel—Fidelity Ins. &c. (Execution issued) 4 D 86 405..... 63
*Heller Ann M—W Schoonover 4 D 86 399..... 100
Hoyer J W—M E McDowell 2 D 80 202..... 1050
Kerns James—Wm Bright 3 D 86 222..... .....
Leo or Layo John—John Goodfellow Jr 2 D 81 357..... 160
McGowan Geo—E Mulligan 3 D 86 3 3007
McCalmont Geo H—Jas M Peart 3 J 86 365..... 530
McCalmont Geo H—A Forster & Co 1 S 86 191..... 584
*McConnell Patrick—Chas Bennis 4 D 86 380..... 110
Schlegel Henry and Henry Jr and Adolph—Geo De B Keim & Co 3 D 86 179..... 145
Schleppi John—Elizth Schleppi 4 D 86 382.....Partition
Stockham Geo E—Rachel Boyd et al 4 M 85 108..... 423
Wallace Wm W—J R Levan 4 D 86 ; 90..... 48
Watson John K and Sarah—Thos McIlvain 3 D 86 384..... .....
Wolfram Gustav G—F A Herring et al 4 J 86 13..... 183
*Wrightson Henry—Cath D Leinger 4 D 86 406..... 190

Entered December 22, 1886.

*Brown Sallie E—W R Nicholson 4 D 6 437..... 300
*Carpenter Chas S—Norris, Leonard & Pigot [Execution issued] 4 D 86 413..... 872
Chalfant Benj W—Nat. Bank Republic 1 D 81 213..... 622
Dominick F McCaffrey (Limited)—Elizth Potts 3 J 86 812..... Costs
Eller Louis and Mary—J M Rechert 2 S 86 144..... 659
Gramm Edwd M, Chambers Robt—Mut. Friends B. & L. (Bond of Indemnity) 4 D 86 443..... 1,200
*Glenn Saml J and Wm J—Wm Glenn 4 D 86 491..... 938
*Gimbel Peter, Gensheimer Jos—Bridesburg B. & L. (Bond and Warrant) 4 D 86 415..... 250
*Haas Constantine—Caroline Herzog 4 D 86 411..... 7,000
*Harper James—John C Lucas 4 D 86 426..... 317
*Hundel Ferdinand and Louise—W Loeffler (Execution issued) 4 D 86 448..... 44
*Immendorfer Chas—David Koch 4 D 86 436..... 691
*Jenkinson Benj H—John S Stafford 4 D 86 417..... 400
*Klebes Dominick, Garenger Mary—F A Sobernheimer 4 D 86 410..... 150
*Killian Jacob—C Riorden 4 D 86 446..... 140
*Kane James—Saml G Harkness 4 D 86 449..... 500
*Meck John—Matilda Watt 4 D 86 439..... 600
*Meighan John—Wm C Desmond 4 D 86 423..... 700
Meurer Edwd F I—C E Feigle 3 D 83 605..... 2,334
*McGrory John C—C W Riorden 4 D 86 445..... 130
Parks J H—R W Fitzell et al 2 J 76 141..... S F
Powers Solomon—Susan Powers 4 D 86 24..... .....
*Shaw Wm F—J S Price (Bond and Warrant) 4 D 86 414..... 36,000
*Stinemeyer Geo—G W Stinemeyer 4 D 86 419..... 3,500
*Thomas J Parke Co—Scott Paper Co 4 D 86 425..... 16,000
*Welsh Mrs A Pletcher Mrs A, Cody Kate C, Jere W, John J and Ellen John W Steward 4 D 86 416..... 104

ENTERED December 23, 1886.

*Byrne Michl A—Geo W Spiese 4 D 86 476..... 3500
Brooks A G—Moore & White 4 D 86 481..... 934
*Burdock Edwd R—Jos Wiley (Execution issued) 4 D 86 486..... 315
*Duy Geo W—W R Nicholson 4 D 86 487..... 300
*Davison Louisa A and J C—Celia Hughes 4 D 86 473..... 500
*Dinar James B, McLaughlin D—Jos Klapp 4 D 86 456..... 23
Eyre H C, Carlton Wm—City (Bond) 4 D 86 458..... .....
*Eckstein Saml—R M Hartly (Bond and Warrant) 4 D 86 485..... 2800
Emsley John—Saml Lee D C J 69 684..... 5305
English Saml—Fidelity Ins. &c. 2 S 86 240..... 39
Hitchens Caroline—Robt Arthur 4 D 86 474.....E Judgt
*McIlvain John—Mary Conner 4 D 86 460..... 150
Nuneviller Wm—Fire Asso. 3 D 86 339..... 1174
*Ransford John—Timothy Bergen 4 D 86 463..... 78
Sullivan James, Kennedy Chas J, McGinnis James, Gillespie Thos—(Bond 4 D 86 457..... .....
The City of Phila—D P Dietrich 4 M 83 251..... .....
The City of Phila—J H Anderson et al 4 D 86 269..... 4479
The City of Phila—News Pubg. Co. 4 D 86 288..... 925
The City of Phila—G Peacock et al 4 D 86 289..... 932
The City of Phila—Freie Press Pubg. Co. 4 D 86 290..... 1131
*Thompson Chas J—Chas O'Grady 4 D 86 459..... 100
Thurlow S Leonard—Ezra Bowen et al 2 S 86 172..... 13,60

Satisfied Judgments.

Augustus VanDeventer, Chas E Horne—Thos Finly [ent Oct 29 86 5322
Richard Cunningham—A Walker et al [ent May 26 86..... 90

Richard Cunningham—Richmond.. Granite Co [ent Oct 25 86..... 350
Cath T Campbell—John Cunningham [ent Oct 7 85..... 300
Henry Coward—J E Nachod [ent July 30 86..... 339
John Holdsworth—W S Ringgold [ent May 1 83..... 125
John Levans—Jas E Magee [ent Oct 23 86..... 15
Geo Zorn—Fidelity Ins. &c. [ent Oct 24 85..... 94
Andreas Sonnemaier—Caroline Frk [ent May 28 85..... 600
Peter S Murray—J F Bateman [ent Aug 17 85..... 100
E S Knight—B L Spear [ent Dec 21 85..... 400
Robert T Patterson—R M Pancoast [ent Sept 26 85..... 413
Robt Taylor—Merchants and Mechanics Bank, Pittsburg [ent Apr 25 83..... 53,859
Robert T Patterson—R M Pancost [ent Dec 4 82..... .....
John Dorlan—Point Pleasant B. and L. [ent. May 19 85 3000
Robert Taylor—Iron City Bank [ent Feb 25 82..... 15,432
Robert Taylor—Iron City Bank [ent Mch 25 82..... 15,507
Robert Taylor—C F Lennig [ent Feb 7 82..... 10,184
Robert Taylor—C F Lennig [ent Feb 7 82..... 719
James J King—C Phillips [ent Aug 16 82..... 101
Wm Forbes—Thos Robb [ent Oct 9 86 (2)..... .....
Henry Loth—M D Connolly et al [ent July 27 86..... 525
Fritz Bauer—Henry Mayer [ent Nov 4 85..... 1000
Louis Fresney—Julius Mountney [ent Mch 30 86..... 1500
Wm Marshall—C Lange [ent Mch 20 86..... 1600
Wm Marshall—C Fritz [ent Mch 20 86..... 1200
Wm Marshall—C Lange [ent June 1 86..... .....
Wm Marshall—C Fritz [ent June 1 86..... .....
Wm Charley—U. S. B. and L. [ent Mch 7 83..... 10,000
Chris E Riley—John Shuttleworth [ent June 19 86 100
Benedict Schrot, Egethe Schlotterer —Peter Serwazi [ent Apr 1 86..... 100
John Koller, Chas Hohberger—Active B. and L. [ent Mch 24 86..... 800
J W Gilbough—W A James [ent Nov 21 85..... 8357
Wm H Cook, Fredk Miley—Germania B. and L. (Indemnity Bond) [ent Dec 12 85..... 2000
Mary and Margaret E Galien—B R Peace [ent Oct 31 85..... 200
Ella P Robbins, W E Brokensha, John S Hopkins—B R Peace [ent Nov 17 85..... 200
James R Moyer—L D Schellinger [ent Mch 27 84..... 150
Philip E Coleman—Jefferson Fire Ins Co [ent Jany 8 84..... 18,000
James J King—A James Jr [ent Feb 14 84..... 52
Robt Taylor—J A Taylor [ent Feb 7 82..... 513
Robt Taylor—C Bodker Jr [ent Feb 7 82..... 1900
Julius Kutner—Bergner & Engel Co [ent Apr 2 86..... 401
W P Barnard—A James Jr [ent Feb 19 86..... 100
Thos. Badman—W M Lansdale [ent Sept 6 86..... 30
Wm Mears—Geo B Woodman [ent June 3 86..... 25

Peter Conway—H Clausen & Son [ent Aug 4 86..... .....
Chas Trinkle—D M Hess [ent Aug 26 86..... .....
John Jamison—J D Jamison [ent Oct 4 86..... .....
John Wittmaier—Casper Diehl [ent June 10 86..... .....
John A Ebert - Geo I Saffon [ent Nov 19 86..... .....
John A Ebert—F J Ebert [ent Nov 19 86 ....
John A Ebert—F J Ebert [ent Nov 19 86..... .....
John A Ebert—John G Ebert [ent Nov 19 86..... .....
John A Ebert—John G Ebert [ent Nov 19 86..... .....
John A Ebert—Jacob Ellwanger [ent Nov 19 86..... .....
John A Ebert—C Helleman [ent Nov 19 86..... .....
John A Ebert—John Haug [ent Nov 19 86..... .....
John A Ebert—E O Zurn [ent Nov 19 86..... .....
John A Ebert—Buess & Co [ent Nov 19 86..... .....
John A Ebert—8th Nat. Bank [ent Nov 19 86..... .....
John A Ebert—Brown DeTurk & Co [ent Nov 19 86 ....
John A Ebert—Benj H Shoemaker [ent Nov 19 86..... .....
John A Ebert—A L Rapp Sons [ent Nov 19 86..... .....
John A Ebert—D L Crosscup [ent Nov 19 86..... .....
John A Ebert—Chas C Reed [ent Nov 19 86..... .....
John A Ebert—H H Barton [ent Nov 19 86..... .....
John A Ebert—Chas Este [ent Nov 19 86..... .....
John A Ebert—Burns, Silver & Co [ent Nov 19 86..... .....
John A Ebert—Daniel Buck [ent Nov 20 86..... .....
John A Ebert—Fechtman & Gade [ent Nov 20 86..... .....
Geo Eisenman—Caroline Lampert [ent Jany 13 86..... .....
Theo E Kremer—G C Bispham [ent Oct 11 86..... ver
Albert Schnepf, Chas J Hagerty—F McHugh (Indemnity Bond) [ent Mch 2 86..... .....
Lydia Hanbert—J H McIntyre [ent May 8 85..... ver
Wm H Travis—Caroline E Loth [ent Nov 19 86..... ver
Karoline Geiger—F A Poth [ent Nov 10 86..... .....
Hiram Miller—S H Jarden [ent Aug 7 82..... .....
Jos W Tylor—John Enochs [ent Aug 15 82..... .....
G Alfred Rogers—W H Hepburn [ent Aug 16 86..... .....
Fredk Martin—W S Maier & Co [ent Oct 20 86..... .....
Wm W Kerr—H Van Beil & Co [ent Apr 25 85..... .....
David Geiger—F A Hahn [ent June 2 85..... .....
Alexr and Mary Jane Marshall—Jane Stewart [ent July 9 86..... .....
John P Kelley—C H Miller [ent Oct 20 83..... .....
Fredk Martin—C C Oberlies [ent June 12 86..... .....
Frank J G Lewis—M L Rodgers [ent Oct 23 86..... .....
Danl Kuehner—Caroline Kuehner [ent Sept 1 86..... .....
Daniel Butler—A E Mosley [ent Apr 28 83..... .....
Jos W Tyler—John Enochs [ent Aug 15 83..... .....

1000 David Moore—R J Black & Co [ent July 28 84..... 100
65 David Moore—Andrew Arthur [ent Aug 9 86.. 200
3100 Chas F Myers—J D Thornton [ent Nov 1 86..... 840
S F John M K Wickersham—H C Watt [ent Mch 31 86.....ver 267
3000 Byron H Miller—Rose Allen [ent May 28 86.....E Judgt
740 Fredk W Gute—W W Hood [ent Nov 29 86..... 100
Henry Smith—D Freas [ent Apr 6 86 250
495 Stephen G Williams—W H Greenfield [ent Mch 8 86..... 200
6272 Levi K Slifer—Louisa Axt (Bond of Indemnity) [ent July 18 85..... 1,200
1143 Edward Boudwin—Chas H James [ent Nov 14 85 100
500 Martin Straub et al—John F Glenn (Bond of Indemnity) [ent Nov 28 85 3,000
2500 Wm Horisk—Patk Collins [ent Dec 4 86..... 800
750 Saml Mars—David Kruger [ent July 6 86..... 205
165 Riverside Oil Co—Malcolm Lloyd [ent Oct 2 86..... .....
600 J Eugene Spink—John Lusky [ent Oct 1 86..... 60
2500 Joseph Loch—Fredk Schneider [ent Aug 28 86 200
1950

1500

Judgments Marked to Use.

1100 Sarah Brown—Jos Markle 2 D 84 591..... 2500
1100 Marked to use of John Markle.
800

Mechanics' Liens.

730 Patrick Taggert owner and cont—Andrew Donnelly claimant, N E... cor Oxford and 3d st..... 222
2125 Mary Devine owner and cont—Jonas Pennypacker claimant N W cor 5th and York sts..... 1399
450 Andrew Mc Clure owner, Wm McClure cont—Andrew R Poulson claimant S E cor Fitzwater and Birch st..... 52
2500 Amanda M Clemens owner and cont—Francis B Erdman claimant, E s 6th st 18 ft N Parrish street.. .. 90
117 Wm Marshall owner, Patterson & Norton conts—Augustus McCormick claimant S W s Taylor st, 126 ft N W of Emerald st..... 266
200 Richard V. Boswell owner and cont—Thos W Wright & Son claimants S W s Wayne ave, 191 ft S E of Chelten ave..... 369
52 Jacob Bennett owner and cont—Ellwood Allen claimant, S E s Kensington ave and S W s Westmoreland st 399
..... Wm Marshall owner, Patterson & Norton cont—Mitchell & Shepherd claimants, N s York st, 126 ft W of Emerald st..... 167
15 Matilda C McHenry owner, J C McHenry cont—Downie Bros claimants, S cor Paschall ave and 47th st..... 258
114 Heirs of Jesse Godley dec, owners, The Carlton Tea Co cont—Henry B Leskie claimant, S W cor Front and Granite sts..... 1804
125 Wm Marshall owner, Patterson & Norton conts—Hubbs & Hagan claimants, S W cor Taylor st, 126 ft N W Emerald st..... 83
40,000 Thos F Rorer owner, Geo W Taylor claimant, S W cor 17th and Hammond st..... 83
250 Mary E Simmons owner, Peter Graham cont—Rufus R Thomas & Co claimants, E s 17th st 100 ft N of Oxford st..... 78

Thos Badman owner, W G Bedford cont—P M Barber claimant, E s 38th st, 111 ft N of Centre st.......... 209

Wm and Ferguson Marshall owners, Patterson & Norton conts—Elizabeth Hanson claimant, N s York st, 126 ft W of Emerald st............ 256

ABBREVIATIONS.

Add.—Addition.	Exrx.—Executrix.
Alt.—Alteration.	K. & B.—Kitchen & Bath.
Assn.—Association.	M.L.D.—Mechanics' Lien Docket.
B. & L.—Building & Loan.	Nat. Bk.—National Bank.
Bk.—Bank.	Sav. Bk.—Savings Bank.
B.B.—Back Building.	t. t.—Terre Tenant.
Dwg.—Dwelling.	S.F.—Scire Facias to revive Judgment.
Est.—Estate.	
E. J.—Ejectment Suit.	
E.S.—Equity Suit.	
Exr.—Executor.	

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J , June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, December 20, 1886.

Broad st., E. s., 18 ft. 5 in. S. Dickinson, William R. Matchett to Joseph J. Cummings, Nov. 19, 1886, 18 ft. by 123 ft.......... $7,500

Brown st., rear 2703, Charles E. Pancoast to Paul Gross, Nov. 8, 1886, irreg. shape 225

Chestnut st., S. E. cor. 37th, Charles C. Moore to Charles W. Miller, Dec. 14, 1886, 16 ft. by 96 ft. 2 in..... 13,500

Clearfield st., S. cor. Chatham, Edw. C. Williams to Samuel F. Hazlehurst, Dec. 15, 1886, 147 ft. by 83 ft. 6 in.; N. E. cor. Clearfield and Livingstone, 16 ft. by 65 ft..... ...... nom.

Clearfield st., N. E. s., 86 ft. S. E. Livingston, Edward C. Williams to Charles Hazelhurst, Dec. 15, 1886, 14 ft. by 65 ft.; N. W. s. Almond and S. W. s. Division, 111 ft. 6 in. by 122 ft. 6 in.; S. E. s. Livingston, 69 ft. N. E. Clearfield, 42 ft. 6 in. by 100 ft.......... nom.

Coleman st., W. s., 92 ft. and 104 ft. S. Dickinson, A. Smith McCord to John P. McCord, Dec. 17, 1886, 24 ft. by 38 ft.; W. s. Coleman, 116 ft. S. Dickinson, 11 ft. 9 in. by 38 ft.... 2,700

Erwig ave., N. W. s., 100 ft. S. W. Eighty-eighth, Elmwood M. L. and I. Co. to Ellen S. Heath, Aug. 26, 1886, 50 ft. by 100 ft.......... nom.

Federal st., N. s., 115 ft. 7 1-16 in. W. Nineteenth, John McConaghy to Alex. W. Gilchrist, Dec. 9, 1886, irreg. shape.......... 1,600

Forty-third st., E. s., 17 ft. S. Oregon, John G. Ruff to Clara Vanderslice, Dec. 17, 1886, 16 ft. by 66 ft. 3¼ in... 3,200

Franklin st., W. s., 187 ft. N. Berks, A. M. Zane to Elizabeth Cooper, July 5, 1886, 16 ft. by 71 ft.......... 3,500

Front st, W. s., 144 ft. ¼ in. N. Vine, Mary Ann Bumm et al. to Peter Wm. Kiesaber, Nov. 27, 1886, irreg. shape.......... nom.

Germantown ave., S. W. s., 118 ft. 10 in. N. W. Harvey, Elizabeth Kay to Mary M. P. Potter, Dec. 9, 1886, irreg. shape.......... 12,000

Herbine st., S. s., 289 ft. 3 in. W. Fifteenth, John S. Serrill to Katie C. Wicks, Dec. 6, 1886, 14 ft. 3 in. by 55 ft. 2 in.......... 1,800

Juniper st., E. s , 125 ft. S. Reed, Jos. W. Drexel to Michael Ferry, Nov. 23, 1886, 30 ft. by 68 ft.......... 4,500

"K" st., N. W. cor. Butler, Antionette S. Geisse ex., to Gustavus A. Benson et al., trustees, Dec. 11, 1886, irreg. shape.......... 300

Landsdowne ave., S. W. cor. Sixtieth, John Frost to Charles W. Millard, Dec. 18, 1886, 40 ft. by 113 ft. 4 in.......... 700

Meadow st., W. s., 424 ft. 2 in. N. Mifflin, Phila. Lubric. Co. to Wm. P. Logan, Dec. 13, 1886; also three others on Meadow and Swanson sts 85,000

Master st., S. s., 16 ft. E. Twenty-eighth, Charles E. Coulston to William Conway, Jr., Dec. 9, 1886, 7 lots.......... 14,000

Ninth st., E. s , S. Spring Garden, Lincoln H. Lewares to Horace Lewars et all., Dec. 14, 1886; also 4 others on Ninth and Spring Garden sts.......... 2,850

Nineteenth st., E. s., and N. s. Seybert, Louisa Jeffrey to James Fitzpatrick, Dec. 7, 1886, 16 ft. by 77 ft. 10 in.......... 5,150

Norris st., N. E. s., 173 ft. 11 in. N. W. Thompson, Walter J. Budd, master, to Robert Smith, Nov. 9, 1886, 15 ft. 10 in. by 104 ft.......... 2,200

Orkney st., 2717-2719, John J. Torpey to Charles Haubert, Dec. 10, 1886, 10 ft. by 34 ft. 3 in.......... 1,000

Preston st., W. s., 92 ft. 4¼ in. N. Powelton ave., William Oscar Robb to Thomas Robb, Dec. 17, 1886, irreg. shape.......... 4,600

Richmond st., S. E. s., 102 ft. 6 in., S. W. Bristol, Girard Life Insurance, Annuity and Trust Co. to Frederick Volz, June 10, 1886, 15 ft. 10 in. by 64 ft.......... 500

Riley st., N. W. s , 333 ft. 9¾ in. S. W. Mitchell, James Kennedy to Benjamin F. Greenfield, Nov. 4, 1886, irreg. shape; *mtge.*, $1,400...... 1,100

Scott st., S. s., 102 ft. E. Ninth, J. Hy. Carver to Francis J. McSorley, Dec. 2, 1886, 16 ft. by 40 ft........ 12,000

Sixth st., W. s., 87 ft. S. Venango, Benj. F. Hesser to Mary Ann Millman, Dec. 17, 1886, 14 ft. 6 in. by 89 ft. 2¼ in ; W. s. Sixth, 143 ft. 7¾ in. S. Venango, 72 ft. 6 in. by 58 ft...... nom.

Seventh st., W.s., 16 ft. 6 in. N. Mercy, George Fender to Clement R. Bowen, Dec. 9, 1886, 3 lots 15 ft. 4⅝ in. by 15 ft. 4¾ in. and 15 ft. 4⅝ in. by 56 ft. 1½ in.......... 6,000

Poplar st., 2639, August Scheuffelen to Hy. Flack, Dec. 13, 1886, 20 ft. by 80 ft. 3 in.; *mtge.*, $4,000.......... 4,500

Swain st., N. s., 268 ft. 1¾ in. W. 25th, John M. Sharp to Patrick Reilly, Nov. 15, 1886, 15 ft. by 96 ft. 5 in... 3,200

Taylor st., E. s., 72 ft. N. Berks, Hy. R. Shoch to Stephen A. Buckman, Dec. 17, 1886, 28 ft. by 50 ft.......... 2,000

Tioga st., N. E. s., 17 ft 1⅝ in. S. E. Arcadia, C. A. Max Wiehle to Jas. W. Bew, Dec. 17, 1886, 14 ft. 6. in. by 68 ft.......... 2,400

Tulpehocken, st., N. W. s., 205 ft. S. W. Germantown ave., Hy. Williamson to Enoch Taylor; Dec. 11, 1886, 77 ft. by 112 ft. 8 in.......... 3,900

Tusculum st., N. E. s., S. E. Kip, John C. Sharple to John Butz, Dec. 18, 1886, irreg. shape.......... nom.

Twelfth st. E. s., 16 ft. N. Stiles, Abraham Duryea to Theodore Hoeger, Nov. 27, 1886, 16 ft. by 83 ft.......... 2,550

Twentieth st., E. s., 18 ft. N. Ellsworth, James McGreedy to Michael J. Sheehy, Dec. 13, 1886, 14 ft. 8 in. by 74 ft.......... 2,225

Wilder st., 2036, Alexander Wilson to Mary Wilson, Nov. 13, 1886, 111 ft. by 50 ft.; *g. r.*, $30.......... 500

Wood, st., W. s., 73 ft. W. Nineteenth, William A. Smethurst, ex., to Thomas B. Wattson, Dec. 3, 1886, irreg. shape.......... 460

North College ave., N. W. s., 73 ft. 5 in. N. E. Twenty-third, Louis Franz to Thomas W. Sharkey, Oct. 30, 1886, irreg. shape; *mtge.*, $2,400 900

Ridge ave., 3248, Sarah M. Dickson to David J. Ezrah, Dec. 17, 1886, 18 ft. 6 in. by 100 ft.......... 4,000

TUESDAY, December 21, 1886.

Canal st., N. s., 132 ft. W. Fourth, Ann E. Wilson to Frances C. Spear, Sept. 20, 1886, 14 ft. 8½ in. front, and 12 other lots on Canal, Peirce, Watson and Moore sts....... $3,100

Chadwick st., E. s. 312 ft. S. Tasker, John McConaghy to Samuel I. Goodall, Dec. 17, 1886, 14 ft. by 50 ft.; *g. r.* $48.......... 950

Chancellor st., 3202, Horatio Hale to Frances A. Hunter, Oct. 17, 1886, 14 ft. by 48 ft.......... 600

Centre st., N. W. s., 136 ft. 7 in. N. E. Schaeffer, John Sammon to William F. Crawford, Dec. 16, 1886 16 ft. 10⅝ in. by 100 ft.......... 1,600

Collar st., 1128, S. W. s., 112 ft. 6 in. S. E. Girard ave., John George Pfeiffer to Maggie Kuehner, Dec. 9, 1886, 12 ft. 6 in. by 43 ft. 6 in...... 1,450

Eleventh st., W. s., 223 ft. N. Master, P. Monroe Isard to Marie L. Rebie Dec. 10, 1886, 17 ft. by 100 ft.......... 4,500

Eleventh st., E. s., 17 ft. N. Diamond Wm. G. Fox et al. to Clara J. Stetler, Dec. 18, 1886, 15 ft. 6 in. by 65 ft. 6 in.......... 4,600

Eighteenth st., 609 S., Wm. Raiston to Wm. McAdoo, Dec. 9, 1885, 15 ft. by 64 ft.; *g. r.* $30.......... 1,150

Federal st., N. s., 146 ft. 7 1-16 in. W. Nineteenth, John McConaghy to Ann J. Ferguson, Nov. 14, 1886, 15 ft. 6 in. by 64 ft.; *g. r.* $84.......... 1,400

Fifth st., E. s., 180 ft. N. Susquehanna ave., John McAteer to John Stevenson to John McAteer, Oct. 28, 1886 15 ft. by 89 ft.......... nom

Fifth st., E. s., 82 ft. N. Dauphin, Andrew Hamilton to Wm. F. Boyd, Dec. 18, 1886, 12 ft. by 43 ft. 2 in.; *g. r.* $42.......... 1,025

Frankford rd,, E. s., 120 ft. S. Richmond, Patrick McCrossin to Jacob J. Hitschler, Dec. 14, 1886, 16 ft. by 100 ft.; *Mtge.* $1800.......... 500

Gratz st., W. s., 81 ft. 8 in. N. Berks, J. Louis Kates to George W. Carr, Dec. 1, 1886, 6 ft. 4 in. by 85 ft. 4 in 4,300

Hermitage st., S. E. s., 100 ft. 3⅞ in. N. E. Washington, estate Peter Ferguson to Mary Ferguson, Dec. 20, 1886, 18 ft. 1⅝ in. by 90 ft.; also two lots on Ogle st., to Anna Collins, 1 lot on Hermitage and 1 on Ogle st.; to Peter J. Ferguson, 1 lot on Hermitage and 1 on Ogle..... nom

Howard st., E. s., 185 ft. N. Jefferson Thomas M. Montgomery to Quaker City Dye Works Co., Dec. 15, 1886 18 ft. by 115 ft....... 6,000

Jackson st., N. s., 316 ft. W. Sixth, Wingate H. Messick to Geo. W. Durfor, Dec. 13, 1886, 15 ft. by 61 ft. 9 in ; *g. r.* $57....... 526

Cumberland st., 1931 E., Francis L. Hayne to Samuel P. Stirling, Dec. 18, 1886, 15 ft. 6 in. by 79 ft....... 4,000

Lawrence street, 2116, R. J. Black, admr., to Adam Albright, Dec. 18, 1886, 15 ft. by 89 ft. 7½ in.; *g. r.* $30....... 1,775

Lawrence st., 2833, Harry Brocklehurst et al. to Mary Bleam, Dec. 11, 1886, 14 ft. 9 in. by 52 ft. 8 in....... 2,500

Lehman st., 131, Geo. Miller et al. to Alice Woods, Dec. 18, 1886, 30 ft. by 99 ft. 6 in....... 1,800

Mt. Vernon st., 1937, Margaret McSorley et al. to Mary R. Evans, Dec. 16, 1886, 19 ft. 9 2-5 in. by 100 ft. 8½ in....... 7,000

Newbold ave., W. s., 130 ft. S. Ruscomb, Charles W. Henry to Frank M. Gentel, Dec. 18, 1886, 30 ft. by 87 ft. 10 in....... 500

Newbold ave., W. s., 180 ft. S. Ruscomb, Chas. W. Henry to Wm. H. Duval, Dec. 18, 1886, 20 ft. by 87 ft. 10 in....... 333

Newbold ave., W. s., 160 ft. S. Ruscomb, Chas. W. Henry to Geo. H. Neavil, Dec. 18, 1886, 20 ft. by 87 ft. 10 in....... 333

Newbold ave., W. s., 100 ft. S. Ruscomb, Chas. W. Henry to Jacob D. Grieb, Dec. 18, 1886, 30 ft. by 87 ft. 10 in....... 500

Norris st., S. s., 65 ft. E. Eighth, A. M. Zane to Sarah E. Scott, Dec. 16, 1886, 16 ft. by 74 ft. 10¼ in....... 75

Norris st., 1939, Wm. R. Matchett to John G. Schneider, Dec. 18, 1886, 16 ft. by 65 ft....... 4,000

Park ave., N. W. cor. Eighteenth, Chas. L. Davis to William Bacon Stevens et al., trustees, Dec. 11, 1886, 172 ft. 10 in. by 200 ft....... nom.

Eleventh st., W. s., 144 ft. and 170 ft. S. Montgomery, Ida Standacher to John Musselman, Dec. 14, 1886, 26 ft. by 100 ft. each ; each subject to a *g. r.* of $52....... 9,266

Pearl st., N. s., 87 ft. W. Thirty-third, moiety of Caroline W. Leslie et al. to Mary Ann Patton, Oct. 28, 1886, 30 ft. by 28 ft....... nom.

Pine st., N. E s., 199 ft. 9½ in N. W. Franklin, Maggie C. Bowers to Catharine Brogan, Dec. 10, 1886, 17 ft. by 99 ft....... 1,150

Race st., 1017, Helen A. Robeno to James W. Holden, Dec. 10, 1886, 18 ft. by 90 ft....... 7,000

Ridge ave., 2315, George W. Lambert to Frederick North, Dec. 8, 1886, irreg. shape....... 5,600

Second st., W. s., 18 ft. N. Susquehanna ave., Lawrence R. Dougherty to Howard R. Deacon, Dec. 1, 1886, 52 ft. by 73 ft....... 2,600

Sixth st., 404 and 406 N., Andrew J. Loecher to David Fuerstenberg, Dec. 18, 1886, 31 ft. 2 in. by 45 ft. 8 in.; 3 and 4 Walkers Ct., 29 ft. by 15 ft. 5 in....... 6,775

Sixth st., W. s., 31 ft. 8 in N. Indiana, John S. Serrill to John Simcoe, Dec. 15, 1886, 15 ft. 8 in. by 75 ft.; *g. r.*, 96....... 1,400

Seventh st., 148 N., Hy. Myers to Thomas D. Mowlds, Dec. 3, 1886, 20 ft. by 49 ft. 6 in.; *g. r.*, $16....... 3,650

Somerset st., N. s., between Thirteenth and Park ave., Thomas A. Barlow to Samuel Sager, et al., Dec. 16, 1886, 203 ft. by 100....... 8,600

Rear Twenty-fifth and Swayne, Jno. M. Sharp to Harry P. Keeley, Dec. 16, 1886, 16 ft. by 81 ft....... 110

Thirty-ninth st., E. s., 80 ft. N. Aspen, Isabel Thorn Howell to Charlotte Thompson, Dec. 7, 1886, 32 ft. by 80 ft.; *g. r.*, $108....... 4,000

Warnock st., W. s., 43 ft. 11 in., N. Diamond, William G. Fox et al, to James S. Erichson, Jr., Dec. 14, 1886, 14 ft. 2 in. by 54 ft. 6 in....... 2,900

Wissahickon ave., N. E. s, 40 ft. 5¾ in., S. E. Queen, S. E. Binder to William Kirkpatrick, Oct. 15, 1886; irreg....... 616

Dauphin st., 2636 E., William Frost to Henry Miller, Dec. 15, 1886, 14 ft. 2½ in. by 48 ft. 7⅜ in....... 1,200

Emlen st., 2521, 2525, 54 ft. by 68 ft. 4¾ in., Elizabeth G. Stehr to Kath. M. Kline, Dec. 11, 1885....... 1,100

2531, 2535 Emlen to Peter Kerr, 36 ft. by 68 ft. 4¾ in....... 2;400

2537 Emlen, to John F. Fox, 18 ft. by 68 ft. 4¾ in....... 1,300

WEDNESDAY, December 22, 1886,

Benson ave., S. W. s., 150 ft. S. E. "G," Twenty-third Ward, Elberon Land Association, Limited, two lots....... $246

And one Strahle st., 100 ft. by 112 ft. 6 in....... 269

To Edwin Horn, Dec. 18, 1886. N. E. s. Benson ave. and S. E. s. "G," 50 ft. by 112 ft. 6 in....... 127

To Joseph F. Sheswold, S. E. s. Elberon and S. W. s. Stanwood, 50 ft. by 120 ft.; N. E. s. Solly, 150 ft. N. W. "F," 50 ft. by 112 ft. 6 in....... 283

To Isaac V. Brittin, N. E. s. Hoffnagle, 50 ft. S. E. "D," irreg. shape 540

To Kennedy Crossan, two lots on Pine Road....... 965

To Martha C. Crossan, two lots on Pine Road....... 1,200

To Alice V. Corneal, N. E s. Solly and N. S. "F," 50 ft. by 112 ft. 6 in 121

Anita st., 1111, James Crow to Wm. Andrews, Dec. 17, 1886, 16 ft. by 69 ft. 4 in....... 450

Beach st., W. s., 109 ft. 9 in. N. Green, Albert Grim et al., ex'rs, to Martin Burke, Dec. 20, 1886, 35 ft. by 69 ft....... 2,500

Beechwood st., 1745, M. H. Smith to Thomas McCarty, Dec. 20, 1886, 14 ft. by 48 ft....... 1,825

Bouvier st., 1602, John A. Snyder to Samuel Phillips, Nov. 18, 1886, 16 ft. by 74 ft. 10 in....... 3,300

Bringhurst st., S. E. s., Rachel Maxwell et al. to Jos. Maxwell, Nov. 8, 1886, irreg. shape....... 2,607

Darien st., W. s., 60 ft. S. Oxford, John Kurz to Charles Weidmann, Dec. 20, 1886, 12 ft. by 40 ft. 2¼ in....... 700

Dorrance st., 1143, John White to Robert M. Dougherty, Dec. 6, 1886, 14 ft, by 50 ft. 6 in....... 1,900

Eighth st., E. s., 93 ft. 4 in. N. Buttonwood, Joseph G. Groff to Mary A. Groves, Nov. 22, 1886, 13 ft. 4 in. by 23 ft. 6 in....... 2,600

Eighth st., 956-960 N., Sarah A. Harriman to Benjamin F. Teller, Dec. 2, 1886, 57 ft. by 88 ft....... 8,250

Hancock st., W. s., 92 ft. S. York, M. Ehret, Jr., to Gotlieb Nagel, Dec. 14, 1886, 64 ft. by 54 ft....... 3,733

Hancock st., W. s., 110 ft. S. Huntingdon, Patrick Nolan to John Gallagher, Dec. 14, 1886, irreg....... 2,900

Indiana st, N. W. cor. Warnock, Joseph Miller to Richard Toland, Dec. 10, 1886, 14 ft. by 60 ft....... 1,300

Marshall st., E. s., 201 ft. N. Cumberland, William D. Neilson to Aug. L. Zeh, Dec. 15, 1886, 14 ft. by 81 ft. 4½ in....... 2,000

Marshall st., E. s., 201 ft. N. Cumberland, William D. Neilson to Edw. Hollerung, Dec. 15, 1886, 14 ft. by 81 ft. 4½ in....... 2,000

Mascher st., N. E. cor. Columbia ave., Jacob Reyle to Frederick P. Poth, Nov. 27. 1886, irreg. shape....... 8,000

Mole st., 1546, Eliza Montgomery to Jane G. Coyle et al., Dec. 22, 1886, 14 ft. by 47 ft.; *Mtge.*, $1,200....... 525

Norris st., S. E. cor. Eighth, Anthony M. Zane to Michael Fox, Dec. 18, 1886, 17 ft. by 76 ft. 4½ in....... 8,000

Norris st., S. s., 49 ft. E. Eighth, Anthony M. Zane to Amelia Gosnell, Dec. 20, 1886, 16 ft. by 75 ft....... 5,500

Race st., S. s, 198 ft. W. Tenth, U. S. Grant Magargee to Edw. D. Cahill, Dec. 17, 1886, 20 ft. by 170 ft....... 8,650

Reese st., E. s., 339 ft. 1¼ in. N. Susquehanna ave., Michael Cormack to Peter Diesinger, Dec. 15, 1886, 14 ft. by 54 ft....... 650

Second st., 1231 N., Mary Kerr Beveridge to Bobert McBride, Nov. 27, 1886, 18 ft. by 86 ft.; *g. r.*, $40; S. s. Locust, 80 ft. E. Fifty-third....... 200

Sixteenth st., 1803 N., William G. Serrill to Laura M. John, Dec. 18, 1886, 16 ft. by 74 ft. 2 in....... 6,500

Seventeenth st., N. W. cor. Jefferson, William L. Elkins et al. to Mary E. Butterworth, Dec. 20, 1886, 25 ft. by 100 ft....... 16,000

Stiles st., 1310, John E. Daly to Geo. G. Pierie, to Emma V. Daly, Dec. 20, 1886, 15 ft. by 54 ft.; *g. r.*, $66....... nom.

Waterloo st., W. s., 305 ft. 3 in. S. York, David Gerstlaner to Thomas F. Mansfield, Dec. 17, 1886, 11 ft. 5 in. by 44 ft. 3 in....... 1,050

Winona ave., N., N. W. s. and N. E. s. Morris, Theodore F. Baker et al. to Charles F. McFarlane, Dec 15, 1886, irreg. shape....... 2,250

York st., N. s., 250 ft. 9½ in. E. 25th, Samuel B. Stewart to Adam Mervine, Dec. 15, 1886, 30 ft. by 100 ft....... 900

THURSDAY, December 23, 1886.

Allman st., 4219, C. H. Clark to Mary E. Stevens, Dec. 13, 1886, 15 ft. 6½ in. by 86 ft....... $3,600

Arch st., 1711, John Sibley, et al., to Charles McFadden, Dec. 18, 1886, 20 ft. by 117 ft....... 18,250

Bowman st., N. W. s., 140 ft. S. W. Thirty-fifth st., Twenty-eighth wd., one-fifth interest, William M. Marley to Benjamin R. Marley, Dec. 21, 1886, 20 ft. by 165 ft....... nom

Bristol Pike, N. W. s., Robert K. Ward to Kate Ward, Dec. 18, 1886, 56 perches....... 1,400

Bucknell st., N.W. cor. Montgomery st., Frederick Maulick to Harry G. Maulick, Dec. 22, 1886, 16 ft. by 46 ft. 6 in....... 4,250

Clearview, Twenty-seventh Ward, John H. Scott to John Brown, Aug. 27, 1886, 2497, 2998, section 72....... ......

John H. Scott to James Irvine, Dec. 21, 1886, 394, 395, 396 and 397, section 13....... 600

Cope st., S. W. s., 30 ft. 11⅝ in. S. E. Amber, James C. Moore to James Service, Dec. 3. 1886, irreg. shape....... 1,500

Eighth st., 1503 S., Caroline Steffen to Wilhelmina Steffen. Nov. 11, 1886, 14 ft. by 43 ft....... ......

Emmett st., S. E. cor. Washington, Martha M. Metzger et al. to Wm. T. B. Roberts, Dec. 20, 1886, 18 ft. 6 in. by 100 ft....... nom

James st., N. W. s., 207 ft. N. E. Orthodox, Richard Winnals to George Mann, Dec. 14, 1886, 40 ft. by 100 ft....... 3,600

Fourth st., W. s., 48 ft. 5 in. N. Walnut, Henry Livingston to The Solicitors' Company, Dec. 21, 1886, 31 ft. 11¼ in. by 53 ft. 1½ in.; *Mtge.* $50,000.......... 5,000

Frankford rd., N. W. s., 84 ft. 4 in. N. E. Sturges ave., Anna S. Dover to John S. Webster, Dec. 23, 1886, irreg. shape.......... 10,000

Franklin st., N. s., 282 ft. E. Fifty-second, Twenty-fourth Ward, Wm. R. Nicholson to Sallie E. Brown, Dec 20, 1886, 14 ft. by 95 ft.......... 2,000

Front st., 129-131 S., R. D. Benson, et al., trustees, to John Dignan, Nov. 12, 1886, 36 ft. 8 in. front.......... 17,500

Front st., S. W. cor. Craven, William H. Cook to Walter G. Wilson March 10, 1885, irreg. shape.......... nom

Fulmer st., S. s., 482 ft. 6 in. N. W. Bustleton Pike, William F. Dedaker to Elizabeth B. Pearson, Dec. 6, 1886, 4? ft. 6½ in. by 170 ft.. 275

Lancaster ave., N. E. s., 69 ft. 3¼ in. N. W. Preston, William R. Nicholson et al. to John M. Erickson, Dec. 17, 1886, irreg. shape.......... 1,600

Lancaster ave., N. E. s., 87 ft. 3¼ in. N. W. Preston. William R. Nicholson et al- to James Lougney, Dec 17, 1886.......... 2,700

Lancaster ave., N. E. s., 105 ft. 3¼ ft. N. W. Preston, William R. Nicholson et al. to Gustav A. Saling, Dec. 7, 1886.......... 3,000

Moore st., S. s., 71 ft. 9 in. W. Sixth, Christian Gross to Julia Reitz, Dec. 17, 1886, 64 ft. by 116 ft.......... 10,000

Penn st., S. E. s., and S. E. s. Morris Annie L. Hamersley to Frank Piot, Dec. 16, 1886, 104 ft. by 139 ft. 1,150

Nineteenth st., E s., 78 ft. S. Ellsworth, John White to Philip Trainor, Dec. 11, 1886, 15 ft. by 62 ft.......... 2,600

St. Albans Place, 2302, Louis M. Chasteau et al., ex'rs, to Robt. McKeown, Dec. 10, 1886, 16 ft. by 62 ft.......... 750

Sartain st., 2645, Christian Weaver to Joseph Fisher, Dec. 20, 1886, 14 ft. by 40 ft.; *g. r.* $45.......... 850

Seventh st., S. W. cor. Emily, Geo. Fender to Eleanor Rendell, Dec. 17, 1886, 16 ft. 6 in. by 56 ft. 1¾ in., $2,600; 2020 S. Seventh, 15 ft. 4¾ in. by 56 ft. 1¾ in.......... 2,000

Twelfth st., 1129 S., M. J. Heller et al. to Amanda F. Legg, Dec. 15, 1886, 15 ft. by 52 ft.......... 183

Twenty-eighth st., W. s., 55 ft. 4½ in. N. Susquehanna ave., Jas. B. Pattison et al., ex'r, to Jacob Weikh, Dec. 6, 1886, 36 ft. 11 in. by 110 ft... 3,400

Thirty-eighth st., N. W. cor. Aspen, Isabel T. Howell to David Hunter, Dec. 18, 1886, 15 ft. by 80 ft.......... 5,300

Watkins st., N. s., 190 ft. 1¼ in. E. Moyamensing avenue, Eleazer S. Price to Mich'l Connolly, Oct. 6, 1886, 15 ft. by 33 ft.; *g. r.* $31.88..... 1,000

Wissahickon avenue, S. W. s., John Lowber Welsh et al. to Alice W. Strawbridge, Oct. 15, 1886, 20 acres 12.36 perches; also lot on N. E. s... 14,850

Orkney st., 2734 to 2748 and 2750, Frederick Lambrecht to Leffman Hope, Dec. 18, 1886.......... 9,800

Thirty-second st., E. s., 34 ft. S. Wallace, Howard Watkin to David A. Carrick, Dec. 13, 1886, 17 ft. by 93 ft. 11⅛ in.......... 6,800

FRIDAY, December 24, 1886.

Alter st, 2802, Michael Smith to William V. Long, Dec. 20, 1886, 14 ft. by 46 ft.......... $1,000

Alter st., 2945, Andrew and Mary Hicks to Michael Hoag, Nov. 13, 1886, 14 ft. by 46 ft.; *Mtge.* $850; 1929 Naper, 14 ft. by 53 ft.; *Mtge.* $550.......... 700

Bainbridge st., 243, John D. Roth, et al. to William H. Roth, Dec. 13, 1886, 16 ft. by 60 ft.......... 500

Bolton st., 2332, Joseph L. Caven to James Caven, Dec. 15, 1886, 13 ft. 7 in. by 47 ft.......... 750

Broad st., W. s., 200 ft. S. Federal, H. B. Wilkins, ex. to Elizabeth S. Lytle, Nov. 24, 1886, 25 ft. by 178 ft.; E. s. Fifteenth, 105 ft. 5½ in., N. Federal, 36 ft. by 105 ft. 5 in.......... nom

Broad st, W. s., 200 ft. S. Federal, E. S. Lytle to Robert McCurdy, Nov. 1, 1886, 25 ft. by 178 ft.......... 3,333

Broad st., W. s., 200 ft. S. Federal, Robert McCurdy to William H. Doyle, December 21, 1886, 25 ft. by 178 ft.; *g. r.* $125.......... 833

Broad st., 1410 N., Mary S. Geiger to Emma Muzzarelli, Dec. 21, 1886, 50 ft. by 200 ft.......... 35,000

Broad st., E. s., 36 ft. 5 in. S. Dickinson, William R. Matchett to Joseph J. Cummings, Dec. 10 1886, 18 ft. by 123 ft.......... 7,500

Chestnut st., Twenty-first Ward, N. E. s. and S. E. s. Leverington ave.. Joseph F. Greenough to Isaac and Thomas B. Wilde, Dec. 22, 1886, irreg. shape.......... 2,000

Eighteenth st., 408 N., S. B. Stratton to Frank P. Mellon, Dec. 18, 1886, 20 ft. by 56 ft.......... 5,500

Eleventh st., 1742 N., John Musselman to Rebecca Stevens, Dec. 21, 1886, 52 ft. by 100 ft.; two *g. r's*, $52 each.......... 9,266

Ellsworth st., S. s., 178 ft. 7⅛ in. W. Fifteenth, James J. Bryan to Harry A. Coyne, Dec. 21, 1886, 16 ft. by 50 ft.; *g. r.* $120.......... 1,000

Fontain st., N. W. cor. Croskey, A. H. Flood to Wm. J. Lindenmayer, Dec. 22, 1886, 15 ft. 6 in. by 63 ft. 9 in.......... 3,300

Fourth st., 226 S., John N M. Shimer to Philadelphia Home Purchasing and Investment Co., Dec. 10, 1886, 20 ft. by 120 ft.......... 14,000

Fourth st., 1420 S., George Rule to J. Charles Mindrick, Dec. 23, 1886, irreg. shape.......... 3,300

Fox st., S. W. s., 119 ft. 7½ in. N. W. Cedar, Ellen Gallagher to Patrick Friel, Dec. 13, 1886, 14 ft. by 69 ft. ¾ in.; *g. r.*, $25.......... 900

Franklin st., N. s., 338 ft. E. Fifty-second, Twenty-fourth Ward, Wm. R. Nicholson to George W. Duy, Dec. 20, 1886, irreg. shape.......... 2,000

Garside st., 2309, Jas. Caven to Jos. L. Caven, Dec. 15, 1886, 12 ft. by 50 ft.; 2335 Nassau, 12 ft. 1 in. by 43 ft.......... 1,600

Hartwell ave., N. W. s., Geo. Freas et al., to Matthew Keating, Dec. 11, 1886, irreg. shape.......... 2,000

Huntingdon st., S. s., 128 ft. W 23d, J. M. P. Price to Alfred R. Schubbel, Nov. 1, 1886, irreg.; *g. r.*, $75.... 200

Judson st., 1711, 1717 and 1723, Jos. L. Caven to James Caven, Dec. 15, 1886.......... 6,800

Latona st., S. s., 138 ft. W. Twenty-second, Chas. C. Farnum to Frances H. Giller, Nov. 24, 1886, 79 ft. by 46 ft. 3 in.; *g r.*, $42.......... 3,500

Latona st., 2241, C. C. Farnum to Andrew R. Poulson, Dec. 18, 1886, 15 ft. by 45 ft.; *g. r.*, $45.......... 700

Lawrence st., W. s., 220 ft. S. Venango, A. H. Smith to John H. Taggart, Dec. 3, 1886, 60 ft. by 104 ft. 7½ in.......... 180

Leverington ave., S. E. s., and N. E. s. Hamilton, Joseph F. Greenough to John Schofield, Dec. 21, 1886, irreg shape.......... 1,700

Long Lane, 1204, Thomas Marshall to Anna G. Seidel, Dec. 6, 1886, 16 ft. 11½ in by 74 ft.......... 4,000

Milnor st., S. E. s., and N. E. s. Magee, Jacob S. Disston to Hy. Erben et al., Dec. 16, 1886, irreg. shape.......... 6,000

Montgomery st., 2328, 2334 and 2338, Jas. Caven to Jos. L. Caven, Dec. 15, 1886, irreg. shape.......... 9,000

Mt. Pleasant ave., S. E. s., 490 ft. S. W. Mower, Abraham Stewart to Howard Levering, Dec. 13, 1886, irreg. shape.......... 600

Park ave., N. s. fr. Carlisle to Fifteenth, Elizabeth Schaffer to Lewis M. Kensil, Dec. 13, 1886, 155 ft. 8 in. by 180 ft.......... 22,000

Parrish st., 2300, William H. Senst to James S. Smith, Jr. to Annie M. Senst, Dec. 24, 1886, 17 ft. by 65 ft.; *Mtge.*, $500.......... nom

Queen st., 241, Mary C. Simpson to C. John Hexamer, Dec. 22, 1886, 19 ft. 9 in. by 103 ft.; *Mtge.*, $1,500..... 1,150

Reed st., S. s., 93 ft. E. Sixth, Henry Scherbaum to Dennis T. Sheehan, Dec. 21, 1886, 15 ft. 6 in. by 59 ft 6 in.......... 2,150

Reno st., S. W. cor. Thirty-ninth, William P. Rudolph to Thomas Kerns, Dec. 11, 1886, 15 ft. 6 in. by 60 ft.......... 2,900

Second st., S. W. cor. Carpenter, F. S. Cantrell to James Hy. Cantrell, Dec. 18, 1886, 21 ft. 4 in. by 104 ft..... 6,000

Second st., W. s., 76 ft. N. Dauphin, Daniel Kraus to Julius Joseph Herzig, Dec. 1, 1886, 19 ft. by 121 ft. 9 in.; *g. r.*, $23,75.......... 3,500

Snyder ave., S. s., 85 ft. 6 in. E. Seventh, Louis Warner, Jr., to Albert W. Farrell, Nov. 22, 1886, 16 ft. by 61 ft. 9 in.; *g. r.*, $69..........

Spring Garden st., N. s., 154 ft. E. Thirty-third, Mary H. Pennington et al. to James Christy, Nov. 9, 1886, 1 ft. by 160 ft.......... nom

Stella ave., N. E. s, 122 ft. 2¼ in. N. W. Emerald, A. H. Williams to James N. Corry, Dec. 1, 1886, 14 ft. 2 in. by 125 ft. 2 in.; *Mtge.*, $1000.. 1,100

Stella ave., N. E. s., 108 ft. ¼ in. N. E. Emerald, A. H. Williams to James Haslam, Dec. 1, 1886, 14 ft. 2 in. by 125 ft; *Mtge.*, $1000.......... 1,100

Taney st., W. s., 182 ft. S. Poplar, E. H. Davis to James Kelly, Dec. 10, 1886, 14 ft. 3 in. by 85 ft.......... 1,800

Tasker st., S. s., 174 ft. 94 in. W. Twentieth, Samuel G. Rosengarten to James M. McDowell, Dec. 16, 1886, 16 ft. by 68 ft.; *g. r.*, $72..... nom

Third st., E. s., between South and Bainbridge, William H. Roth to John D. Roth et al., Dec. 13, 1886, 19 ft. 9 in. by 100 ft.; W. s. Third, 48 ft. N. Marriott, 16 ft. by 65 ft.; W. s. Twelfth, 212 ft. 8 in. N. Montgomery, 16 ft. 2 in. by 78 ft..... nom

Third st., W. s., 198 ft. N. Cumberland, David H. Davidson to Hugh French, Dec. 17, 1886, 48 ft. by 102 ft. 6 in.; *g. r.*, $192.......... 1,900

Thirteenth st., W. s., 112 ft. S. Berks, John M. Sharp to Mary S. Geiger, Dec. 20, 1886, 17 ft. 6 in. by 85 ft..... 7,500

Thompson st., 2317 and 2337, James Caven to Joseph L. Caven, Dec. 15, 1886, each 16 ft. by 76 ft.; *g. r.*, $108 5,200

Thompson st., 612, George T. Sowden to H. B. Luffberry to George T. Sowden, Dec. 9, 1886, 20 ft. by 44 ft. 10 in.......... 850

Twenty-first st., 344, Peter Carr to Thomas Lawler, Nov. 19, 1886, irreg. shape.......... 3,850

Twenty-first st., 1937 and 1939, P. A. B. Widener to Sallie M. Horn,

Dec. 20, 1886, each 15 ft. by 74 ft. 6 in..... 8,000
Twenty-second st., S. E. cor. Oakford, William L. Elkins to William McCarter, Nov. 24, 1886, 40 ft. by 74 ft., *g. r.*, $84..... 4,200
Thirty-ninth st., S. E. cor. Fairmount ave, Daniel Leary to John Callahan, Nov. 23, 1886, 15 ft. 6 in. by 9 ft.; also S. E. cor. Grape, 16 ft. by 81 ft..... 4,900
Tusculum st., N. E. s., 24 ft. S. E. Kip, John Butz to Catharine Vogt, Dec. 20, 1886, irreg..... 100
Vine st., 1632, Joseph S. Keen, ex., to James Berryman, Dec. 22, 1886, 20 ft. 7½ in. by 140 ft.; *g. r.*, $270..... 4,500
York st., 2155, E., Robert S. Leithead to Anna Maria Creighton, Dec. 16, 1886, 18 ft. by 125 ft. 3 in.; *g. r.*, $78 2,600

Items of News.

—James Simpson's estate is appraised at $432,199.24.

—John Consty's estate represents a total valuation of $124,200.53.

—Jay Gould, has purchased the Little Rock, Mississippi River and the Texas Railroad, for $50,000.

—The new Baltimore and Ohio Tunnel was opened on last Wednesday afternoon. Trains will be run regularly hereafter.

—The market sheds on Girard avenue need not be removed until March 1st. Those occupying stalls there made a personal appeal to have the removal postponed until the new building is completed.

—A new automatic fire extinguisher invented by William Kane, has been recently tested under the supervision of experts from the Board of Underwriters, and has proved equal to the test.

—The controller has filed exceptions with the highway department, against the bill of contractor, J. M. Mack, for paving Otsego street, between Reed and Moore streets, because the work was not done as the specifications require.

—The Terry cloth weavers contemplate the establishment of a co-operative establishment in this city. Co-operative establishments will be attempted in other branches of trade provided money enough can be gathered to make the venture.

—The City Hall Tower is now 330 feet, 1½ inches high. The last course was finished on Thursday and the tower was covered with boards for the winter. There is only seven feet three inches of marble to be laid. On top of this will come the iron work.

—William Hubert Washington, Esq., who was master in a suit brought by the city, against Robert A. Wilkinson, to settle the question as to whether ten feet of the highway on each side of Girard avenue, from the Girard Avenue Bridge to the junction of Fortieth street and Elm avenue is public or private property. Has decided against the city. This will necessitate final legal proceedings to widen the avenue at the above points.

—It is reported that Ford, Brown & Co., wholesale dry good merchants, on Market street, have purchased from Cooper & Conard, S. E. cor. Ninth and Market streets, the good will of their dry goods store, for $100,000. The stock to be taken at inventory and appraisement. The business of the new concern, report says, is to be conducted under the firm name of Cooper & Conard, and Haines, Granville B. Harris, Esq., to be general manager of the business.

—On last Wednesday the Councils' Committee on Water Works met and heard the report of the Sub-Committee that was appointed to inspect the filtering springs at Summerville, N. J. and Wilmington, Del. The report set forth—"That the waters, of both the Schuykill and the Delaware at all times, contain a certain amount of impurities and sediments is universally admitted, and that after a heavy rain they are objectionable both to the eye and the taste cannot be gainsayed. Moreover, complaints have been made to your body recently of the dangerous condition of the water pumped at the Kensington Water Works, and a large section of the city is now supplied from the Spring Garden Works by pumping directly into the mains.

"The engineers of the filtering companies and the Chief Engineer of this department have informed this committee that it would be practicable to put up a filtering plant at the Spring Garden Works at a comparatively reasonable cost, owing to the existence of the forebay there, and your committee would recommend, therefore, that the Chief Engineer of the Water Department be instructed to ask for proposals for the erection of a filtering plant at this point, and also for the erection of another plant at the Kensington Water Works." Two other filtering machines were examined — namely, the Crocker, at New York, and the machine made by the New York Filtering Co. Both companies were anxious to put their machines up and try them before being paid for them. The probable cost of the filtering plants contemplated at Kensington and the Spring Garden Works is $150,000. Another meeting will be held in a few days to further consider the matter. Purity of water is very desirable, but the fundamental difficulty in the way is the deficiency of supply.

Charters Granted.

The Anchor Building and Loan Association, of Mansfield, Alleghany county, capital, $100,000. The William H. Lorimer Sons' Company, of Philadelphia, for manufacturing textile fabrics, capital $20,000. Columbia Avenue Saving Fund, Safe Deposit, Title and Trust Company, capital, $250,000; the Directors are George S. Graham, Barclay J. Woodward, James Strong, John K. Cuming, Robert A. Jacob, James A. Hayes and John Middleton.

The Gallitzin Building and Loan Association, of Cambria county; capital $1,000,000. The Good-Will Building and Loan Association, of Pittsburg; $800,000. The Christiana Rolling-Mill Company, of Philadelphia, capital, $20,000. The Verona Building and Loan Association, of Verona, Alleghany county; capital, $500,000. Pittsburg Novelty Manufacturing Company, of Pittsburg; capital, $25,000.

Century Building and Loan Association, of Philadelphia; capital, $600,000. Nay Aug and Crosstown Street Railway Company, of Scranton; capital, $50,000.

The Pennsylvania Iron Works, of Philadelphia, capital, $150,000; the directors are Martin Maloney and W. L. Elkins, Jr., of Philadelphia, and B. W. Geist, of Reading. The Jordan Waxed-Paper Company, of Philadelphia, capital $50,000. The O'Shanter Coal Company, of Clearfield, capital, $18,000.

The Chartiers Electric Light Company of Alleghany county; capital, $1000. The Mansfield Electric Light Company of Alleghany county; capital, $1000. The Mountain Water Company of Pittstown; capital, $13,500. The Shader of Gas Coal Company of Pittsburg; capital, $250,000.

Charters Granted in Four Years.

A search through the records in the office of the Secretary of the Commonwealth at Harrisburg reveals the fact that letters patent were issued to a greater number of corporations during the four-year administration of Governor Pattison than during the preceding period of nearly ten years. The figures showing the number of corporations created under the General Corporation act of April 29, 1874, and its supplements are as follows (excluding railroad, street railway and insurance companies):

From April 29, 1874, to Jan. 16, 1883.....1576
From Jan. 16, 1883, to Dec. 1, 1886.....1672

Excess by present Administration..... 96

In addition to the above, 119 street railway and railroad companies and 33 insurance companies have been chartered within the last four years. In view of the great increase in the tendency toward the use of public franchises, would it not be wise to consider the advisability of putting some limitation on this wholesale manufacture of artificial persons?—*Philadelphia Record.*

Pennsylvania Earnings for November.

The statement of the business of all lines of the Pennsylvania Railway Company, East of Pittsburg and Erie, for November, 1886, as compared with the same month in 1885 shows:

An increase in gross earnings of.....$375,679
An increase in expenses of..... 465,243

A decrease in net earnings of.....$89,564

The eleven months of 1886 as compared with the same period of 1885 show:

An increase in gross earnings of.....$4,382,509
An increase in expenses of..... 2,797,276

An increase in net earnings of.....$1,585,233

All lines West of Pittsburg and Erie for the eleven months of 1886 show a surplus over all liabilities of $22,455, being an increase as compared with the same period of 1885 of $1,187,646.

—Floating bricks are now manufactured in France, the material of which they are composed being a kind of earth found in Tuscany, consisting of fifty-five parts of sandy earth, fifteen of magnesia, fourteen of water, twelve alumni, three lime and one iron. It exhales a clay-like odor, and, when sprinkled with water, throws out a light, whitish smoke. It is infusible in the fire, and though it loses about an eighth part of its weight its bulk is scarcely diminished. Bricks composed of this substance resist water, unite perfectly with lime, are subject to no alteration from the heat or cold, and the baked differ from the unbaked only in the sonorous quality which they acquire from the fire. Their strength is a little inferior to that of common bricks, but much greater in proportion to their weight.

—The aggregate assessed valuations of the several railroad companies in New Jersey are as follows: Pennsylvania, $59,590,474; Philadelphia and Reading, $47,535,789; New York, Lake Erie and Western, $12,275,408; Delaware, Lackawanna and Western, $38,907,606; railroads not classified, $34,671,064; total, $192,980,341. The State Board of Assessors have fixed the taxes for the year for the several companies as follows: Pennsylvania, $394,524; Philadelphia and Reading, $321,921; New York, Lake Erie and Western, $104,785; Delaware, Lackawanna and Western, $264,617; unclassified, $251,416. The increase in the total tax over last year is $21,000. Each of the companies must pay a little more than last year.

—The financial statement of the Western Union Telegraph Company for the quarter ending December 31st, partly estimated, showed that the net earnings were $1,000,000, a decrease of $250,000 as compared with the same period in 1885. The balance, after making interest and sinking-fund payments, was $856,530, a decrease of $249,702. No dividend was declared for this quarter, so that the surplus is now $6,180,791, an increase of $1,843,691. It is said that the net revenue for this quarter was the smallest ever reported by the company.

FLOWERS

Shafer, 1020 Arch Street

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration.
Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR
Copies, 15 Cts.

CHAMPION LAMP

Patented Jan. 19th, 1886.

Medals and Diplomas have been awarded the "Champion Lamp" over all competitors, by the "Franklin Institute" (Novelties Exhibition) and the "Pennsylvania State Agricultural Society," 1885. Made in all forms, Plain or Fancy, Table or Hanging. Send for Illustrated Circular.

A. J. WEIDENER, Sole owner of Patent.
No. 36 S. Second St., Philadelphia, Pa.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.

All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.

ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

FURNITURE

MANUFACTURERS.

BUY OF THE MAKERS, And You want to Save Money.

WEBER & WEINMAN, Retail Store, 927 Market Street.

BOOKS BOUGHT.

If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars

LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

THE BEST
WINTER BOOT

CENTLEMEN'S CORK SOLE
(DAY-SEWED)
BUTTON OR LACE,
$5.00.

We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most

Comfortable and Durable Winter Boot

Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.

THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.

Mr. HARRY S. BEEBE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

Browning, King & Co.

910 & 912 CHESTNUT STREET,

Offer Special inducements in

OVERCOATS.

We have a well-earned reputation for making GOOD and STYLISH CLOTHING. Besides our popular stock of MEN'S, BOYS' and CHILDREN'S SUITS of all sizes and prices, we quote:

Men's Chinchilla Overcoats at $6.00 and upwards.

Boys' Chinchilla Overcoats at $5.00 and upwards.

Children's Chinchilla Overcoats at $4.00 and upwards.

Also an immense stock of MELTONS, KERSEYS, CASSIMERES, BEAVERS and WORSTED OVERCOATS at prices to suit most any one's pocketbook.

R. T. COODRICH, Manager.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.

RESERVOIR DESK WASHSTANDS. No Pump. No Sewer Gas. No Toilet Set.
ODORLESS COMMODES. Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

OUR
PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

Those who subscribe now for the **REAL ESTATE RECORD AND BUILDERS' GUIDE**, can date their subscription January 1st, 1887, and thereby obtain this valuable Journal until that time free of cost.

THE *Iron Age* says that the iron market is extremely firm. Pig iron during the last two month shows an advance of from $2.50 to $3.00 per ton, very few speculative buyers. Heavy sales but nearly all or them to consumers.

PIANOS.
SHEET MUSIC.
ORGANS.

THE LARGEST AND FINEST STOCK OF
MUSICAL GOODS IN PHILADELPHIA
Knabe; Guild; Vose & Son's Pianos.
Wilcox & White's Parlor and Chapel Organs.
Low Prices and Easy Terms.
All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.
F. A. NORTH & CO., 1308 Chestnut St

ESTABLISHED 1857.

FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS.

PARTRICK & CARTER,

Manufacturers and Dealers

ELECTRICAL SUPPLIES,

114 S. Second Street, Philadelphia.

Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

1783. Established 1783. 1886.

McALLISTER'S

Headquarters for

SPECTACLES AND EYE GLASSES

To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.

Carefully fitted by skilled assistants.

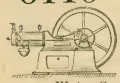
Drawing Instruments, Thermometers, &c.

Send for Catalogue.

W. M. McALLISTER,

No. 720 Chestnut Street, Philadelphia.

'OTTO" GAS-ENGINE.



OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

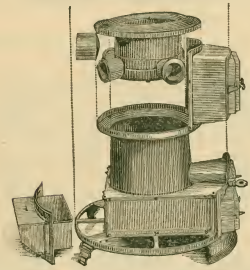
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for 5 years. Paints shipped to all parts

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,

STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

AMERICAN FIRE

INSURANCE COMPANY,

Office, Company's Building,

308 & 310 WALNUT ST., Philad'a.

CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,

$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:

Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List.

GEO. P. ROWELL & CO.,
Newspaper Advertising Bureau,
10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

If you want a Reliable **PIANO** or **ORGAN** at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER,
1423 Chestnut St.

GOLD AND SILVER BOUGHT.

Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.

J. L. CLARK,

823 Filbert St., Philadelphia, Pa.

THE BEST IN THE WORLD

FOR THE PRICE.

The West End Shirt

$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.

Sent by mail on Receipt of price with 12 cents each for postage.

Made only by

F. H. PEIRCE & CO.,

1416 Chestnut Street.

DON'T

BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.

Men's Overcoats.

OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00

Men's Suits.

SUITS, $6.50	*Worth $9.00*
SUITS, $9.00	*Worth $13.00*
SUITS, $12.50	*Worth $16.00*
SUITS. $15.00	*Worth $20.00*
SUITS, $18.00	*Worth $22.50*

We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00

Will exchange Clothing for Real Estate.

D. KLEIN & BRO.,

918 Market Street, Philadelphia.

Established 1854.

H. Muhr's Sons, 629 and 631 Chestnut St., Philad'a.

Importers of Diamonds, Manufacturing Jewelers, Wholesale Agents of all American Watches.

OFFICES: { New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE

Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.

THE PHILADELPHIA

Real Estate Record

AND

BUILDERS' GUIDE.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURAL AND INSURANCE INTERESTS.

[ENTERED AT THE PHILADELPHIA POST OFFICE AS SECOND-CLASS MATTER.]

VOL. I.—NO. 52. PHILADELPHIA, MONDAY, JANUARY 3, 1887. PRICE 15 CENTS

DONT You want to subscribe for this paper? It is published weekly and costs but $5.00 a year. We can give you the names of subscribers who have saved hundreds and thousands of dollars through information obtained from its columns. A single number might contain information worth hundreds of dollars to you. It interests every business man who is interested in the wonderful growth of this magnificent city. It contains a weekly report of Property Transfers, Mechanics' Liens, Judgments, Building Permits, Contemplated Building Operations, Supreme Court Decisions on matters pertaining to Real Estate, &c. No paper published has been quoted so much by the Philadelphia Daily and Sunday Journals. The paper will be sent to you upon receipt of the subscription price, or we will send you a copy free for one year if you will send us five prepaid subscriptions.

Address, **JNO. N. CALLAGHER,**

Proprietor,

REAL ESTATE RECORD AND BUILDERS' GUIDE,

727 Walnut Street, Philadelphia.

ADVERTISING RATES FURNISHED UPON APPLICATION.

JAMES P. MORNEN,
REAL ESTATE BROKER,
925 Walnut Street,
PHILADELPHIA.
Transacts a General Real Estate Business.

GEO. W. HANCOCK,
Real Estate, Insurance & Surveying,
717 Walnut St., and 40th St. & Lancaster Av.,
PHILADELPHIA.

LIDA A. WILLIS. MIRIAM S. DU BOIS.
ARTISTIC
DESIGNERS
—AND—
ENGRAVERS
ON WOOD OR METAL. Estimates cheerfully given.
WILLIS & DuBOIS, 1020 Chestnut St.

LEWIS T. BROOKE,
REAL ESTATE BROKER,
731 Walnut Street,
PHILADELPHIA.
Farms and Country Places a Specialty.

J. L. GALLOWAY,
REAL ESTATE AND FIRE INSURANCE AGENT
—OFFICE—
N. W. COR. 11th ST. AND WASHINGTON AVENUE,
PHILADELPHIA
And Moore's Station, P. W. & B. R. R.

JOSEPH R. McELROY,
REAL ESTATE AGENT AND BROKER,
No. 205 South Sixth Street,
PHILADELPHIA.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Purchase and Sale of Suburban Properties on Pennsylvania Railroad a Specialty.

NATHANIEL E. JANNEY,
Conveyancer and Real Estate Broker,
215 S. Fifth Street, Phila.
Real Estate Bought and Sold. Houses Rented, and Rents Collected. Mortgages Negotiated and Interest Collected. Care of estates a Specialty.

R. SHATTUCK, } Attorneys at Law.
BURTON BINNS, } Notary Public.
REAL ESTATE & LAW OFFICES.
N. W. cor. 19th St. & Fairmount Ave., Philad'a.
Down-Town Office, 58 South Third Street.
Real Estate bought, sold, rented or exchanged. Rents collected. Estates managed. Guaranteed six per cent. Mortgages or sale.

JOHN M. COOK
ATTORNEY AT LAW,
STEUBENVILLE OHIO.
Particular attention paid to Mortgages and Collections.

D. C. HARRINGTON,
ATTORNEY AT LAW,
Removed to 727 WALNUT STREET,
PHILADELPHIA.

REAL ESTATE BROKER
EDWARD J. PAXSON,
CONVEYANCER,
No. 735 Walnut Street, Philadelphia.
Real Estate Bought and Sold. Mortgage Loans negotiated. Rents and Mortgage Interest collected.
Notary Public.
TELEPHONE No. 842.

WILLIAM GORMAN,
ATTORNEY AT LAW,
520 Walnut Street,
PHILADELPHIA.

George B. Johnson,
ATTORNEY AT LAW.
22 EAST MARKET STREET,
TELEPHONE 107. WEST CHESTER, PA.
Chester Co. Land Titles, Mortgages, Collections, Conveyancing and Real Estate specialties

WILLIAM REITH,
STAINED GLASS
For Churches and Dwellings,
134 North Seventh St., Philadelphia.
Designs and Estimates furnished on application.

HENRY KELLY,
PUBLIC ACCOUNTANT
923 Walnut Street, Phila., Pa.
Estates settled. Accounts adjusted and intelligently stated. Disputes of all kinds successfully arbitrated.

CHARLES F. COLLOM,
ARCHITECT,
No. 909 Walnut Street,
PHILADELPHIA.

LINDSAY, PARVIN & CO.,
328 WALNUT STREET, PHILADELPHIA
Iron and Steel Structural Material.
Agents for Cincinnati Corrugating Co.
Superior Corrugated Iron Roofing,
SIDING, LATHING AND PATENT STANDING SEAM ROOFING.
Send for Catalogue and Price List.

T. S. JOHNSON,
Tin Roofing, Pipes and Gutters
No. 16 North Seventh Street,
PHILADELPHIA.
OLD ROOFS REPAIRED and PAINTED

ALSO FOR THE DWELLING
FINISHED IN BRONZE AND POLISHED BRASS. COLORS TO MATCH FURNITURE. MADE TO EXTEND TO TABLE WHEN IN USE. Perfectly Safe. SEND FOR DESIGNS, FREE.
A. J. WEIDENER,
36 S. Second St. Phila

A Most Delicious and Elegant
POUND Box of CANDY
CROFT & ALLEN,
1226 Market Street.

LIVERPOOL and LONDON and GLOBE
INSURANCE COMPANY.
Assets held in the United States..... $5,924,010 83
All Liabilities " " " 3,334,907 64
SURPLUS.....$2,589,103 19
Losses paid in the United States since organization..... $37,466,135 57
PHILADELPHIA OFFICE, 333-337 WALNUT ST.
ATWOOD SMITH, GEN. AGENT.

ALFRED GODWIN,
STAINED GLASS
For Churches and Dwellings.
N. W. Cor. 12th & Market Street.
ILLUSTRATED CATALOGUES ON APPLICATION

PARLOR MIRRORS,
ENGRAVINGS, ETCHINGS
and
WORKS OF ART.
George C. Newman,
806 MARKET STREET.
EASELS,
PEDESTALS,
PICTURE FRAMES.

ESTABLISHED 1857.
FRANKLIN S. CARTER. CHAS. M. WILKINS. E. WARD WILKINS
PARTRICK & CARTER,
Manufacturers and Dealers
ELECTRICAL SUPPLIES,
114 S. Second Street, Philadelphia.
Hotel and House Annunciators—Electric Bell and Burglar Alarms a specialty.

Philad'a & Conshohocken
Stone Quarry Co.
Office, 1418 South Penn Square.
Producers of Dimension, Backing and Heavy Foundation Stone. Footings, Building and Cellar Stone. Large Supply Constantly on hand. Estimates Solicited.
Quarries West Conshohocken Pa.

BLANK BOOKS
have always been sold by the quire, 24 sheets make a quire, but the Blank Book Makers have been selling from 12 to 20 sheets for a quire.
We have inaugurated a new system and sell our Blank Books by the hundred pages.
HOSKINS, 927 Arch Street

SALTER'S
Manufactory and Show Rooms,
911 Market Street, opposite Post Office,
MIRRORS.
Immense Stock, Lowest Prices.
PICTURES, BRONZES, STATUARY, SUITABLE FOR
WEDDING GIFTS.

ROOFING.
ARTIFICIAL STONE PAVEMENTS,
BUILDING AND SHEATHING PAPERS,
Roofing Material, &c.
Warren Ehret Roofing Co. (Limited),
107 S. Second St., Philadelphia.

THE PHILADELPHIA

REAL ESTATE RECORD

AND

BUILDERS' GUIDE.

VOL. I.—NO 52. PHILADELPHIA, MONDAY, JANUARY 3, 1887. PRICE 15 CENTS.

THE PHILADELPHIA

REAL ESTATE RECORD,

AND

BUILDERS' GUIDE,

PUBLISHED EVERY MONDAY, AT 727 WALNUT STREET.

TERMS:

One Year, in advance, - - - - $5.00

JOHN N. GALLAGHER, Prop'r.

Refers with permission to William M. Singerly, Proprietor of Phila. "Record."

PHILADELPHIA, MONDAY, JAN. 3, 1887.

SOME of the architectural and building papers are pointing out to the benighted people in their respective communities what they want. It is surprising how much a live editor can see a community wants in the way of improvements. It would appear that the country has been surrounded with impoverishment of one kind or another, that it had made no progress, that it had made no improvements, that the spirit of enterprise was dead, and that it was relapsing into barbarism. We read a great deal about "what Boston needs, what St Louis needs, and what Chicago needs" and so on, and we believe we have been somewhat guilty ourselves in talking about what Philadelphia needs. It is a commendable weakness, however, and we hope our friends will forgive us if we have laid out too much work for our councils and the community generally to enter upon. This is the season when new and good resolutions are taken and the past is reviewed. We, of course, see that Philadelphia needs a good many things she is not likely to get, and the politicians have also occasion to regret that there are some things they are not likely to get. For instance, the control of the Gas Works for a quarter of a century. Still, we have every reason to rejoice at the turn of the year. Whichever way things go we are better off. We need a great deal more than we will likely get during the next five years, but a spirit of enterprise is thoroughly aroused. We find cities to the east and west of us forging ahead, and we feel the urgency upon us to do more to make our city better and to attract capital to it as well as to retain what we have. It has been remarked that there is a tendency in local capital to leave the city. A dozen or so firms have made this departure. There is no deep-seated cause for such a course. It is true we may ask more for anthracite coal than we ought to; it is true we have not the railway facilities that we ought to have; it is also true that a great deal of valuable property is controlled by dead men and men who ought to be dead but after all we have the superabundance of young blood, young brains animated with the spirit of energy which will overcome obstacles just as fast as pluck and energy can overcome them. The general public is being educated to a broader comprehension of the possibilities in store for it. We will, no doubt have a better class of councilmen, a better class of officials. These improvements will be followed by a more careful consideration of the public interests. Jobbery will be less prevalent. Honesty will be more common.

No one can foresee the future of Philadelphia. London has grown enormously within the past few years; so has Paris. Chicago now claims over 800,000. New towns and cities are springing up, and old cities are expanding. The advantages of centralization are recognized on all hands, A diversification of industries is going on in the cities and throughout the country which is laying a broad foundation for our future industrial growth. Philadelphia has no need of fearing that she will fall behind other large cities. The spirit of enterprise which is manifesting itself will multiply her opportunities.

THE technical associated press is well spoken of by some of the Western Journals. The annual convention of the Missouri State Association of architects will be held on the 11th of January.

THE Society for the Prevention of Cruelty to Animals is asking for more money and its request will no doubt be met with a cheerful response. The field for this organization is a grand one, but it fails materially in its purpose from the fact that it does not seem to be in the hands of practical men and women. An amusing circumstance expressing this idea occured on Market Street quite recently. A horse driven before a hansom became stubborn and refused to go, petting and coaxing were of no use, the vehicle was for all purpose stationary, to the detriment of travel and the annoyance of drivers, a number of whom by sheer force pushed the horse and hansom along, when the horse suddenly threw himself upon his side in the mud of the street. A lady standing on the sidewalk immediately protested against the horse being disturbed as he was tired and sought rest. She announced herself as a member of the Society for the Prevention of Cruelty to Animals and threatened the severest punishment on behalf of the society to anyone who disturbed him. She was laughed at, of course, and the horse was made to get up and with the vehicle was taken out of the way. It is these cases of frivolous interference that makes the Society seem ridiculous, while on the other hand the most flagrant outrages and cruelty are perpetrated under the very noses of the Society and to the disgust and annoyance of persons who make no claims to super-sentiment. We mean the over-loading of horse cars, daily the poor animals, particularly those hauling the cars going north, are over-loaded and on slippery pavements and up a heavy grade, they are strained and tortured, and all in the interest of the passenger railway companies, that are legally bound to provide sufficient cars to meet the ordinary requirements of travel. We would suggest to this extremely well petted organization, that its subscribers, patrons and the public generally have a right to expect something better than the arrest of some impecunious and defenseless old man, who at his best can barely eke out a subsistance for himself and family because of a trifling sore on his poor old horse's breast. There is better game, Mr. President, and good round benefits can be obtained to the satisfaction of the public and the fattening of the Society's exchequer by fines, etc., through the arrest of drivers and conductors who over load their cars, and this besides helping the poor horses will compel the officers of street railway companies to pay more attention to the wants of the traveling public.

IF boycotting and other outgrowths of labor combinations can justly be regarded by the courts as conspiracies and the humble workingman who enters into them can be held criminally responsible, under what code of ethics or law are corporations who form coal and oil combinations to be excused? They cruelly and unjustly by behest or subterfuge, inflict upon thousands of families misery and suffering through their greed for gain. If there is a law against the workingman's combinations, the same force that is used to make it felt should also take cognizance of the wicked and all powerful influences which practically drive him to the wall and in self-defense, compel him through sheer desperation to resort to force. The strong arm of the law, while disciplining laborers should with equal force bring to strict account those transgressors who flirt with the blind Goddess of Justice as though her intellectual vision extended no further than the workingman.

THE profession of the architect is growing to be a more important one, year by year. The architect of a few years ago was simply a man who could estimate the cost of a house and supervise its construction, seeing that justice was done to the owner. Now, much more is required. The advancement we have made and are making in steam plumbing and other directions calls for a great deal of special knowledge and fitness which cannot be had without the closest study of current architectural and building literature.

WE believe we do not state what is incorrect or, exaggerate when we say that we are on the eve of a general improvement in architecture. The ordinary architect, he who possesses no genuine originality, can controvert this statement in a dozen words, in one word in fact. The studious architect, he who loves his profession, sees that there are grand possibilities before it and before those who have a keen perception of the beautiful in nature and in art. The growth of wealth has made it possible for architecture to develop itself, For decades past, the first thought and the last thought has been with the busy American, to get up walls and a roof at the cheapest cost. The idea of even convenience was secondary. Economy and utility guided all building operations. To get the most out of a dollar in brick and mortar, was the first thought and the most successful architect was the one who did so, and the most successful builder rested his reputation upon his ability to make his employer's dollars go far. All that is passing. The increase in wealth is bringing into sight a different class of ideas. We are becoming a nation of travelers and of readers and of students. We are becoming more observant of the beautiful things abroad and at home, and are endeavoring to rise in the scale of progress by the equalizing of the ideas and the works of others. This is a healthy sign. At first the departure from primitive simplicity was observable in churches, then in other public buildings. We have not yet tried to make the schoolhouses look what they ought to be. Individuals have liberated themselves from old cast iron ideas,and have of late years been splattering architectural ability over their residences with more profusion frequently than goodtaste. Still we are making progress, and at the same time making mistakes, but it is only through the making of mistakes that we educate ourselves. Were there no serious architectural mistakes committed, there would be no room for the pungent criticisms that are made.

The indications of improvements are numerous. We have seen an originality develop itself among American architects of a most promising nature. It possesses the peculiar features which only the influence of American life can give it. It learns from foreign masters. It sees the beautiful in everything which the experience and culture of foreign architects raise as monuments for our study. The increase of wealth will stimulate this tendency, and no doubt will in time, furnish us with a class of architects far superior to any that have arisen in Europe during the past one hundred years. Centuries ago when labor had no market value, the architects and builders erected piles, which remain to this day an honor to their age and a credit to the genius which devised them. We are returning to such possibilities. Labor now is the chief factor, but with the aid of machinery and mechanical appliances and the development of wealth, we are more and more able to realize the ideals which a higher architectural education is creating.

MR. WILLIAM S. HUEY'S scheme for a railroad in Fairmount Park, is the most practical proposition that has been submitted to the Park Commissioners. The necessity for this or some other railroad that will afford visitors cheap transportation through the Park, is becoming more apparent every year. The many beauties which the Park posesses, are realized by very few persons owing to the want of cheap transportation. This new road if built, will render the Park more attractive, and will enable those who cannot afford a carriage ride to at least gratify their desire for change.

MR. E. M. NEEDLES, president of the old Penn Mutual Life Insurance Company of this city, is justly indignant over the insinuation made as to the unfair treatment on the part of his company, in cancelling General Logan's life insurance policy for $5,000. Mr. Needles says that the General had his life insured in that company on July 8th, 1881, that he was at the time 55 years of age, that the annual premium was $309.00, payable quarterly, that on June 8th, 1886 the policy lapsed for premium then due, that repeated and continued efforts were made to get the General to continue the insurance, and that the company had even offered to accept his note, for the premium and that a receipt for the premium had been twice sent out, in the hope that the General would maintain his policy. It is very evident from this statement of facts, that General Logan had no desire to continue the insurance upon his life with the Penn Mutual and it is simply absurd to attempt through any stretch of fancy or morbid sentiment, to hold the company responsible for the cancellation of the General's policy, when it is self-evident that he did not want it continued under any circumstance.

THE system of wants and offers in operation at the New York Exchange leads to a great deal of business that would otherwise remain undone. During the past week some thirty or forty wants were bulletined calling for property ranging in value from $10,000 to $100,000. Double as many offers were made of properties in all sections of the city, running up as high as $100,000 each. This is a valuable feature of the Exchange, and is constantly bringing properties into market. The effects of this system are good. People can soon find out what their property is worth. If they want to, they are at liberty to withdraw their offers, and are not obliged to accept anything they do not want. The membership of the Exchange is increasing week by week. A real estate property owner who is not in the Exchange is a small potato. The past week has been rather dull in our sister city in real estate. Special sales have taken place, and a good deal of property has been sold at auction. During the past week ten new buildings were projected at a cost of $136,000, against fifty last year, at an estimated cost of $339,000. Austin Corbin, the Reading President, bought a $165,000 cash-down price house at 38th and 5th avenue. That settles the fact that he will not be a Philadelphian. Quite a number of high-priced houses have been sold lately, ranging in price from $20,000 to $80,000. A great deal of property is changing hands. During the past week sixty houses were projected in Brooklyn at a cost of $260,000, against seventy-four for same week last year, at a cost of $293,000.

The builders are doing a good deal of work and are preparing for a good deal more. The real estate agents are buying up vacant property for building purposes, and the New York architects are credited with having considerable work on hand for spring operations.

THE discussion of the dower laws in New York draws the fire from an old bachelor, who says that he would not marry the best woman in New Jersey and take the risk involved in getting her to sign her name to deeds of property which he might want to sell. He says that in New Jersey large owners of vacant lots always get up land corporations which can be got up by three persons. It is by these corporations that they retail the property by the single lot; by this process no woman's signature is needed only the president and secretary sign the deed. There is a strong feeling in New York in favor of doing away with the law of Dower and courtesy and certainly the arguments made by those who have engaged in the discussion are in favor of their abolishment.

THE theory of Henry George which proposes to place all taxation on land is finding some apologists and adherents in unexpected quarters. Real estate dealers and owners are beginning to recognise that if the present system of taxing improvements can be done away with it might and probably would have a very encouraging effect upon those whose interest it is to improve real estate, providing that they are not taxed out of existence in consequence. An address was recently delivered by Mr. Thomas J. Shearman to the Twilight club of New York wherein Mr. Shearnan takes rather decided ground upon this new question; Mr. Shearman says that after a careful inquiry he believes it is to the best interest of the country and people if all taxes were concentrated on Land.

Mr. George says that the taxes to be levied upon lands should be high enough to absorb as much as nine-tenths of the ground rent thus leaving the landlord but one-tenth of his receipts as payment for his management or ownership. Mr. Shearman does not go so far, but believes that the taxation upon land should be reduced to one half of what it now is. The evils and inequalities of our present system, continues Mr. Shearman, are so many and so manifest that it is the unanimous opinion of all who have studied the subject that a radical change is necessary. In order that our readers may fully understand why such a man as Mr. Shearman should advocate a system which we all have been accustomed to denounce ; we will allow Mr. Shearmau to speak for himself in the following paragraph :—

"If this system were adopted, one of the first advantages, would be the abolition of the present inequalities in the assessment of taxes. Every experienced assessor can readily appraise so many feet of land in such and such a locality, and the estimates of a score of experts would probably very nearly agree. But when the element of improvements to the land enters their calculations, then is it that the assessors cease to agree and appraise two equally valuable pieces of property at widely different figures. In many cases this error is due to carelessness or lack of thorough inspection on the part of the assessors.

"Under a system of taxation in which the value of the bare land was the basis for assessment of taxes all of these evils would be eradicated, as everything taxable would be in plain sight, could not be concealed, and could be appraised almost at a glance.

"According to the present system, if A and B own adjoining lots on Fifth avenue and B erects an imposing structure on his lot while A puts up a wooden blacksmith shop, B is forced to pay a heavy assessment for beautifying the avenue and increasing the value of property in the vicinity, while A, who does everything he can to ruin the value of property about him, is practically encouraged, by being assessed next to nothing, to continue in his work of evil doing. Under the system of taxation on the bare land both men would be desirous of building handsome structures, as such buildings would greatly increase the value of their lots, and would at the same time involve no additional taxes.

"The new method of assessing taxes would do away with all customs duties, internal revenue exactions, and false swearing on the part of owners of personal property. By a more even distribution of assessments on real-estate and the additional taxation upon unimproved land, the rate of taxation on improved property could be reduced 50 per cent., I believe, and when the system was once adjusted and in working order it would soon meet with favor at the hands of all classes. I have large investments in real estate and am naturally opposed to any revolutionary measure which would tend to disturb the present balance of society. But I have carefully studied the system of concentrating all taxes upon the land, and, after a thorough consideration of the advantages and disadvantages which would result from its adoption, I am satisfied that the measure would prove beneficial to society at large, and a great improvement over our present burdensome and unequal system of taxation."

—At the last regular monthly meeting of the Architectural League it was decided to give an annual dinner at New York.

THERE is certainly trouble ahead for the boys who by the time they reach man's estate, will find women largely filling those fields of labor now creditably filled by their fathers. That women are largely catching on to the business methods is apparent everywhere, and the coming generations of women will be prepared to enter the field against men in many business pursuits which she has not yet considered available. The idea that women are handicapped with matrimonial considerations and consequently cannot reach that efficiency that men so easily attain is mere nonsense and disproved by the fact that there are hundreds of business men right here in town, who employ women in responsible and confidential business relations, who would not exchange them for men for any consideration. When it is considered that it is quite a new thing for women to fill business positions, requiring judgment, tact and an acquaintance with business routine, it does not seem at all wonderful that there are so many women who fail, but time and our business colleges will correct this, and when the possibilities increase as they surely will, there will be found capable women enough, whose education will be based on something more than a smattering of accomplishments.

The trouble now experienced arises from the inadequate education of women seeking business positions. Type-writing as an employment necessarily requires something more than skillful manipulation of the keys, yet there are very many who attempt to fill these positions who cannot spell the simplest words. So too with stenography, it is not enough to be able to write and read the signs, for a business man has a right to expect his stenographer to possess the requisite intelligence and education to complete the letter after he has dictated its outline. The next crop of girls will recognise the fact that writing, spelling and arithmetic are really the foundation stones for business positions, then boys look out.

THE Birmingham Alabama *Daily Age* says: "there are thirteen furnaces in process of construction and ten actually projected, the building of the latter to begin as soon as the former are completed. Of the furnaces building eleven are within a radius of ten miles of Birmingham, the other two being at Sheffield. Of the furnaces projected, six are within a radius of ten miles of Birmingham, and three will be located at Sheffield and one at Florence. The *Age* estimates the annual capacity of the furnaces now in blast and projected at $872,860 tons, and of plants projected 357,000 or what will altogether very soon assure the Birmingham or Alabama district output of a little less than 1,200,000 tons of iron."

The above statement coming as it does, directly from the home of Pennsylvania's great competitor for the iron trade of the country, presents no very encouraging outlook for the future of Pennsylvania's furnaces. While no great harm has yet been done to our home interests, and while the demand is sufficient to consume the present entire output of both sections, serious results need not be apprehended, but it is very evident that the future prosperity of our home iron interests is to be impaired by the wonderful resources of the South, together with its cheaper labor and cheaper coal. The question is too serious a one not to merit the earnest consideration of every thinking man in this State. It presents so many phases of our commercial wealth and prosperity, so much of our wonderful prestage as the Iron State that our future growth and magnificence are seriously involved. It brings us face to face with the question of transportation and places under the ban of condemnation the policy of our home railroads and coal companies, which have by discriminations and combinations, squeezed the life-blood from our commercial and manufacturing veins, driving our capital and enterprise to less hampered fields and practically as well as theoretically driven the entering wedge which must separate us from those cherished industries which have characterized the Keystone State.

Right here and now we say this influence which is robbing us of our wealth and making paupers of our workingmen must be stopped. The suits brought by Attorney General Cassidy in the name of the commonwealth against these railroad and coal combinations must go on, manufacturing must be fostered or when it is too late, the people of this great State will look upon the grandure of the past as a thing to come again nevermore.

ATTORNEY GENERAL CASSIDY notwithstanding the prophecies made at the time of his appointment, has really done more for the people of this State than any of his predecessors in office for the last twenty years. If his successor does half as much, he will meet the thanks of the people of both parties.

THE sum total of the fire loss in the United States for 1886 is simply appaling, official figures have not yet been submitted, but it is estimated that it will reach a cool $120,000,000. How long this sad and sickening waste is to go on without some concerted effort on the part of our law-makers and fire insurance companies being made to prevent it, baffles even the best guessing qualities of the average Camden lawyer. It can safely be said that if common sense had been exercised in the construction of the large buildings that have been consumed by fire during 1886, the loss would have been very much less.

Reconstructed buildings originally intended for quite different uses, are generally entirely consumed when attacked by fire, because it is impossible to stay the progress of the flames on account of the many avenues for the smoke to gather in. When it is considered that smoke is composed of unconsumed carbon mixed with hydrogen, it is not at all strange that it soon becomes a dangerous conductor of flame, or even flame itself, and as a natural consequence, the structure is doomed. Indeed, there are fre-

quent explosions which often take place in such cases, said to be unaccountable, which are caused by the sudden ignition of closely confined smoke. Legislation should be brought to bear upon this subject, it might be well to enact laws forbidding the altering of old structures into places of amusement, lath and plaster partitions should be prohibited by law and metal should be used for joiner work when possible, and if not possible, then wood only after it has been rendered incombustible, in fact, wood should not enter as a part of the material used in the construction of large buildings at all, for it is not only possible to do without it, but even equal effect and finish can be produced by the metal worker. and it is a question if metal cannot be substituted for canvas and wood, even in the scenery of the theatre.

BUILDERS frequently have a very loose notion as to the amount of weight a wall should carry. Accidents of a serious nature have sometimes arisen because walls have been overweighted and simply from ignorance of builders. The importance of employing architects has been demonstrated on more than one occasion where warehouses were to be built but which were built without the employment of proper skill. The Western Association of Architects decided that the owner of a building built by one of their members should be supplied with full data of all official points involved in its construction. The owner would then know the strength of his building and its real value. It is more customary now than it was a few years ago to have the capacity of buildings for carrying weight carefully ascertained.

THE architects of Chicago are favored with an unusual amount of work for this season. Employers who have occasion to engage large numbers of men especially in the building trades, will begin to feel easier over the labor prospects for the coming year. As long as one powerful organization threatened to absorb all others and sweep all opposition before it, there was a feeling of unrest. The strength of this movement developed the latent resources of another organization that has been powerful within narrow limits, namely the old trades unions which have existed in one shape or another for the past two or three hundred years. The trades unionists are as a class a more intelligent body of men and have but one single object in view, namely that of increasing wages and providing for the present wants of unfortunate fellows. The trades unionists have been stirred to active effort and at their recent Columbus Convention showed a surprising force both in numbers and intelligence. They took action at that convention which points in two directions, first in the direction of consolidating their own membership into a more powerful organization and second in protecting the interests of employers through a more conservative action. They are not openly opposed to the Knights of Labor or their methods but in conserving their own highest interests they will act as a check and control upon the impetuosity of that organization which for a time threatened to sweep everything before it.

WE observe that architects are becoming a little more particular in the collections of bills for services when rendered. There is a class of people who think the architects like to work for the fun of it, and can spend days or weeks on plans for structures without any promise of pay. It is rather surprising that so many people are ready to take advantage of an architect's skill and hard labor. If they call in a physician they expect to pay him, but for some reason or other and architect is an exception. The profession, however, is beginning to assert its dignity and to demand pay for services rendered. It is always necessary to make a bargain at the outset and not depart from it.

HOW long will our present street car facilities answer with a growth of 7000 houses per year, and an increase of population of no less than 30,000. Already real estate has received a check because of lack of rapid transit facilities. Real estate agents know there are large blocks of property that would be cut up very shortly for building purposes if people could go to and from homes that they would erect in such places. Travel on our steam roads is not convenient to the bulk of the people. They do not want to be tied down to time tables but want to go and come as they please as they can on street cars or elevated roads. It would be a nice calculation to show just how much thirty or forty square miles of real estate within building distance of Philadelphia would be improved, nominally at least, if ten or fifteen million dollars were expended in elevated and underground railroads.

IF things go on as they have been going the insurance interests of Philadelphia will advance their rates. A large section of the city is already paying a high insurance tax because of deficient water facilities. Other sections of the city will shortly be submitted to a similar tax. There is no reason for this excepting that we do not seem to care. Rates of insurance are high in Boston. In fact the *Manufacturers' Gazette* of that city says that insurance is one of the most grievous of their expenses. Along some of the principal streets two and three per cent. is a very common rate. In one building a floor has been vacant for over a year simply because there cannot be insurance enough secured to cover the business that would be likely to occupy so large a place. A number of property owners say they have been obliged to reduce their rents in this locality because of the advance in insurance rates. The *Gazette* goes on to say:—

"We think that, if property-owners, when building, would leave their brick walls unsheathed, brick both sides of their stairways and put in iron stairs, brick up their elevators and have tin-covered and also iron doors into these wells, grout the floors so that water could not run through, and then decline to cut holes through the walls to connect with the next building to accomodate a tenant, all this property would be written for one per cent. Every building devoted to manufacturers' purposes ought to be inspected weekly by either the fire or protective departments, and when negligence in cleanliness and disregard of the building laws is found, on the spot, with the evidence in view, the owner should be fined. Recently, passing through the by-ways of our busy centre, at the back door of a six-story building, in which over two hundred men and women were employed, with an unprotected elevator-well going up beside a wood-cased stairway, boys were packing straw-stuffed barrels at the entrance, and a man loading slatternly-tied bags of book-binder's trimmings. The boys were smoking cigarretes and the teamster a pipe. The building is a two per cent. risk, the largest tenants short insured, and this peculiar exposure an almost daily occurrence. The bottom of the elevator-well, the engineer said, had never, to his knowledge, been swept out, and the appearance of things confirmed his statement."

J. F. HOBART, whom every mechanic knows, talks more solid sense to the square inch than any man who attempts to write on mechanics. In a recent dash of his pen he says something which a good many employers will agree to.

"Lazy men run all sorts of risk in putting on belts, in fooling around moving machinery, and in monkeying with running tools, such as circular saws, planers and moulders. The man who crawls around exposed machinery to oil or clean the same, when he can just as well stop the machine before exposing himself—this man deserves to be sent up for ten days for every offence. Only a few days since, a party of masons were building a 100-foot mill chimney. They had got up eighteen feet when all at once the whole party thought an earthquake had come to help them. They were all on the ground among bricks, mortar and splintered lumber, with two of their number seriously hurt. An examination showed that in nailing on the last course of ledgers only one nail had been put into some of the posts, where six should have been driven. Here was a clear case of laziness and foolishness combined, with the poor consolation, to the victims at least, of knowing that only themselves were to blame. Sometimes this carelessness becomes criminal, and is occasionally brought to justice, and lately where knavery is the cause of accident it has been frequently severely punished. There is no excuse for exposure to such accidents, and every man can educate himself out of it if he will."

The Record's New Almanac.

The Philadelphia *Record* is on top again with its new almanac for 1887. It is a valuable book, worth keeping, for it is a casket of statistical gems, garnished with the sunshine of art.

ONE corporation in Philadelphia has over $100,000,000 at interest. That corporation escapes taxation on that investment, while every individual is compelled to pay $3 per annum on every $1,000 that he lends on interest.—*Philadelphia Record.*

Communications.

PHILADELPHIA, Dec. 24, 1886.

EDITOR REAL ESTATE RECORD:

The success attained in the housing and transportation of the inhabitants of any city, is the measure of its importance as a business centre, and these facilities are a benefit to the humblest inhabitant.

The tendency of the people of the world is to live in villages, towns and cities, as the percentage is increasing each year. The most successful business cities of the world are those where great numbers of people are housed in small areas, in other words, centralized. To provide accommodations for living purposes, tenements and flats are brought into requisition, and the buildings are usually of great heighths and many stories. When to these accommodations, are added some system of local rapid transit together with that of surface railway lines, the results are a great city.

When either of these facilities are lacking, a decline in population or business is inevitable. Paris has lost 120,000 of her population in a decade, and New York City lost 87,300 of her population between 1860 and 1865. Any city whose ratio of increase per annum is less than 5 per cent. is laboring under some disadvantage, and if the remedy for the disadvantage is not soon found and adopted, that city is on the decline.

The need of Paris to check her decline and recover her old standard of healthy growth and increase, is rapid transit. Now we are creditably informed she has given the right to a company to build thirty miles of subway railroads, encircling and ramifying the city, accommodating the greatest number of inhabitants, by the routes chosen.

New York City as another example, recognizing the cause of her decline in population and business, to be the need of a quicker mode of transit, she permitted in 1872, the construction of elevated railways, and in 1878, the entire system was finished. The benefit to the city was felt soon after the commencement, business improved, and the population has grown steadily until the natural 5 per cent. increase in population per annum has been recovered.

The results of the elevated railways in New York City are not what was anticipated by the citizens, and the municipal authorities, for after a period of eight years their usefulness as a means of rapid transit, is being daily impaired, as they cannot increase the speed of train nor increase the number of cars to trains as the structure is not sufficiently strong to permit it. The accommodations are as wretched as the horse cars were when they instituted these structures, and the distance covered in one hour is only ten to twelve miles, if there are no blocks, fogs, fires, slippery rails, etc., which constantly reduce that speed. New York City has ruined the appearance and grandeur of her fine thoroughfares with iron trestles for a temporary expedient offered to travel, for the elevated railways cannot accommodate the traffic offered to them, and now she must look to subways for relief. These are promised, and early next year it is expected construction on them will commence.

This "City of Homes," is also a city of great opportunities, and among them are the needed facilities for local rapid travel. The streets are as a rule too narrow for elevated railways, while the grades and formation of her sub-soil show the adaptability to a subway system. Among the very many reasons given for rapid transit, none are more important than the reducing of distance by speed, and thus removing the natural embargo which exists between the built up sections of the existing city. Travel will be augmented, and instead of relying on letter writing, telephone, etc., visits will be made between the manufacturer, the merchant, the professional man, etc., and an impetus will be given to business whose benefits will extend to all of our citizens. The proud boast of our system of separate housing will be preserved, as the distance between all sections will be trifling, due to the rapid conveyance of our people. Prospective settlers, buyers, visitors, and others will no longer ignore our city, but will add to our greatness by their presence which we need, for be it remembered only 18½ square miles are now built up, while, we have available 129 square miles.

JOHN J. DEERY.

On and Near Columbia Avenue.

Columbia avenue within the past two years has shown considerable improvement, and from all that real estate men can see, they predict that in the near future it will be the up-town Chestnut street of the city. It has already its bank—"the Tenth National"—which has found its capacity insufficient to transact its growing business, causing it to seek more commodious premises, which it has succeeded in finding by purchasing the hotel at the southeast corner of Broad street and Columbia avenue, together with the adjoining house on each side, for which it paid the sum of $35,000, and will at an early date build a fine structure. Then we have the Bank of America, which has recently established itself at Twenty-third street and Ridge avenue, and, from what we are told on good authority, early next year we shall see what will be called the Columbia Trust and Title Company, which, from what the up-town people say, will stand well to do a flourishing business. Within the past twelve months, Columbia avenue between Broad and Twenty-third streets has undergone some very great changes, at least 50 of the private dwellings having been turned into stores, and in every case have been a success; and it is anticipated that next year will change as many, if not more. Properties between Broad street and Ridge avenue are held very firm, with the prospect of advance. To give an instance: in September last a property was sold for $6,500, and to day $8,000 will not purchase it. Daily inquiries are being made for properties, and on evening walks you may find speculators in real estate surveying properties by moonlight, estimating what they will give for this or the other, if they can get it. Corner stores in this immediate neighborhood are worth from $11,000 to $15,000.

It is stated by one of the oldest real estate men in the immediate vicinity that within the past eighteen months properties have gone up 40 per cent. Within the past few months many of our city tradesmen have taken up properties on the avenue, and opened up some very attractive stores, enabling the up-town people to purchase their goods equally as cheap, and with as fine an assortment as though they took the usual 35 to 40 minutes' inconvenient ride to the city. So far as can be learned it is evident that they want a more expedient mode of traveling to and from the city; and we can safely say the majority are in favor of the underground project, at least ten to one in preference to the elevated.

The Four Mills Tax Case.

The suit brought by the Girard Trust Company against the Board of Revision of Taxes and the assessors of the Eighth Ward, to prevent the collection of the State tax on the assets of that Company, has been decided by the master, Samuel W. Pennypacker, —to whom the case was referred—in favor of the Company. The companies have always held that all corporations practically pay this tax in paying the tax upon their capital stock. The Supreme Court of the State had already decided in favor of the corporations, but the Commonwealth in this case sought to show that the construction placed upon the law was practically un-constitutional inasmuch as it violated a constitutional provision, that all taxes shall be equal and that the $86,732,250 composed of securities held by the companies yielded under the constitution only 1½ mills on each dollar of assets, or 2½ mills on each dollar of property; whereas an individual must pay a tax at the rate of 4 mills. The master held that the Supreme Court decisions must govern the case.

Making Wood Fireproof.

Many methods have been suggested for rendering wood used in the internal construction of buildings fireproof, but the trouble is so great that it is a question if any of the many methods will ever be generally utilized. To impregnate wood that is intended for building purpose as while in the rough would perhaps necessitate special tools for working it, and it might even prove to be a difficult matter to work it at all. The following recipe is reccommended by a contemporary, but whether it will ever amount to anything more than a simple recipe remains to be seen:

Soak 27.5 parts by weight of sulphate of zinc, 11 of potash, 22 of alum and 11 of manganic oxide in lukewarm water in an iron boiler, and gradually add 11 parts by weight of 60 per cent. sulphuric acid. The wood to be prepared is placed upon an iron grating in an apparatus of suitable size, the separate pieces being placed an inch apart. The liquid is then poured into the apparatus, and the wood allowed to remain completely covered for three hours, and is then air-dried.

It can be seen at once that the above, no matter how good, is simply impracticable. What we need is some material that can be applied to the surface of the woodwork after the building is constructed. It must be a positive preventive, and must be colorless, or the present popular hard and natural wood finish will necessarily be impossible.

The Material Market.

The lumber market has gained a little strength within the past few days on account of the coming in of inquiries and orders for winter work, which were rather unexpected to the trade at large. The holidays are not usually days of activity in lumber or building material of any kind, but some special offers were made and accepted by a few of the large builders who have recently come into possession of a good deal of heavy warehouse and railroad work. The prices for white pine are maintained without any difficulty, and the quotations for hemlock are about what they have been for a month at least. Some dealers think that their moderate stocks will soon disappear, and this expectation has led them to quote a little higher for good, dry lumber, especially dry wood. The expectation of some of the wholesalers is that hard woods will be in steady demand throughout the winter, and that the promised supplies will be barely sufficient to meet the building requirements of the winter. A fair amount of yellow pine has arrived, and the stocks are kept up at their fullest limit.

The supply of brick is also ample, and more than the usual winter production will be kept up. There is very little trouble anticipated with the brick-makers. The bricklayers will be glad for all the work they can get, and the other trades will remain quiet for the winter. The carpenters expect to greatly increase their membership in this city as the headquarters of the national organization, and Philadelphia, as a matter

of pride, will like to stand at least as well in regard to trades unionism as other cities which heretofore have gone far ahead of it.

Prices of building material will not be modified to any extent before early spring, even if then. Two or three prominent builders have expressed the opinion that there is no occasion for any advance. In fact, they say that the stimulus that has been given to building during the past few months will crowd sufficient material on the market to depress, rather than advance prices. There is not much room for a depression, so all the material men say, and no doubt say correctly. The margin in brick is no more than it ought to be. The cost of brickmaking has been kept at about an even point for years past. The brick-makers will endeavor to make a little more out of their stock next year, but it is probable that when the time comes to say no or yes to big orders, that margins will be shaved down to the usual limit.

Ample preparations are being made by the producers of slate for an increased production during the year. Several new quarries have been opened, and considerable new territory has been brought within the reach of buyers through the construction of a line of road in a portion of Northampton county.

The cement manufacturers have had a good deal of encouragement this year. The construction of extensive public works, the large contracts for pavements and streets, and the general demand in which cements participate, have all been above the usual limits.

The builders are in a hopeful mood. The prospects are that the demands for small houses will continue and that at least as many will be built next year as this. A feature worth noticing is that suburban house building, will assume larger dimensions next year than it ever has. At least present circulations and preparations point to this. Those who are interested in these enterprises are able to count up some six hundred to eight hundred houses that will be built in out-of-town localities. These will be occupied largely by mechanics and persons who have been residing in the city and are anxious to get out, and whose hours allow them to live five to ten miles from their places of business. It is quite likely that the out-of-town building operations will go much farther than these projectors anticipate. One strong inducement is the low prices of land or lots; another is the increasing facilities which our railroads are affording; a third is the advantages which suburban residences afford to small families. It is noticeable that a great many inquiries for houses along lines of railroads. All that have been built have been promptly rented or sold. Special attention has been given to sites along the new Baltimore and Ohio. Land in the southwestern section is in demand. Even land in the Neck is appreciating in value, and that long despised locality is gaining in respect among real estate operators and lot buyers. Operators in real estate from five to ten miles north of the city, especially along the North Penn have been quite successful in their deals. It would be difficult to find a place around the city where real estate could be called sluggish.

All the market conditions are favorable and we see no reason for qualifying the statement that they will continue to be favorable for a long time to come.

—A fire brick pavement has been laid on Stockton avenue, Allegheny City, Pa. It has been down two years and has had no repairs. It is in excellent condition and gives thorough satisfaction. It furnishes a surer foothold than asphalt pavements, and costs less than one-half the cost of Belgian blocks. The bricks have to be well laid, and particular attention must be given to the foundation.

A New Office Building.

One of the most significant evidences of the increase in value of property in what is known as the financial district of the city, is the number of office buildings being erected on Third and Fourth and Chestnut and Walnut streets. Conspicuous among these will be the building for Brown Brothers & Co. on the South east corner of Fourth and Chestnut streets. The plans of this building are the work of Theophilus P. Chandler Jr. an architect of the most advanced school; and Mr. Chandler has been afforded an opportunity in this case to show his skill to the utmost advantage, as Brown Brothers & Co. desire to erect an office building which shall be as perfect a structure architecturally, as any in the country.

The building alluded to will be fire proof, nine stories in height, and the first floor will be occupied by the owners as a banking room, the upper floors being designed for offices. The appointments throughout, will be of the most complete character. Before making plans for this building the owners and Architect made careful examination of many of the prominent buildings in New York city, and the arrangement of the interior will be something novel and different from the principal office buildings in this city.

The building will be supplied with two high speed elevators, manufactured by Otis Brothers & Co. These elevators will be provided with air cushions and all of the approved safety attachments used on elevators made by Otis Brothers & Co., and the cars will travel at a speed of 400 ft. per minute.

It is the intention of the builders, J E. & A. L. Pennock, to have this building completed by September next; and to accomplish this the foundations are now being laid, the work being protected from the frost by a tent, under which the foundations are being laid, and the temperature is kept sufficiently high to prevent danger from frost, by large fires. This is an innovation in building which has attracted the attention of many; and among some of the conservative builders it is questioned whether the experiment will be a successful one; but owing to the rental value of the property the saving attained by being able to carry on building operations during the winter will be very great, and the enterprise of the builders is to be commended.

In addition to the building above referred to, plans are being drawn for several important buildings to be erected on Third street, regarding which we will give details in an early number.

The site is one of the most valuable in the city, and is 75 feet by 44½ feet in extent. Forty-five offices will be placed at the disposition of tenants. The interior finish will be in high priced hardwoods. The stairways will be in marble, and all the partitions and walls will be in the same material. Of course electric lights will be used all through, and the fixtures will be of the finest, no temptation will be left to fire or burglars. The closest attention has been given to fire-proof conditions, and the architect is confident that the building will be entitled to be called an absolutely fire-proof building. Particular attention has been given to the general construction, so that there will be no flame-flues to suck incipient fires into a conflagrations. Iron beams are used, but they are carefully protected from the possible action of heat. The floors are of brick arches and concrete. The roof is iron and slate, and the best of course. Its gables will add to the architectural features. The stone used on the exterior of the building is Indiana limestone, which has of late years grown so much in favor among builders and architects.

The other stores will be built with Indiana stone and Philadelphia pressed brick, and the combination will produce a very fine effect indeed. Architectually the projected building will be a credit to the city and the individual architect concerned and to the profession. Everything in the interior will be of the very best material, and the workmanship will be of the highest order. The halls will be paved with marble and the walls will be beautifully wainscoted with tiles. Ventilation, heat and light have all been most carefully provided for. The best steam heating appliances will be used, and fire-places will be liberally distributed throughout the building. The elevators will be Otis', and no more need be said. No doubt this building will stimulate enterprise in other quarters. We need a dozen or more of such buildings. The venture will prove a success. At a cost of $3,000,000, besides the lot, it does not take much figuring to see what a valuable investment has been made.

—The $10,000,000 call for the 3 per cent. bonds on February 1, 1887, embrace the following bonds, the numbers being original and inclusive:—$50, No. 47 to 48; $100, No. 582 to 609 and 9940 to 9969; $500, No. 246 to 266 and 4230 to 4234; $1,000, No. 2017 to 2175 and 23,749 to 23,777; $10,000, No. 5318 to 6325.

BUILDERS' ITEMS.

Building and Real Estate Notes.

AN Episcopal Chapel is to be erected at Ardmore.

COUNCILS at Williamsport, have appropriated $50,000 for the erection of a new City Hall.

ROBERT N. WOOD, has purchased a number of lots in Norristown, on which he will build.

WHARTON BARKER, has sold the Abington School Board an acre of ground, upon which to erect a large school building.

MRS. JANE VANSANT, of Newtown, Bucks county, has purchased a property in that place, which is to be improved.

THE Young Men's Christian Association, of Williamsport, Pa., has appropriated a large sum for the erection of a new building.

EDWIN FOREST, of Wilmington, Delaware, has purchased a hotel property in New London, Chester county, which he will improve.

LOUIS H. PETUS, of this city, has purchased a country seat, near Camp Hill Station, Montgomery county, which he will greatly improve.

ADRIAN W. SMITH and Wm. C. Prichett, Jr., architects, have formed a partnership, and will transact business at their new offices, 1430 South Penn square.

A REPORT is currant that N. Snellenburg & Co., will erect a fine structure on the sight of the Girard Estate, adjoining Hood, Bonbright & Co. new warehouse, during the coming spring.

BUILDING operations have been falling off rapidly of late, but the builders are not discouraged. Architects in all parts of the country, are engaged on more or less work for the winter and spring.

A PROPERTY was purchased by Mr. M. H. Carson, real estate agent, for Mr. G. Hirsh, at 40 North Eleventh street, for $16,500. The premises will undergo an entire renovation, and a fine store front be inserted.

IT is authetically reported that the B. & O. R. R., are negotiating with J. M. Wanamaker & Co., for the purchase of their property, Nos. 818 and 820, for the purpose of express and general central offices.

THE Manor Investment Company, in which a number of the officials of the Pennsylvania Railroad Company are interested, intend to build extensively along the line of the Midland railroad, which is the new line to West Chester.

PATENTS in building material continue to multiply. A patent has just been taken out to make artificial bone and marble. The compound consists of skim milk, with caustic sodo, glycerine, ammonia, chloride of barium, terra-alba, hydrochloric, nitric and sulphuric acids, with coloring matter.

A BUILDERS EXCHANGE has just been organized, and will hold their first meeting early in January. Already they have their by-laws, and have applied for a charter. This is an institution which is much needed, and will be found very advantageous to the building trade generally. They will locate themselves as near central as possible, but so far, the sight has not been chosen. The objects of the exchange, are to bring the Boss Mechanics together daily, to form Arbitration Committees and to take necessary steps for the welfare of the trade. The initiation fee is $25.00, and the annual dues $12.00.

M. H. CARSON, 233 North Sixth street, is one of our old and reliable real estate representatives, he having stood his ground at the above address for twenty-three years Mr. Carson looks upon the prospects for the ensuing year in real estate, as being bright. Within the past few days, he has made sale of the following properties: 1138 to 1140 John street, for $9,500; 968 North Delaware avenue, $6,000; 1632 Vine street, $9,000; 232 North Twentieth street, (three-story back and front), $9,100; 304 Cyprus street, (six-room dwelling), for $3,000; also, 1712, 1714 Barker street, (six-rooms), for $2,700 each.

THE Fort Washington, Montgomery county, Land Company, which purchased the Nash farm some time ago, is making rapid progress in disposing of the land in building lots. Twenty lots were sold to a prominent clothing house on Chestnut street, Philadelphia; N. Vanhorn, two; J. K. Shoemaker, two; Geo. W. Shoemaker, two; S. M. Bley, four; W. A. Geisinger, three; R. H. Hinckley, four; E. M. Spoerl, four; I. P. Reese, one, and Eugene Linnard, six. In the spring the streets will be opened, a fine rustic bridge thrown across the ravine, a fish pond made, and avenues erected on each side, forming a boulevard. Fourteen houses are certain to be built on these lots next spring.

Architect's Notes.

WENDELL & SMITH, have removed their office from 1430 South Penn Square to 218 North Thirty-second street.

A GOOD many architects are giving attention to the subject of interior decoration, and are developing a taste and originality in that direction, which is finding recognition among builders and others.

JOHN MCARTHUR and John Ord, are the architects who have charge of the erection of the new ward for children, at the Presbyterian Hospital, Thirty-ninth and Filbert streets. The building will have ten sides, and will have a diameter of fifty-two feet. It will be built of brick and terra cotta, and will be two stories high, and will cost $30,000.

FROM a paper read to the Royal Institute of British Architects, it appears that terra cotta shows more strength than all other building material in ordinary use. It compares favorably with Portland, Bath and ordinary stock bricks. Terra cotta possesses one advantage which stone or iron does not, namely the power of resisting heat, and for this reason alone, it is being preferred more largely by builders.

The result of these trials were published in a tabulated form in the proceedings of the Institute of British Architects at the time they were made, and a few comparative tests will be sufficient for the present occasion.

A block of Portland about 6x6x6 inches bore sustained a crushing weight equal per foot super. of....	292	tons.
A block of Bath of similar dimensions.....	104	"
A stock brick.....	82	"
A similar solid block of terra cotta.	523	"
A hollow block, slightly made and unfilled.....	80	"
The same, but filled with concrete..	163	"
A hollow block, unfilled but made with thicker walls.....	186	"

JUDGMENTS.

PHILADELPHIA.

ENTERED DECEMBER 24, 1886.

*Butler James—Wm T. Stevenson 4 D 86 496.....	156
Canby Wm J—P Williamson 4 D 86 379.....	5914
Davis Curlis—Saml Stockton 1 M 77 1201.....	64,164
*Eiler Elizth and Mary A—Herman Ross 4 D 86 493.....	77
Flanagin Wm J—A R Smedley 3 D 89 399 (3).....	26
*Hagerty Thomas—S S Keely & Sons 4 D 86 516.....	500
*Megargee James F, Geo M and Theo A Holbrook Benj F—A M B Megargee (execution issued) 4 D 86 501	2324
*Same—A M B Megargee (Execution issued) 4 D 86 518.....	2324
*Same—Mary Christy (Execution issued) 4 D 86 519.....	3213
*Murray Margt—John Montgomery 4D 86 512.....	166
*Mindnich J C—H Weweler 4 D 86 525.....	3000
Mertz J J G—M Zineman et al (Execution issued) 4 D 86 505.....	15
*McDonald O J—Thos J Carroll 4 D 86 494.....	555
*McAnulty James T—Geo Lodge 4D 86 514.....	500
*McKee Jamieson O—Margt Kennedy 4 D 86 515.....	472
Pike Joseph—M Zineman et al (Execution issued) 4 D 86 594.....	22
Rosenthal Edwin—Saml L Collins (Execution issued) 4 D 86 495.....	29
*Regan Thos H and T H—H B Freeman 4 D 86 536.....	4975
*Rookstool Wm H—Frank L Lyle (Bond and Warrant) 4 D 86 509	500
*Sheridan Robt J—Chas Rhoads (Bond and Warrant) 4 D 86 511	1000
*Seidel Anna G—Thos Marshal 4 D 86 513.....	500
Standard Cable Co, Muckle M R Jr—City (Bond) 4 D 86 506.....	.....
*Thurgaland C T Parrott E. W.—E W Parrott (Attachment Execution issued) 4 D 86 502.....	250

ENTERED DECEMBER 27, 1886.

*Anderson John D—Thompson, Fry & Co (Execution issued) 4 D 86 555.....	269
Ardis A A & Son—Daniel Maguire 3 D 86 77.....	.....
Blyler Daniel—Asphalt Block Co 3 D 86 50.....	.....
Brooks A J—James Hood 3 D 86 136.	.....
Baker John W—Eli Kindig Jr 3 D 86 139.....	.....
*Bratton Geo, Andrews Alan—Wm Andrews (Execution issued) 4 D 86 543.....	1000
*Beans Jos C—B F Teller 4 D 86 559..	60
Boernstein Louis—S Jacobs & Co 3 D 86 245.....	1152
Brooks A G—A L Henderer 3 D 86 273.....	217
Brill Edwd—Bank of Reading 3 D 86 274.....	.....
Brill J and J A—Bank of Reading 3 D 86 281.....	.....
Buckley Isabella—Home Bldg. Socy 3 D 86 344.....	318
Bryan Edwin R—H W Decker 3 D 86 351.....	372
Creagmile Chas W—C W Schwartz 3 D 86 408.....	232
Catharine L Edwin—J C Miller 3 D 86 237.....	115
*Carr Daniel—Danl McCofferty 4 D 86 560.....	40
Cummins J Ddwin and wife—Consolidation B. & L. 3 D 86 140.....	.....
Child Edwd S and Thos H—Wm H Maule 3 D 86 232.....	200
Same—Same 3 D 86 234.....	300
Same—Same 3 D 86 236.....	500
*Dougherty Mrs Amanda—Thos J Carroll 4 D 86 547.....	100
Eagan Wm—W D Craven & Son 4 D 86 568.....	.....
Fox John—A C Craig & Co 3 D 86 23	238
Ferris M A—Gironi & Koch 3 D 86 46.....	.....
Furlong John and Mrs. John—Robt Reed 3 D 86 64.....	53
Fulton S—Wm F Moody & Son 3 D 86 109.....	3713
Faires Wm G—B Holbrook et al 3 D 86 263.....	756
Gustine P P and John S—A G Baker 3 D 86 286.....	3430
Gibson Chas H—C B Mac Neal 3 D 86 311.....	430
Griffin Gilbert—Hannis Distilling Co 3 D 86 325.....	192
Groome Saml W and Nancy A—Jas Clavin 3 D 86 346.....	165
Greindling Chas and John Jr—J Waltzfelder 3 D 86 374.....	182
Greindling Chas and John Jr—E M Meyer 3 D 86 375.....	247
Hopple Wm Jr—E S Hutchinson 4 J 85 66.....	.....
Henssler Christian, Klein Geo J—Benj Atha et al 3 D 86 266..	513
Holloway John F and Jas N—Hoke & Schaeffer 3 D 86 225.....	653
Haugherty Chas—C F Koehn 3 D 86 230.....	150
Hersh Philip and Chas—Danl Dorey 3 D 86 108.....	410
Jones Jno, Schmidt Geo—Jos B Cooper 3 D 86 31.....	281
*Kehoe Michael—Danl McCofferty 4 4 D 86 561.....	100
Keys Theodore B—F Y Austin 3 D 86 348.....	123
Kooker Wm S—Nat. Security Bank 3 D 86 361.....	175
Landis H B—Nat. Security Bank 3 D 86 366.....	183
Lazarus Rosa—M M Newman et al 3 D 86 320.....	102
Linn Alfred— D Melloy 3 D 86 5.....	115
Lynch Mary—Thos G Hood 3 D 86 248.....	124
Linderman A B—Bank of Reading 3 D 86 282.....	.....
Linn Alfred—Matthai, Ingram & Co 3 D 86 41.....	119
*Lush Wm H—Susanna M Levering (Bond and Warrant) 4 D 86 554.....	400
McCredy Robt C—D M McKee 3 D 86 104.....	.....
McAllister W Mitchell—Independence Nat. Bank 3 D 86 115.....	.....
McGowen Geo W—Edwd Hirsch & Co 3 D 86 120.....	157
McNichol Wm J and Jas P—Kobt Laughlin 3 D 86 218.....	207
Mears Mary E—Eliza Griffin 3 D 86 175.....	.....

Mansfield Chas W—C C Stotesbury et al 3 D 86 398..... 319
March Irwin—Nat. Security Bank 3 D 86 365..... 199
McGettigan Hugh—Nat. Security Bank 3 D 86 363..... 309
McDade J—Boyd, White & Co 3 D 86 358..... 149
McAllister W Mitchell—A Winters 3 D 86 303..... 241
McAllister W Mitchell—E Kimpton 3 D 86 305..... 333
Neil Wm, Reynolds Wm—H R Hallowell 3 D 86 296..... .....
Same—E P Hand 3 D 86 369..... 137
Penn Co-operative Asso—J W Brown & Co 3 D 86 373..... 869
Parke John H—Alexr Whitten & Co 3 D 86 138..... .....
Paul Alexr—Emily O Wagner 4 D 86 557..... 157
*Rue Theodore—Lewis F Walton (Execution issued) 4 D 86 541..... 276
Regan T H—Wilbur F Miller 3 D 86 29..... 296
Regan Thos H—Hall & Carpenter 3 D 86 51..... 199
Robbins Chas W—W C Wilkinson 3 D 86 294..... .....
Regan T H—C M Camm et al 3 D 86 300..... 552
Rapp Henry M—Albert Green et al 3 D 86 356..... 270
Sprague Emerson E—S F Prince 3 D 86 390..... 123
Southwick Marvel H—Franklin Fire Ins 3 D 86 284..... 4378
Street Edwd O P T George et al 3 D 86 289..... 899
Stewart Harry—A Marshal et al 3 D 86 3 40..... 152
*Sessler Max—L R Geisenberger (Execution issued) 4 D 86 538..... 2017
*Sessler Max—Jos Danzig (Execution issued) 4 D 86 539..... 1279
Snyder J W—Keppler & Schwarzman 3 D 86 76..... 225
Street Edward C—Nat. Bank Republic 3 D 86 208..... .....
Southworth Frank A, Bulkley Marcius S, Williams Albert S—A G Elliot & Co 3 D 89 116..... 1208
Same—Edwd H Rowley & Son 3 D 86 214..... 142
Troutman Lynn C. Sutter Chas E—Edwd H Warner 3 D 86 132..... 341
The G F Stone Artesian Well Drilling Co - Hunter and Dickson 3 D 86 93..... 218
*Turner Wm C and Wm R—Abe Stein & Co 4 D 86 569..... 2922
Thudium Mathilde P—Union Nat. Bank 3 D 86 352..... 606
Thudium Wm K—Union Nat. Bank 3 D 86 353..... 1006
Thudium Robt C and W K—Union Nat. Bank 3 D 86 354..... 1006
Thomas Penrose W—Nat. Security Bank 3 D 86 368..... 1956
Vannote J—B Schofield 3 D 86 562... 103
Voltzt Louis—Wilbur F Miller 3 D 86 28..... 347
Wolf Milton — Independence Nat. Bank 3 D 86 113 ....
Wallace Geo H—Fulmer, Clogg & Co 3 D 86 156..... 144
Walters Chas W—J B Van Dusen 3 D 86 279..... 128
Walters Chas W—J W Moffly 3 D 86 410..... .....
Whitesell Oliver G—Nat Security Bk 3 D 86 362..... 487
Wolf Emanuel, Marx J and Edwin, Marx S, Goldsmith Meyer—Chas M Field 1 S 81 32 and 1 S 81 35..... S F
Achuff W H—D Howard 3 D 86 550.. .....
Albrecht Chas, Wolsieffer Edmund —J G Ditman 1 M 86 587..... 919
Armstrong Geo D—C E Warburton 2 D 86 117..... 336
Alderfer Frank S, Harr Saml S—W H Carson 2 D 86 144..... 485
Bennett Emerson J, Domsler Geo D —Wm M Burk 3 D 86 511..... 131
Beck Isaac P—F W Thomas 3 D 86 532..... .....
Boyland Thomas—Jas Corr 2 D 81 309..... 111
Buzy Augustus C—H L Everett 2 S 86 347..... 126
Blake Samuel R, Walton Pearson M —W Dawson 4 S 86 226..... 599
Blum Chas—L Loeb et al 2 D 86 17... .....
Baker J W—C A Porter 3 D 86 446..... .....
Bauer Fritz—John Spaeth 2 D 86 95..... 409
Bonner John—H B Bunting 3 D 86 97..... 854
Buckheister Theo—J W Gillis 2 D 86 128..... 287
Child Edwd S and Thos H—W E Beetem 3 D 86 512..... 216
Crosland Geo W—C Ahrenfeldt 3 D 86 551..... 245
Crilley David H—Geo W Weyandt 3 J 86 953..... .....
Cook Wm H—W P Ger. B. & L. 2 S 86 65..... .....
Cornog Isaac P—E Cubberly 2 S 86 171..... .....
Chalfant B W—Thos Grier 2 D 86 15..... 451
Carr P S and M A—Guarantee B. & L. 3 D 86 480..... 901
Dobbins J C—B F Holbrook 3 D 86 451..... 310
Dorsam John—W S Allen 1 D 86 525..... 35
Eagan John—Henry Haines 3 D 86 490..... 1779
Eagan John—Henry Haines 3 D 86 491..... 1668
Eagan John—Henry Haines 3 D 86 492..... 1445
Eagan John—Henry Haines 3 D 86 493..... 1668
Eagan John—Henry Haines 3 D 86 494..... 1557
Forepaugh John F and J L—Geo Chipman & Son 3 D 86 416..... 382
Fox John, Bonham B Frank—W T Kirk et al 2 S 76 1069 and 4 D 76 211 .....
Fox Chas and Elizth—Beethoven B. L. 3 D 86 152..... 1200
Fay Chas—La Salle College 2 D 86 137 .....
Gifford Geo—A M Zane 3 D 86 436.. 201
Gilpin Rowland W—Alfred Oliver 2 S 86 307..... 201
Griffes Clarence H—M D Miley 2 D 86 168..... 325
Hong Marshall C—Excelsior Brick & Stone Co 3 D 89 434..... 152
Henssler Christian, Klein Geo—W H Bennett et al 3 D 86 441..... 280
Hayes S C and M D—Marriot Bros 3 D 86 457..... .....
Hempton Samuel—Saml L Heim 3 D 86 460..... .....
Hilbronner David and Morris—Henry Dale 2 D 86 30..... 254
Hackett H J—I Forsythe 3 D 86 381 154
Herz Bernard—H R Lake 2 D 86 63 438
Harmer Saml and Martha—Sepviva B and L 3 D 86 4..... .....
Johnson Chas A Venable & Heyman 2 D 86 120..... 161
Kerr Andrew C—J McCormick 3 D 86 513..... .....
Kagerman Ernst—A De Ronde et al 3 D 86 516..... 324
Kahnweiler Isaac—D C Chalfant 3 D 86 534..... 1374
Linerd John— N D Stoops & Co 1 S 86 618..... 405
Lanigan James— N Thouron 2 D 86 26..... 110
Latimer James M—C C Highley 2 S 86 133..... 336
Leider A—G C Seidel 2 D 86 152..... .....
Lefevre Jacob, Lancaster Wm—B Githens et al 3 D 86 552..... 130
Linn Alfred—A S Egloff 3 D 86 419 203
Landenberger Chas H, Carpenter Wm H—Chas H Elliot 3 D 86 447 775
Lambader Frank Jr—Wm B Lee et al 3 D 86 465..... 253
McHenry J Stewart and Matilda C—E Shippen et al 2 D 86 146..... .....
McNichol Wm J—W A Sweeny 3 D 86 314..... 223
Matthews Minnie V and W H—G G Stone 2 D 86 48..... 1135
McNeile John H—Phila Nat Bank 3 D 86 458..... 1232
McAllister Oswald—Daniel Ley 2 D 86 131..... 337
Petit John—Thos Ryan 3 D 86 98..... 509
Parker Elizth A and Mary A—Ann Craft 3 D 89 471..... .....
Rafferty Terrence—E Trainor 3 D 86 448..... .....
Russell Geo A, Phillips A F—B Loebenthal 3 J 76 1317..... 3389
Roetz Gerhard—John Dignan 2 D 80 866..... 1028
Southworth Frank A, Bulkley Marcius S, Williams Albert S—B F Holbrook 2 D 86 162..... 587
Same—Hudson River Paper Co 3 D 86 476..... .....
Sides Harridon H G M Peters 4 S 86 235..... 349
Soldan Chas and Elizth—Kensington B. & L 3 D 86 153..... 3419
Swope Nathaniel, Bryan Saml, Markel H N trustees, Olive Branch No 18—E V O Neill 3 D 86 242..... 25
Street Edward C—Chester Oil Co 4 S 86 573..... 2470
Sansom Jos R—D Branson et al 2 D 86 22..... 24
Swope F E—Hale & Kilburn Co 3 D 86 541..... 177
Tobias Rachel—Isaac Nathans 3 D 81 414..... 414
VanAken Geo R and Joanna—F A Shoemaker 3 D 86 502 90
Wolfe Emma J—Fidelity Ins., &c., 3 D 86 437..... .....
Williamson J L—Pratt & Lambert 3 D 86 466..... 806
Wood Chas A—2nd Nat. Bank, Newark 3 D 86 531 168
Warthman Adam—E L Buckner D C J 74 157?..... 354
Wattson Wm and Thomas—John Dignan 1 S 79 159..... 2914
White Alexr and Edwd Jr—P S Hill 2 S 81 488..... 1772
Wilson Chas A—Harding & Hamilton 2 S 86 242..... 1474
Watt F H—M Keegan 2 D 81 3 76..... 129
Welch Thomas—Mary E Welch 2 D 86 29..... 523
Winther Ernest—H Graham & Co 3 D 86 221..... 106
Wallace Geo H—Penn Township B and L 3 D 86 241..... ....
Wanamaker & Brown—S Greenwood & Son 2 D 86 133..... 1572 342

ENTERED December 28, 1886.

Atkinson John—Sam'l Simes 1 D 81 328..... .....
Archer Wm A, Beck Erhard—Phila Bible &c, 2 M 81 326..... 580
*Burkert Geo—R Blum B & L 4 D 86 570..... 100
Brown James—J M C Bartholow et al 2 D 80 963..... S F
Brown James—Geo Crompton 2 D 80 964..... S F
Child Edward S and Thos H—Maria L Carroll 3 D 86 464..... 1091
*Clarke James — Elizabeth Koons (Execution issued) 4 D 86 590..... 1000
Catharine L Edwin—Carstairs & McCall 2 S 86 357..... 872
Esler B Morgan—W H Aoskins 3 J

81 593 280
*Enmig Daniel—Christian Schmidt 4 D 86 595 800
Eisner Moritz—J M Reugenberg 4 J 83 188 ....
Ferguson Robt and Thos M David Smith 3 D 86 302 221
*Gesner Geo W—W D H Serrill 4 D 86 588 1000
*Horst Wm H—Rebecca A Reed 4 D 86 572 278
*Hirsch Edward - Saml Hirsch (Execution issued) 4 D 86 574 3362
Hayes Saml C—Saml Hano & Co 3 D 86 312 57
Jones Wm T, Updike Wm A—Eliza Doane 1 M 82 140 ....
Jackson Louis—W H Ford 2 S 86 312 1081
Kerper Josiah—Mary Somers 3 D 86 357 319
*Nagle Geo F—Harry A Nagle 4 D 86 589 476
Paul Parker P—W H Hoskins 2 S 81 53 ....
*Powers Chas—City Trust Co 4 D 86 596 220
*Ross James—John Bateson Jr 4 D 86 580 360
*Rommelmann Diedrich—P Eckardt 4 D 86 584 1000
Restein Edmond P—John M Barber 4 J 84 874 209
Schuylkill River E Side R R—John I Lowry 1 S 83 142 13,000
*Stevens Magaretta M—John Wanamaker 4 D 86 592 500
*Smith Geo—Geissel & Richardson 4 D 86 593 267
*Smith Robert, Farrel Albert—Light Star Lodge 4 D 86 581 25
Shepherd J Ray—Wm Graham 3 D 86 202 612
*Sewazi Peter—Martin Schlegel 4 D 86 573 855
*Sessler Max—Mayerhoff & Berg (Execution issued) 4 D 86 575 1722
*Schuellarmann C V—J B Catheart 4 D 86 575 150
Valentine Jos—Fidelity Ins. &c 3 D 86 432 6581
Winkworth Chas A—Hibernia B & L 3 D 86 555 2153
*Wolf G H—Caroline Schmidt 4 D 86 591 1225

ENTERED December 29, 1886.

*Coyne Peter—Josephine Chambers 4 D 86 640 500
Cunningham Thos, Ryan Edward —City (Bond) 4 D 86 618 ....
Davis John M—A Lelar & Co 4 D 86 608 20
Einhorn Maxamillian—3d Nat. Bank 3 D 86 470 279
*Farrar Wm—Jos Lomax 4 D 86 631. 250
*Frank Gottlob—John C Kurtz 4 D 86 601 3000
*Gropengiesser John L—Benj Beckerton 4 D 86 605 330
*Hoben Francis—D Nulty 4 D 86 610 860
Hong M C, Kerns Jas—City (Bond) 4 D 86 619 ....
*Johnson Jacob M—Chas O'Kronglowicz (Bond and Warrant) 4 D 86 641 2000
*Krause Mrs S—H A Meyer 4 D 86 612 110
Kensington and Tacony R. R. Co—J C Foster 1 J 86 643 21,172
Kensington and Tacony R. R. Co—J P Castor 1 J 86 642 10,430
*Lord Saml W—Chas Heiss 4 D 86 600 150
McAllister W Mitchell—W J Gibson 3 D 86 207 ....
*Strain John—Wm Black et al 4 D 86 632 500
*Toce Donato—F Ramagnano 4 D 86 603 200
*Vandegrift Edwd W—H W Roesler 4 D 86 611 250
Wall Nicholas—Jos L Jones 4 M 75 1010 ....

ENTERED December 30, 1886.

Becker George H—Sea Isle City Lot Asso (Secretarys Bond) 4 D 86 695.. $3000
Balt and Phila R R Co—K Miller Jr 4 D 85 644 100
Bickel Geo S, Roney Ellen J—Sarah Bille 1 J 86 32 ....
Craven Jos H—R T Craven 1 D 80 654 (5) ..... S F
*Demuth Geo—Edwin T Coxe 4 D 86 698 1000
*Dunn Michl J—J W M Cardeza 4 D 86 667 100
Ellis Robt—Edward H Allen 4 D 86 690 57
Goodman Marks—Gabriel Hirsh 1 J 86 650 ....
Gampher Geo W, Geo W Jr and Sophia—Alexr Poulson 1 S 86 337 ....
Hart Thos—M A Byrne 4 D 86 652 ..E Judgt
*Kramer Geo—G Schmucker 4 D 86 653 500
*Lentz Chas H—H Krause et al 4 D 86 664 104
Levan Jeremiah R, Butz Egedius—4 D 86 682 2015
*Murphy John—Sisters of St Joseph 4 D 86 699 1261
*Muller Mary J—Henry Clay 4 D 86 668 1650
Millett Fonrose—Jas Corr D C D 73 1041 ..... S F
Martin Thomas J—Rebecca Swenk (Mortgage Bond and Warrant) 4 D 86 645 8030
Price Jacob—John K Kindig (Execution issued) 4 D 86 719 ....
*Schofield Edward, Watson Andrew —Patrick Connor 4 D 86 691 100
Scott R P—Woodman and Parsons 1 D 77 664 ..... S F
Semple W G dec, Semple Pauline admx—Thos J Carroll 3 J 85 394.... S F
Warner Saml H—Gabriel Hirsh 1 S 85 749 ..... Costs
Wolfe Erasmus D and David H—John Hamilon 1 S 79 764 ..... S F

Satisfied Judgments.

Adolph Schmidt—C Huber et al [ent Jany 24 82 300
George W. Books—Geo Marshall [ent Mch 31 85 150
Geo W Books—[ent Dec 24 84 150
Geo Books—T Tuttle et al [ent Mch 11 85 8
Thos Wood—O C Coursalt [ent July 18 84 1600
Michael Klinger—John Knapper [ent Feby 6 86 400
Chas Kaiser—John Welde [ent June 5 86 200
Wm Blair—W W Alcorn & Co [ent Jany 22 86 1000
Enoch L Taylor, Elizth N Cox—Andrew Mayer [ent July 3 86 165
Elizth N Cox—Active B & L [ent July 28 86 700
Elizth N Cox—Jos Chapman [ent Nov 20 86 218
Saml Cooper—J W Griscom [ent Sept 1 86 (2) each 571
Herman Koecher—H DeHaven [ent Dec 17 85 3180
Saml Holden—Columbian Bank [ent Apr 13 85 154
Chas H Gerlach Louis Fritz—John S Wesley [ent Sept 7 86 304
Abe Weil—B Paris [ent Apr 18 82 2300
James Doherty—John Hinckle Jr [ent Mch 21 85 2000
John A Ebert—A C Schaefer [ent Sept 6 86 6000
Byron H Miller—Cath G Miller [ent June 19 86 .....
" " —John M Doyle [ent May 27 86 75
Edwin S Armstrong—H B Freeman [ent Oct 20 86 ....ver 472
Thos H Green—Chas A Poland [ent Oct 13 86 .....ver 41
T H Regan—A Mayer [ent July 22 86 700
G N Holtz—Benj Ferrell [ent Nov 9 86 ....ver 18
Wm Mackenzie, Jesse C Coulston—Fidelity Ins. &c [ent Sept 21 86 275
Stephen M White—M W Birch & Son [ent Nov 17 86 .....ver 44
Michael Coughlin—A James Jr [ent Apr 3 85 50
John Meck—J J Hitschler [ent Dec 29 85 ....
John Meck—Thos Bradley [ent Dec 20 82 1000
Frank Houpt—C G Henderson Jr [ent Aug 21 86 101
John and Ambrose T Wharton—John Shweigert [ent Sept 26 84 500
Geo Goehring—Comth of Pa (Bond) [ent July 14 84 300
E Coon—Wm Royal [ent Sept 17 84 ... 500

Judgements Marked to Use.

Edwd Brock & Co—W Butcher's Sons 2 J 75 266 3299
Marked to use of R Harry Horton.
Daul W Slack—Andrew Mayer 4 M 86 787 800
Marked to use of Jos D Thornton.
Saml W Ogden—F A Smith 2 J 86 860 333
Marked to use of Eli B Hallowell.
John H Menns—The Spring Garden Bank 4 M 84 392 6700
Marked to use of Caroline S Menns.
Harrison Hipple—W A Hipple 2 J 86 293 1306
Marked to use of John L Baer.

Executions Issued.

Plaintiff.	Defendant.	
Mary E Welch	vs Thos Welch	106
Geo G Stone	vs Minnie V W H Matthews	1135
Carson & Page	vs F S Alderfer & Co	845
Jos B Cooper	vs Jones & Schmidt	281
Matthai, Ingram & Co	vs Alfred Linn	119
James Hood	vs A J Brooks	131
Alexr Whitten & Co	vs John H Parke	203
Follmer, Clogg & Co	vs Geo H Wallace	144
C F Koehn	vs Chas Haugherty	150
Chas M Camm et al	vs T H Regan	552
Anton Winters	vs W Mitchell McAllister	241
Edward Kimpton	vs W Mitchell McAllister	333
James Claviu	vs Saml W Groome and wife	165
Boyd, White & Co	vs J McDade	149
Nat. Security Bank	vs W S Kooker.	175
" "	vs O G Whitesell	487
Nat. Security Bank	vs Hugh McGettigan	309
Nat. Security Bank	vs Irvin March.	199
" "	vs H E Landis	183
" "	vs Penrose W Thomas	1956
Saml F Prince	vs Emerson E Sprague	123
John W Moffly	vs Chas W Walters.	127
A J Egloff	vs Alfred Linn	203
Chas H Elliot	vs Chas H Laudenberger & Co	775
Phila. Nat. Bank	vs John H McNeile	1232
W B Lee	vs Frank Lambader Jr	253
Pratt & Lambert	vs J L Williamson	168
Burk & McFetridge	vs Bennett & Dorusier	130

A DeRonde & Co vs Ernst Kagerman 405
Second Nat. Bank of Newark vs C A Wood 354
D Howard vs W H Achuff 44
Chas Abrenfeldt & Son vs Geo W Crossland 245
Githens & Rexamer vs Lefevre & Lancaster 130

Mechanics' Liens.

Columbus Tweed, Thomas Badman C A and M H Bedford owners, Wm G Bedford cont—James Ritchie claimant, 12 bldgs N s Charles st between 37th and 38th st 175
Geo W Uber owner, E C Wood cont —Geo W Hartman claimant, 54th st and Gray's ave 128
Henry C Altemus owner and cont—The American Artificial Stone Pave. Co. claimant, 7 bldgs S E cor of Berks & Ringgold st 175
Margt F Wilson owner, Wm G Bedford cont—John Munis claimant, S W cor 41st st and Baltimore ave. 48
Edward Hallman owner, T S Tuft cont—Michl J Murphy claimant, 2 dwgs E S 7th st, 17 ft and 33 ft S of Watkins street 82

ABBREVIATIONS.

Add.—Addition.
Alt.—Alteration.
Assn.—Association.
B. & L.—Building & Loan.
Bk.—Bank.
B. B.—Back Building.
Dwg.—Dwelling.
Est.—Estate.
E. J.—Ejectment Suit.
E. S.—Equity Suit.
Exr.—Executor.
Exrx.—Executrix.
K. & B.—Kitchen & Bath.
M. L. D.—Mechanics' Lien Docket.
Nat. Bk.—National Bank.
Sav. Bk.—Savings Bank.
t. t.—Terre Tenant.
S. F.—Scire Facias to revive Judgment.

Sum C.—Summons in Case—A form of action invented to meet all civil cases, the form of which is not specially provided for.

Where there are no figures to indicate the amount of the judgment, the damages have not been assessed.

The first name in each line is that of the judgment debtor.

An asterisk (*) denotes judgment confessed or bond and warrant conditioned.

The figures 1 2 3 and 4 immediately after the name of the plaintiff indicates the number of the Court. The letters D. M. J. and S. after the number of the Court indicate the Term as D., December Term, M., March Term, as J., June term and S., September Term.

An examination as to the nature of judgments and suits will be made for subscribers without extra charge on application.

CONVEYANCES.

PHILADELPHIA.

Mortgages and Ground Rents are in Italics. The figures in the column represent the cash consideration only.

MONDAY, December 27, 1886.

Broad st., W. s., 128 ft. N. Wharton, Edward Wildman to Evan G. Badger, Dec. 17, 1886, 18 ft. by 108 ft. 6 in $2,200
C st., N. E. s., 128 ft. N. Kensington ave., Elizabeth Lukens to Rebecca Myers, Dec. 11, 1886, irreg. shape.. 1,800
Callowhill st., N. s., 72 ft. W. Sixty-fourth, G. A. Rogers to John F. Develin, Dec. 16, 1886, 53 ft. by 75 ft.; *Mtge.*, $600 1,000
Carpenter st., 523, Thomas J. Carroll to Michael J. Ford, Dec. 7, 1886, 20 ft. by 120 ft 2,600
Cotton st., S. E. s., 139 ft. 2 in. N. E. Cresson, Michael McConamy to Mary Connor, Dec. 23, 1886, 14 ft. 6 in. by 45 ft ..... nom.
Croskey st., W. s., 230 ft. 1 in. N. Berks, H. R. Shoch to Geo. Metz, Dec. 21, 1886, 14 ft. 5 in. by 70 ft..... 3,000
Eleventh st., 2229 N., Hy. C. Wentz to John L. Freeman, Dec. 22, 1886, 16 ft. 4 in. by 60 ft 4,000
Front st., S. W. cor. Haydock, E. W. Hobson, et al., to Henry Bruner, Jr., Dec. 2, 1886, 20 ft. by 90 ft.; N. W. cor. Front and Haydock, 20 ft. by 90 ft 7,750
Front st., W. s., bet. Walnut and Locust, Eleanor A. Bowlby to Anna E. Bowlby, July 30, 1886, 17 ft. 9 in. by 120 ft ..... nom.
Fifth st., W. s., 98 ft. S. McKean, the Ark B. and L. Association to Jos. and Ann Brooks, Dec. 20, 1883, irreg. shape 2,000
Fifth st., W. s., 125 ft. N. Norris, Eliza Winkler to Charles J. Roeschen, et ux, Dec. 20, 1886, 14 ft. 5½ in. by 100 ft 3,000
Fifth st., W. s., 292 ft. N. Indiana, Lewis Shronk to Elizabeth McElhinney, Dec. 13, 1886, 15 ft. by 69 ft 2,300
Fifteenth st., W. s. and N. s. Ellsworth, Ann Dowling, et al., to Peter H. Shields, Nov. 5, 1886, 19 ft. by 76 ft 2,250
Fulton st., N. E. s., 834 ft. N. W. Tulip, Henry C. Thompson to Jno. Martin to Peter Day, Dec. 17, 1886, 32 ft. by 51 ft.; N. E. s. Fulton, 124 ft. 9½ in. S. E. Trenton ave., 14 ft. 5 in. by 51 ft 1,400
Glenmore ave., S. E. s., S. W. Island ave., Richard T. Ogden to Stephen Ogden, Dec. 22, 1886, (five lots)..... 2,250
Hutchinson st., E. s., 83 ft. S. Huntingdon, John Loughran to Wm. Lerchmann, Dec. 15, 1886, 13 ft. by 52 ft 1,800
Lehigh ave., S. W. s., 325 ft. 6 in. S. E. Jasper, Theoph. W. Smaltz to James Doak, Dec. 11, 1886, 15 ft. 6 in. by 54 ft. 2½ in 2,300
Leverington ave., N. W. s., 100 ft. N. E. Mitchell, Samuel B. Righter to Christian Fred'k Blie and Bertha Blie, Dec. 24, 1886, 25 ft. by 92 ft. 3 in 2,000
Orkney st., 2827, 2829 and 2831, Benj. H. Wister to John Henry Damon, Dec. 9, 1886, 29 ft. 6½ in. by 38 ft. 3 in 3,600
Poplar st., 1235, Charles F. Linde to Ernest A. Stephan, Dec. 22, 1886, 16 ft. by 100 ft.; *g. r.*, $48 3,200
Ridge ave., E s., bet. Leverington and Jefferson, Mary M. Young to Emma E. Mander, Dec. 23, 1886, irreg. shape, 50 sq. perches 3,900
Ringgold st., 1924, Henry R. Shoch to Otto Schwegler, Dec. 18, 1886, irreg. shape 2,000
Sharpnack st., N. W. s., 600 ft. 7½ in. N. E. Musgrove, Joseph E. King to George B. Bonnell, Dec. 22, 1886, 78 ft. 9½ in. by 52 ft. 11 in 850
Sixteenth st., W. s., 95 ft. S. Federal, Joseph C. French, to Thomas J. Carroll, June 28, 1886, 16 ft. by 59 ft. 5 in.; *g. r.*, $98 1,400
Somerset st., 546, Jesse Crowther to Wm. Gamendinger, Dec. 15, 1886, 15 ft. 3 in. by 39 ft 1,660
South st., S. s., bet. Sixth and Seventh, Louis Hano to Philip Steinhart, Dec. 10, 1886, 20 ft. by 60 ft 4,800
Swain st., 5 lots, S. s., 118 ft. 1¾ in., etc., Jno. M. Sharp to Alex. Hillary et. al., Dec. 18, 1886, 15 ft. by 84 ft. 6 in 16,000
Swain st., S. s., 58 ft. 1¾ in. W. Twenty-fifth, Jno. M. Sharp to Wm. Hillary, Dec. 8, 1886, irreg. shape, 10 lots 32,000
Tenth st., E. s., 62 ft. 1 in. N. Lombard, Eleanora Ada Bowlby to Anna Elizabeth Bowlby, Aug. 11, 1886, irreg. shape ..... nom
Thirteenth st., W. s., and S. s. Hamilton, Wm. B. Thomas et al. to David Stewart, Nov. 20, 1886, 191 ft. 6 in. by 80 ft 37,000
Twentieth st., E. s., 302 ft. S. Tasker, Saml. Moore to Jno. Gibson, Dec. 11, 1886, 16 ft. by 66 ft 500
Janney st., W. s., 296 ft. S. Venango, John Donnelly to Samuel Smith, Dec. 24, 1886, 18 ft. by 100 ft 210
Emlen st., N. E. s. and N. W. s. Almond, Elizabeth G. Stehr to Henry Elchman, Oct. 30, 1886, 18 ft. by 68 ft. 4¾ in 1,200
Twenty-first st., S. W. cor. Manton, Henry R. Coulomb to Frederick Rossner, Dec. 21, 1886, 18 ft. by 60 ft 3,300
Westmoreland st., S. E. cor. Rorer, A. F. Beam et al. to John M. McGowan, Oct. 2, 1886, irreg. shape... nom
Wood st., N. s., 105 ft. W. Twelfth, F. B. Langenheim to Charles Rhode, Dec. 15, 1886, 15 ft. by 71 ft. 3 in 4,000
Master st., 336, estate of Francis McGurk to Robert Gutsche, Dec. 24, 1886, 16 ft. 6 in. by 95 ft 3,700
Warnock st., 2107, William G. Fox et al. to George W. Parker, Dec. 22, 1886, 14 ft. 2 in. by 56 ft 3,600

TUESDAY, December 28, 1886.

Allen st., 120, John R. McLean to Bridget E. A. Earley, Dec. 15, 1886, 17 ft. 6 in. by 37 ft. 6 in 1,550
Auburn st., S. W. s., 301 ft. 7 in. N. W. Tulip, Thos. Cochran to Jacob H. Hocker, July 3, 1884, 16 ft. by 59 ft. 2 in ..... nom
Bainbridge st., N. s., 149 ft. 16 in. W. 15th, Frank L. Smith to Rush B. Smith et al. Dec. 23, 1886, 18 ft. by 120 ft 1,500
Beechwood st., W. s., 262 ft. S. Montgomery, David H. Thomas to Margaret J. Black, Dec. 6, 1886, 14 ft. by 48 ft.; *mtge.* $1500 400
Beechwood st., W. s., 360 ft. S. Montgomery, W. S. Stevenson to Margaret J. Black, Dec. 6, 1886, 14 ft. by 48 ft.; *mtge* $1500 400
Bellevue st., 732, John H. Campbell to Louisa Roecker, Dec. 24, 1886, 17 ft. by 58 ft.; *g. r.*, $60 1,780
Camac st., 1859, Henrietta Pipping ex. to Chas. F. Kummerer, Dec. 20, 1886, 27 ft. by 75 ft.; *Mtge.* $3000..... 3,800
Camac st., E. s., 212 ft. S. Jefferson, Wm. Paucher, Jr., to Ignace Stoffel, et ux, Dec. 15, 1886, 15 ft. by 46 ft 2,500
Cambria st., S. s., 64 ft. 4½ in. W. 6th Jos. H. Slifer to Lizzie Slifer, Dec. 21, 1886, 28 ft. by 72 ft 4,600
Carlton st., 2110, Jno. P. Kennedy to Edmund Y. McCurdy, Dec. 18, 1886, 16 ft. by 40 ft.; also 2112 Carlton, 16 ft. by 50 ft 2,800
Carpenter st., S. s., 93 ft. 6 in. W. 10th, Peter J. Harvey et al. to Mary Holden, Dec. 1, 1886, 16 ft. by 88 ft 3,300
Cambria st., 2112, Owen McArdle to Jno. Lautter, Dec. 24, 1886, 14 ft. by 76 ft 1,650
Clearfield st., N. E. cor. Emerald, Chas. H. Lippincott to Jno. R. White, Dec. 24, 1886, 72 ft. by 150 ft.; *Mtge.* $11,700 ..... nom
Columbia ave., 2404, Jas. E. Dingee to Alfred Fitler, trustee, Dec. 23, 1886, 15 ft. 4 in. by 69 ft. 6 in 4,800
Croskey st., 1932, Hy. R. Shoch to

Jacob Ruperlus, Dec. 18, 1886, 14 ft. 5 in. by 70 ft..... 3,000

Coral st., S. E. s., 44 ft. N. E. Otis, Mary A. Gorman to Caleb H. Mecker, Sr., Dec. 16, 1886, 14 ft. by 57 ft..... 2,300

D st., W. s., 267 ft. N. Indiana, Jas. G. Clark to David McKibbon, Nov. 27, 1886, irreg. shape..... 700

Diamond st., N. s., 64 ft. W. Mervine, Henry Hill to Mary A. Moyer, Dec. 20, 1886, 16 ft. by 74 ft. 8 in.; *Mtge.* $4250..... 4,000

Eigth st., W. s., 340 ft. N. Tioga, Joseph Vanderslice to Philip C. Schnitzel, Sept. 14, 1886, 20 ft. by 114 ft..... 2,400

Eighth st., E. s., 20 ft. N. Dickinson, Michael Bradley to James T. McAnnulty, Dec. 15, 1886, 36 ft. by 70 ft..... 3,000

Euclid st., 1413, Emily K. Pitcher to Charles C. Van Riper, Dec. 24, 1886, 16 ft. 4 in. by 68 ft.; *Mtge.* $3000..... 2,000

Fifth st., W. s., 18 ft. S. Cambria, Lewis H. Rems to Wm. F. Boyd, Dec. 20, 1886, 18 ft. by 72 ft.; *g. r.*, $50..... 200

Fifteenth st., W. s., and N. s. Ellsworth, Peter H. Shields to Owen J. McDonald, Dec. 24, 1886, 19 ft. by 76 ft..... 555

Forty-second st., 515 S., Julia J. Tull to Isaac Tull, Dec. 24, 1886, 25 ft.by 159 ft..... 500

Frankford rd., S. W. cor. Master, Wm. H. Lawson to Alex. McClernan, Dec. 23, 1886, irreg shape..... 6,000

Hazzard st., S. W. s., 102 ft. N. W. Emerald, Sam'l Gourley to Fred'k S. Dancer, Dec. 20, 1886, 14 ft..6 in. by 60 ft..... 2,200

Leithgow st., W. s., 134 ft. S. Dauphin, Thos. McGrory to Wm. Huss, Dec. 18, 1886, 16 ft. by 45 ft. 1,500

Lombard st., 318, Sarah J. Irwin to Walter D. Allen, Dec. 24, 1886, 18 ft. by 77 ft..... 3,500

Lowe st., N. s., 71 ft. 10 in. E. 16th, John A. Wrigley to Wm. F. Shaw, Dec. 23, 1886, 14 ft. by 51 ft..... 1,000

McIlvain st., W. s., 87 ft. W. 4th, 1-3 part, Daniel Fitzpatrick to George C. Boehm, Dec. 22, 1886, 16 ft. by 56 ft..... 200

Ninth street, W. s., 203 ft. 8½ in. S. Huntingdon, John Loughran to Robt. Corbit, Dec. 14, 1886, 14 ft. 8 in. by 81 ft. 6 in..... 3,100

Ontario street, W. s., 143 ft. 10 in. N. Poplar, Rosina Eichhoff to Emanuel Hey, Dec. 27, 1886, 12 ft. 6 in. by 57 ft..... 1,700

Ontario street, S. cor. Trenton ave., Wm. J. Kelly to John B. Stevenson, Jr., Dec. 24, 1886, irreg. shape 16,500

Otis st. (now Susquehanna avenue), 2338, J. E. Ridgway to Frederick Reutter, Dec. 24, 1886, 14 ft. by 66 ft..... 2,200

Orkney st., E. s., 134 ft. 6 in. S. Dauphin, Dennis Kennedy to Jas. L. Weyant, Dec. 13, 1886, 15 ft. 6 in. by 44 ft. 7½ in.; *Mtge.* $900..... 500

Huntingdon st., N. E. cor. Cedar, John Devlin to John H. Lock, Nov. 30, 1886, 20 ft. by 100 ft..... 5,500

Passyunk rd., W. s., 190 ft. 8 in. S. Fitzwater, Wm. A. Burns et al. to Christ'r Finley, Dec. 20, 1886, 20 ft. by 90 ft.; *g. r.* $24..... 7,576

Pine street, S. s., 237 ft. W. Beech, Frank L. Smith to Rush B. Smith et al., Dec. 23, 1886, 15 ft. by 65 ft.. 600

Reese st., W. s., 87 ft. 10 in. N Susq. ave., David W. Schofield to John H. Schofield, Dec. 18, 1886, 14 ft. by 55 ft..... 1,400

Ridge ave., S. W. s., 49 ft. 1½ in. N. W. Green. Caroline C. Speck et al. to Isadore H. Sultzbach, Dec. 23, 1886, irreg. shape..... 12,000

Sansom st., 3275, Edw. W. Patton to McClellan Hersh, Dec. 28, 1886, 16 ft. by 75 ft.; *Mtge.* $3,000..... 1,700

Seventh st., E. s., 95 ft 6 in. N. Snyder ave., Robt. Alexander to Diedrich Rommelmann, Dec. 9, 1886, 16 ft. 6 in. by 54 ft.; *g. r.* $78..... 1,500

Seventh street, E. s., 46 ft. 11 in. S. Hallowell, Wm. A. Burns et al. to Mary McBride, Dec. 20, 1886, 13 ft. 7 in. by 59 ft..... 2,150

Smedley st., 3526, C. F. Holstein to Annie E. Hults, Dec. 15, 1886, 13 ft. 6 in. by 49 ft.; *g. r.* $42..... 850

Susquehanna ave., N. W. cor. Leithgow, John Frederick Krimmel to Charles W. Groeling, Dec. 23, 1886, 16 ft. by 57 ft..... 3,350

Twelfth st., 28 N., Robt. W. Patterson to Wm. E. Tolan, Oct. 26, 1885, 13 ft. by 43 ft. 2 in.; *g. r.* $78, *Mtge.* $8,000..... 6,000

Thirteenth st., W. s., 122 ft. S. Master, John Rapson to Sarah Shiel, Dec. 22, 1886, irreg. shape..... 5,000

Thurlow st., N. s., 151 ft. E. Twelfth, Jane McNamee to Jas. Fitzpatrick, Dec. 10, 1886, 17 ft. by 33 ft..... 875

Wednesday, December, 29, 1886.

Barney ave., 418, Samuel Jones to Alex. Crow et al., Dec. 20, 1886, 14 ft. by 31 ft., *g. r.* $30, W. s. Barnes ave., 112 ft. N. Shamokin, 82 ft. by 31 ft..... $2,900

Carpenter st., N. s., 55 ft. E. Sixth, Clifford L. Lane et al., to Patrick Donohue, Dec. 2, 1886, 13 ft. by 43 ft. 7 in..... 1,800

Carver st., N. s., 102 ft. W. Seventeenth, Hannah Mullen et al. to Hy. S. Wood, Dec. 20, 1886, 16 ft. by 31 ft., *g. r.* $20..... .....

Christian st., 2525, Andrew Salmon to Andrew Hicks, Dec. 15, 1886, 16 ft. by 110 ft..... 2,850

Front st., S. W. cor. Haydock, Hy. Brimmer, Jr., to Jos. H. Carter, Dec. 3, 1886, 20 ft. by 90 ft., N. W. cor. Front and Haydock, 20 ft. by 90 ft..... 7,000

Huntingdon st., 931, John Loughran to Henry Meisel, Dec. 26, 1886, 16 ft. by 66 ft. 2½ in..... 4,000

Huntingdon st., 933, John Loughran to Margaretha Hoffman, Dec. 23, 1886, 16 ft. by 66 ft. 2½ in..... 4,000

Jefferson st., N. W. s., and S. W. s. Selig, Francis S. Cantrell to Andrew P. Cluly, Dec. 8, 1886, 3 lots.. 800

Marshall st., W. s., 370 ft. S. Cumberland, Charles H. Schwerdfeger to Catharine Lester, Dec. 24, 1886, 17 ft. 7 in. by 74 ft. 4½in..... 4,100

Mifflin st., S. s., 96 ft. W. Ninth, Helen M. Smith to Charles H. Downing, Dec. 13, 1886, 6 lots..... nom

Monroe st., S. s., 101 ft. 3 in. E. Fifth, James Drumm to John Wark, Dec. 23, 1886, 18 ft. by 83 ft..... 1,450

Ninth st., 1020 S., Daniel T. Masten et al., exrs., to John B. Bolink to Daniel T. Masten, Dec. 27, 1886, 16 ft. 1 in..... 3,000

Ninth st., E. s., 115 ft. N. Federal, William A. Burns to John Tunney, Dec. 20, 1886, 15 ft. by 100 ft..... 3,900

Ninth St., 2534 N., John Loughran to Charles Getzinger, Dec. 23, 1886, 14 ft. 9 in. by 80 ft..... 3,100

Second St., W. s., 153 ft. N. Cumberland, Robert A Wilkinson to Chas. Newman, Dec. 21, 1886, 5 lots..... 9,000

Second St., W. s , 153 ft. N. Cumberland, Charles Newman to Philip H Law, trustee, Dec. 21, 1886, 33 ft. by 90 ft..... 1,600

Seventh St., N. E. cor Jackson, W. H. Messick to Ellen Quinn, Dec. 21, 1886, 17 ft. by 64 ft.; *g. r.* $84..... 2,800

Spring Garden st., N. s. 208 ft. 1½ in. E. Thirty-second, Milton Glass to Henry Glass, Dec. 23, 1886, 30 ft. by 160 ft..... 5,000

Twenty-fifth St., 758 N., John M. Sharp to Jane Brown, Dec. 27, 1886, 15 ft. by 70 ft. 7¾ in..... 3,300

Thirty-third St., W. cor. Bowman, Twenty-eight Ward, Samuel Bradbury to Charles Gormley, Dec. 24, 1886, 20 ft. by 100 ft..... 470

Thirty-third st., S. W s., 20 ft. N. W. Bowman, S. Bradbury to Hannah M. Gormley, Dec. 24, 1886, 20 ft, by 100 ft..... 332

Thirty-third st., S. W. s., 40 ft, N. W. Bowman, S. Bradbury to Alice Gormley, Dec 24, 1886, 20 ft. by 100 ft..... 332

Thirty-third st., S. W. s., 60 ft, N. W. Bowman, Samuel Bradbury to Charles F. Gormley, Dec. 24, 1886, 20 ft. by 100 ft..... 332

Sixty-three-and-a-half st., N. Vine, William Douglass to George W. Good, Dec. 28, 1886, 25 ft. by 100 ft.; *g. r.* $29..... nom.

Thirty-sixth st., 64 N., James R. Booth to Margaret A. Belcher, Dec. 12, 1886, 20 ft. by 84 ft.; *g. r.* $190..... 2,530

Vine st., S. s., 232 ft. E. Fifty-seventh, Catharine B. Bourke to John and George Wetzel, Apr. 1, 1886, 18 ft. by 225 ft.; *g. r.* $54..... nom.

Warnock st., N. W. cor. Diamond, Wm. G. Fox to David W. Van Tine, Dec. 7, 1886, 43 ft. 11 in. by 54 ft., W. s. Warnock, 58 ft. 1 in. N. Diamond, 85 ft. by 54 ft. 6 in..... 27,700

Warren st., 3613, Margaret Belcher to Jas. R Booth, Dec. 12, 1886, 15 ft. by 73 ft..... 1,500

Wood st., S. s., 259 ft. 6 in. E. Broad, Jane T. McK. Clay to Harry G. Clay et al., Dec. 16, 1886, 14 ft. by 69 ft. 3 in..... nom.

Fairhill st., S. W. cor. Indiana, John Schieber to Cath. F. Klingler, Dec. 28, 1886, 16 ft. by 68 ft..... 6,300

Mt. Holly st., W. s., 235 ft. S. Dickinson, Joseph Windsor to Jerome B. Jardella, Dec. 27, 1886, 14 ft. by 50 ft.; *Mtge.* $1000..... 100

Ontario st., S. s., 97 ft. 10 in. W. Twentieth, Deborah G. Brewster to Barclay R. Leeds, Dec. 21, 1886, 250 ft. by 225 ft..... 10,666

THURSDAY, December 30, 1886.

Benson ave., N. E. s., 100 ft. S. E. E st., Elberon Land Association to Mary L. Lentz, Dec. 29, 1886, 50 ft. by 112 ft. 6 in..... $122

Broad st., E. s., and S. s. Norris, Charles C. Moore to Sallie E. McCaull, Dec. 18, 1886, 20 ft. by 150 ft. C st., E. s., 128 ft; 2½ in. N. Kensington ave., Elizabeth Lukens to Thos. Klein, Dec. 11, 1886, irreg. shape..... 15,000 1,800

Chestnut Hill R. R., S. W. s., 278 ft, N. W. Mt. Pleasant ave., James E. Hood to Philadelphia and Reading R. R. Co., Dec. 21, 1886..... nom

Danton st., 1113, William Henry Franks et al. to Henry Clay, to William Henry Franks, Dec. 29, 1886, 18 ft. by 50 ft., *g. r.* $20..... 1,050

1122 Leopard, 16 ft. by 80 ft.; *g. r.* $52..... 2,000

Fifteenth st., W. s., 106 ft. N. Dauphin, Charles Fernberg to William H. Lear, Dec. 24, 1886, 17 ft. by 88 ft. 11 in..... 775

Forty-second st., 515 S., M. Graham Tull to Isaac Tull, Dec. 27, 1886, 25

ft. by 159 ft........ 250

Forty-third st., S. E. cor. Brown, John G. Ruff to John J. Dougherty, Nov. 24, 1886, 17 ft. by 66 ft. 3¼ in.; *Mtge.* $1800........ 3,400

Forty-ninth st., E. s., 294 ft. Wyalusing, John Bateson to James Ross, Dec. 23, 1886, 14 ft. by 60 ft.; *g. r.* $60........ 700

Gray's Ferry rd., W. s., 90 ft. 6⅝ in. S. Peltz, James Mulligan to Michael J. Morrison, Dec. 10, 1886, 16 ft. 5½ in. by 75 ft. 2⅛ in........ 2,500

Park ave., W. s., 145 ft. N. Thompson, Ingwald T. Abelseth to Lewis Breitinger, Dec. 28, 1886, 16 ft. by 69 ft.; *Mtge.*, $2000........ 1,450

Randolph st., 1010, David Golden to Mary F. Miller, Dec. 30, 1886, 17 ft. by 65 ft........ 2,500

Richmond st. S. s., 80 ft. W. Marlborough, William H. Lewis to Elizabeth Jane Hearshaun, Dec. 22, 1886, 20 ft. by 100 ft........ 650

St. Joseph's ave., 1707, Mary Thompson et al. to Wm. McCarthy et al., Dec. 11, 1886, 15 ft. by 67 ft........ 3,000

Second st., 60 N., Guarantee T. S. D. Co. to Jos. Harvey, Dec. 21, 1886, 14 ft. 7¾ in. by 49 ft. 11 in........ 6,900

Seventeenth st., W. s., and S. s. Latona, Patrick Farren to Henry J. McIlwain, Dec. 18, 1886, 17 ft. by 72 ft.; *g. r.*, $111........ 2,650

Snyder ave., S. s., 101 ft. E. Seventh, 5 lots, Samuel D. Jones to Harry C. Vanatta, Dec. 3, 1886, each 16 ft. by 61 ft. 9 in.; also, 10 lots on N. s. Cantrell, E. Seventh........ 9,015

Third st., 627, A. J. Grauel to Lafayette Grauel, Dec. 23, 1886, 20 ft. by 115 ft. 2¼ in.; *g. r.*, $160........ 3,500

Thirteenth st., S. W. cor. Green and Thirteenth, Chas. A. Randall to Jesse L. Supplee, Dec. 11, 1886, 15 ft. by 60 ft........ 8,000

Thompson st., W. s., 140 ft. N. Lefevre, Elizabeth Kinzmann et al., ex'rs, to Frank Cormeyer, Dec. 7, 1886, 40 ft. by 70 ft........ 280

Twenty-seventh st., W. s., 79 ft. 5 in. N. Brown, Chas. E. Pancoast to Louis Bergdoll, Nov. 8, 1886, irreg. shape........ 225

Wallace st., S. s., 61 ft. 6⅛ in. E. Twelfth, Chas. Harris to John S. Paul, Dec. 24, 1886, irreg. shape........ 4,500

Wallace st., S. s., 66 ft. 10 in. E. Seventeenth, H. Fricke et al., ex'rs, to Catherine Blye, Dec. 27, 1886, 18 ft. by 80 ft. 3 in........ 7,500

Franklin st., 2251, Annie E. Felton to Edw. T. Tyson, Dec. 29, 1886, 20 ft. by 50 ft. 6 in........ 1,400

Germantown ave., 2803, Edw'd T. Tyson to Annie E. Felton, Dec. 29, 1886, 14 ft. 9 3-5 in. by 60 ft. 7 in........ 2,400

Washington ave., N. W. s., 57 ft. N. Church, John Young to Wm. Smith, Dec. 7, 1886, 50 ft. by 100 ft........ 1,000

FRIDAY, December, 31, 1886.

Ashmead st., S. E. s., 63 ft. 5 in N. E. Mercer, Reuben Evans to Phebe Ann Fleu, Dec. 27, 1886, 20 ft. 2¾ in. by 72 ft. 10 in. Also S. E. s. Ashmead, 83 ft. 7¾ in. N. E. Mercer, 20 ft. by 72 ft. 10 in........ $5,000

Also S. E. s. Meehan, 42 ft. 6 in. S. W. Musgrove, 21 ft. 3 in. by 82 ft. 2 in.; *Mtge.*, $1,700........ 800

Brown st., N. s., 135 ft. 5 in. W. 12th, Mary Ann Ball to Richard Buchholz, Dec. 23, 1886, 17 ft. 5 in. by 137 ft........ 4,125

Buttonwood st., 1933, Jere L. Cresse to Charles J. Hexamer, Dec. 28, 1886, 16 ft. by 80 ft........ 4,250

Diamond st., N. s., 142 ft. 8 in. E. Seventh, Charles H. Deddrick to Bertha Jakob, Dec. 27, 1886, 25 ft. 10 in. by 67 ft. 9 in........ 4,000

Fourth st., 1939 N., David S. Stiteler to Oscar Schirmer, Dec. 21, 1886, 15 ft. by 60 ft........ 3,500

Germantown ave., 1616, Theodore E. Knapp to Theresa Foster, Dec. 29, 1886, irreg. shape; *Mtges.*, $3,400 and $1,333 33........ 266

Germantown ave., E. s., 240 ft. N. Lehigh ave., Thomas Batley to John F. Schwarzkopf, Dec. 16, 1886, 15 ft. by 68 ft. 9 in.; *Mtge.*, $2,700........ 1,300

Germantown ave., S. W. s., 238 ft. 9 in N. W. Mermaid ave., Patrick McCrea, Dec. 28, 1886, 5¼ acres........ 3,300

Fifth st., 954 N., Isaac Lowengrund to Rachel Meyers, Dec. 28, 1886, 18 ft. by 95 ft. 10 in. Also, W. s. Cuba, 64 ft. S. Morris, 16 ft. 42 ft........ nom.

Belgrade st., N. W. s., 94 ft. S. W. Lehigh ave., Virgil W. Walter to Daniel F. O'Donnell, Dec. 17, 1886, 14 ft. by 62 ft. Also, S. E. s. Walker, 94 ft. S. W. Lehigh ave., 14 ft. by 62 ft........ 500

Brown st., 155 and 808, Rachel Herman Wischman, trustee, to Theodore Artelt, Dec. 18, 1886, irreg. shape........ 6,900

Hare st., S. W. cor, 25th, John M. Sharp to Mary Schaefer, Dec. 22, 1886, 16 ft. by 51 ft........ 6,000

Hermit st., S. E. s., 109 ft. 1 in. N. E. Terrace, Jas. Harper to Wm. P. Hill, Dec. 14, 1886, 24 ft. 11 in. by 83 ft........ 2,600

High st., S. E. s., 230 ft. S. W. Stenton ave., Henri Dewaele to Chas. Vansteenkiste, May 27, 1876, 30 ft. by 100 ft........ 400

Huntingdon st., S. s., 15 ft. E. Hutchinson, John Loughran to Sarah Weckerly, Dec. 1, 1886, 15 ft. by 70 ft........ 3,200

Locust st., S. E. cor. Fortieth, Interest of Isaac Tull to Julia J. Tull, Dec. 27, 1886, 20 ft. by 115 ft........ 7,000

Lombard st., 1917, Chas. W. Dunlap et al. to John Anderson, Dec. 14, 1886, 17 ft. 9 in. by 75 ft........ 2,800

Melon st., S. s., 104 ft. W. Thirty-sixth, Saml. M. Carr to Thos. White, Dec. 29, 1886, 28 ft. by 101 ft........ 4,600

Mount Vernon st., N. s., 160 ft. S. W. Ridge ave., Howard Thompson to Isaac D. Longaker, Dec. 28, 1886, 16 ft. by 50 ft.; *g. r.*, $60........ 2,400

Isaac D. Longaker to Mary A. Longwell, Dec. 28, 1886, *g. r.*, $60........ 2,400

Mount Vernon st., S. s., 42 ft. 3½ in. W. Twentieth, Wm. Emmons et al, to Martha B. Grant, Aug. 27, 1886, 20 ft. 2 in. by 89 ft. 5 in........ nom.

Norris st., 1615, Jarvis Mason to Rosanna Fay, Dec. 29, 1886, 18 ft. by 65 ft........ 3,500

Ontario st., E. s., 113 ft. N. Thompson, Jno. M. Spiegle to Herman S. Moffman, Dec. 21, 1886, 16 ft. by 69 ft........ 2,600

Cedar st., 3107, Jonathan M. Triples to Christian Preisendaur et ux., Dec. 18, 1886, 14 ft. by 82 ft. 6 in., *Mtge.*, $825........ 350

Orkney st., W. s., 363 ft. N. Lehigh ave., Fred'k Lambrecht to Theo. Fischer, Dec. 27, 1886, 13 ft. 10 in. by 36 in........ 1,450

Orkney st., W. s., 349 ft. 7 in. N. Lehigh ave., Fred'k. Lambrecht to Dennis Rigney; Dec. 27, 1886, 13 ft. 19 in. by 36 ft........ 1,450

Page st., 3105, Anna C. Huber to Frank P. Prichard, Dec. 28, 1886, 15 ft. by 65 ft........ 1,400

Parrish st., S. s., 126 ft. W. Preston, Eliza Ann Femour to Wm. D. Kelley, Dec. 3, 1886, 6 ft. by 85 ft........ 500

Richmond st., N. W. s. and S. W. s. Alleghany ave., Lewis J. Wolf to Jos. Noerling, Dec. 29, 1886, 61 ft. 7¾ by 64 ft........ 13,250

Second st., E. s., 20 ft. S. Moore, Jas. J. Ryan to Sarah Barnett, Dec. 31, 1886, 14 ft. 9 in. by 65 ft........ 2,100

Somerset st., S. s., 86 ft. E. 12th., Joseph Lomax to William Farrar, Nov. 9, 1886, 14 ft. by 75 ft., *g. r.*, $75........ 750

Tioga st., N. E. s., 87 ft. S. E. Waterloo, John G. Wiehle to Edward McAvoy, Dec. 20, 1886, 14 ft. by 68 ft. 6 in........ 1,900

Vienna st., N. E. s., 16 ft. 11½ in. S. E. Memphis, Louis Doerr to Ernest Schilpp, Dec. 28, 1886, irreg. shape, *mtge.* $4500........ 2,800

Warnock st., E. s., 93 ft. 10 in. S. Diamond, Sarah L. Darmon, ex'r, to Anna Watkins, Dec. 9, 1886, 15 ft. 6 in. by 48 ft........ 3,000

Washington ave., S. s., bet. 24th and 25th, John Kelly to Wm. Wharton Jr. & Co., Limited, Dec. 24, 1886, 2 lots, 32 ft. by 100 ft. and 20 ft. by 100 ft........ 7,500

Willow st., S. E. s. and S. W. s. Wakelin, Jas. Dermott to Louise Brown, Dec. 22, 1886, 21 ft. 7¼ in. by 103 ft. 7¼ in........ 425

Winton st., N. s., 62 and 82 ft. W. 8th, Hugh McNeill to Michael Gormly, Dec. 15, 1886, 28 ft. by 47 ft. 6 in.; *g. r.* $45........ 1,300

GUARANTEE

Trust & Safe Deposit Co.

CAPITAL, - - $1,000,000.

316, 318 and 320 Chestnut Street,

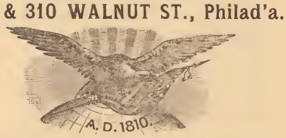
Rents Safes in its Burglar Proof Vaults at $9 per year and upwards.

Also receives for safe keeping valuables of every description, and Deed Boxes at $5 per year.

Executes trusts of every kind, allows interest on deposits of money. Also, acts as Registrar and Transfer Agent of Corporation Stocks.

THOMAS COCHRAN, President,
EDWARD C. KNIGHT, Vice Pres.
JOHN S, BROWN, Treasurer.
JOHN JAY GILROY, Secretary.
RICHARD C. WINSHIP, Trust Officer.
H. J. DELANY, Asst Treas.

AMERICAN FIRE
INSURANCE COMPANY,
Office, Company's Building,
308 & 310 WALNUT ST., Philad'a.



CASH CAPITAL, - - - - $400,000.00
Reserve for Reinsurance and all other claims, - - - - 1,070,610.92
Surplus over all Liabilities, - - 447,821.13
TOTAL ASSETS, JANUARY 1, 1886,
$1,918,432.05.

THOS. H. MONTGOMERY, President.
ALBERT C. L. CRAWFORD, Secretary.
RICHARD MARIS, Assistant Secretary.

DIRECTORS:
Thomas H. Montgomery, William W. Paul,
John Welsh, Pemberton S. Hutchinson,
John T. Lewis, Alexander Biddle,
Israel Morris, Charles P. Perot,
Joseph E. Gillingham.

—Perry & Co., the stove founders of Albany, N. Y., will build a large foundry at South Pittsburg, on the Tennessee river, below Chattanooga. Thus disappears another great manufacturing company. Trades unionism has done it. There is a score of other large manufacturing concerns contemplating a movement of a similar character. As the screws of trades unionism tighten down, manufacturers will fly out to escape the pressure. Southern railroad development will encourage movements of this kind. A great deal of the business of stove molders of the North is in the South and if by locating in the South they can place themselves nearer to their customers and escape the dictation of unionism, with the advantage of cheaper labor, it is quite probable they will go.

1783. **Established 1783.** 1886.

McALLISTER'S
Headquarters for
SPECTACLES AND EYE GLASSES
To suit the various defects of Sight, such as Astigmatism, Myopia, &c., &c.
Carefully fitted by skilled assistants.
Drawing Instruments, Thermometers, &c.
Send for Catalogue.
W. M. McALLISTER,
No. 720 Chestnut Street, Philadelphia.

FLOWERS
FRAGRANCE BEAUTY TASTE VARIETY EXCELLENCE AND LOW PRICES
Sheafer, 1039 & 1041 Chestnut

THE BEST IN THE WORLD
FOR THE PRICE.
The West End Shirt
$1.00 UNLAUNDRIED.
$1.25 LAUNDRIED.
Sent by mail on Receipt of price with 12 cents each for postage.
Made only by
F. H. PEIRCE & CO.,
1416 Chestnut Street.

Wood Turning in all its branches. House trimmings, new and original designs, a great specialty.
All orders delivered free on board at Jersey City. Estimates for Philadelphia and vicinity cheerfully given.
ADDRESS,
JOHN NESBITT,
Yonkers, N. Y.

BOOKS BOUGHT.
If you have a large library or a small parcel of books you do not want, send us your address and we will call and examine them. We are always prepared to buy and pay the cash at once, whether it amounts to five or five thousand dollars
LEARY'S OLD BOOK STORE
No. 9 S. Ninth Street,
FIRST STORE BELOW MARKET.

THE BEST
WINTER BOOT
CENTLEMEN'S CORK SOLE
(DAY-SEWED)
BUTTON OR LACE,
$5.00.
We make a specialty of this particular Boot, and venture to claim that it is the very best value ever offered at the price, being made of the very best material by the Day Sewed process. It will prove all we claim, the most
Comfortable and Durable Winter Boot
Ever offered in a regular line of goods. We cut a pair open to show how they are made; also to explain the advantages of the Day Sewed above other makes.
THE DAY SEWED SHOE MFG. CO.
Under the management of W. W. APSLEY.
No. 23 NORTH EIGHTH STREET
PHILADELPHIA.
Mr. HARRY S. BEEBE, 231 North Ninth Street, carries a stock of GENTLEMEN'S DAY SEWED SHOES, and will fill orders for same.

GOLD AND SILVER BOUGHT.
Jewelry, Silverware, Watches broken, unused, out of style. Money Paid at once.
J. L. CLARK,
823 Filbert St., Philadelphia, Pa.

10 PER CENT.
DISCOUNT
—ON ALL—
Winter Overcoats.
We have made this bona-fide Reduction from the regular market selling prices.
MANY KINDS OF THESE
MEN'S BOYS' AND CHILDREN'S OVERCOATS
HAVE PREVIOUSLY BEEN MARKED DOWN
And now 10 PER CENT. will be taken off IN ADDITION, at the time of purchase.
Browning, King & Co.
910 & 912 CHESTNUT STREET,
PHILADELPHIA.

THE CONNOISSEUR Fills a special field, with no rival.
NEW ILLUSTRATED Quarterly Magazine of Art and Decoration, Published by BAILEY, BANKS & BIDDLE, Jewelers, PHILADELPHIA.
ONLY 50 Cts. A YEAR Copies, 15 Cts.

HALE & KILBURN'S FAMOUS FOLDING BEDS
Stand Pre-eminent the world over. Greatest Variety. Richest Designs. BEST Adjusted. Most Simple, Neat, Cheap, Luxurious. Also EXTENSIVE MAKERS of the FINEST FURNITURE AND UPHOLSTERY.
RESERVOIR DESK WASHSTANDS No Pump. No Sewer Gas. No Toilet Sets.
DOORLESS COMMODES Air-tight Joint. Best ever made.
Nos. 48 & 50 N. 6th St. PHILA. and No. 706 Broadway, N. YORK.
Send for Catalogue, and kindly mention this paper.

OUR PIANOS AND ORGANS
Represent the
Best Makers in the World.
M. DE LONG & CO
1117 Chestnut Street.

FURNITURE
MANUFACTURERS.
BUY OF THE MAKERS,
If You want to Save Money.
WEBER & WEINMAN, Retail Store, 927 Market Street.

PIANOS.
SHEET MUSIC.
ORGANS.
THE LARGEST AND FINEST STOCK OF
MUSICAL GOODS IN PHILADELPHIA
Knabe; Guild; Vose & Son's Pianos.
Wilcox & White's Parlor and Chapel Organs.
Low Prices and Easy Terms.
All the Novelties in Sheet Music, Popular Songs, Fashionable Dances, etc.
F. A. NORTH & CO., 1308 Chestnut St

ABERDULAIS TIN PLATE WORKS,

NEATH, WALES, NOVEMBER 19TH, 1886.

Messrs. MERCHANT & CO., Philadelphia,

DEAR SIRS:—We are in receipt of your favor of November 9th, which has our most careful attention. For the past two years we have endeavored to meet the views of yourselves and customers in reference to improving the coating of the "CAMARET" leaded plate. That our mutual efforts in introducing guaranteed and stamped plates have been successful does not admit of a doubt.

Your desire to further improve the coating of the "CAMARET" so that Architects, Builders and Roofers may be still better satisfied meets our entire approval, and you can inform all friends of the "CAMARET" Roofing Plate that this brand of 1887, which we are now making for you, will be much heavier coated than any of the "CAMARET" plates we have shipped you heretofore.

We are confident that the extra coating now being put on this brand, together with our usual care in assorting, squaring, etc., will cause the "CAMARET" Roofing Plate to continue—as we are satisfied it is to-day—the leading brand of regular coated plates in America.

Yours very Truly,

(Signed) JOS. WILLIAMS & CO., Ltd.

Per J. H. R. Ritson.

"OTTO" GAS-ENGINE.

OVER 15,000 IN USE. Guaranteed to consume 25 to 75 per cent. less GAS than ANY other Gas-Engine per Brake Horse-power

ENGINES AND PUMPS COMBINED

For Hydraulic Elevators, Town Water-Supply, or Railway Service.

SCHLEICHER, SCHUMM & CO., PHILADELPHIA.

BILLMAN'S

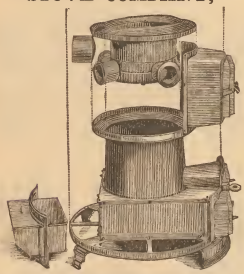
Indestructible Water-proof Roof Paint and Cement

You are invited to inspect the following buildings, on which the paint has been used for years:—Record Building, Ledger Building, Philadelphia Press Building, University of Pennsylvania, Evening Item Building, Academy of Music; also the Traymore House, Metropolitan House, United States Hotel, Atlantic City.—Send for Price List. Roofs repaired and painted at shortest notice and guaranteed for five years. Paints shipped to all parts.

1903½ Oxford Street, Philadelphia.

LEIBRANDT & McDOWELL,

STOVE COMPANY,



MANUFACTURERS OF

BRICK-SET AND PORTABLE RANGES, STOVES, HEATERS AND OPEN GRATES.

OFFICES:—123 N. Second St., Philada. 143 W. Pratt St., Baltimore.

TO ADVERTISERS

A list of 1000 newspapers divided into STATES AND SECTIONS will be sent on application FREE. To those who want their advertising to pay, we can offer no better medium for thorough and effective work than the various sections of our Select Local List. GEO. P. ROWELL & CO., Newspaper Advertising Bureau, 10 Spruce street, New York.

CARPETINGS.

McCALLUM, CREASE & SLOAN,

Manufacturers, Jobbers and Retailers of

Fine Carpetings,

1012 & 1014 CHESTNUT ST.,

PHILADELPHIA.

If you want a Reliable PIANO or ORGAN at a Moderate Price, for cash or on easy terms, call on

A. G. CLEMMER,
1423 Chestnut St.

DON'T

BUY YOUR WINTER CLOTHING until you have convinced yourself of the money-saving advantages these prices present.

Men's Overcoats.

OVERCOATS, $5.50, worth $9.00
OVERCOATS, $8.50, worth $12.00
OVERCOATS, $12.50, worth $16.00
OVERCOATS, $15.00, worth $20.00
OVERCOATS, $18.00, worth $25.00

Men's Suits.

SUITS, $6.50	*Worth $9.00*
SUITS, $9.00	*Worth $13.00*
SUITS, $12.50	*Worth $16.00*
SUITS, $15.00	*Worth $20.00*
SUITS, $18.00	*Worth $22.50*

We can make you to order an Evening or Wedding Suit of the best quality in fabric and make for $25.00

Will exchange Clothing for Real Estate.

D. KLEIN & BRO.,
918 Market Street, Philadelphia.

Established 1854.

H. Muhr's Sons,

629 and 631 Chestnut St., Philad'a.
Importers of Diamonds, Manufacturing Jewelers,
Wholesale Agents of all American Watches.
OFFICES: {New York, 14 Maiden Lane. Chicago, 100 State Street. FACTORY: S. W. Cor. Broad & Race Streets, Philadelphia.

PRODUCERS' MARBLE CO.,

PRODUCERS OF

RUTLAND, SUTHERLAND FALLS AND EAST DORSET MARBLE,
Have Removed to 201 S. THIRTIETH STREET.

SAMUEL WILLIAMS, Manager.